

RESOLUTION NO. 08- 125

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA PROPOSING AN AMENDMENT TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES, AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS.

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans pursuant to Sections 163.3184 and 163.3187, Florida Statutes; and

WHEREAS, Collier County has prepared plan amendment to the following element of its Growth Management Plan:

Future Land Use Element, including the Future Land Use Map and Map Series;
and

WHEREAS, the Collier County Planning Commission has considered the proposed amendment to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, Florida Statutes, and has recommended approval of said amendment to the Board of County Commissioners; and

WHEREAS, upon receipt of Collier County's proposed Growth Management Plan amendment, various State agencies and the Department of Community Affairs (DCA) have ninety (90) days to review the proposed amendment and DCA must transmit, in writing, to Collier County, its comments along with any objections and any recommendations for modification, within said ninety (90) days pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, Collier County, upon receipt of the written comments from DCA must adopt, adopt with changes or not adopt the proposed Growth Management Plan amendment, within sixty (60) days of such receipt pursuant to Section 163.3184, Florida Statutes; and

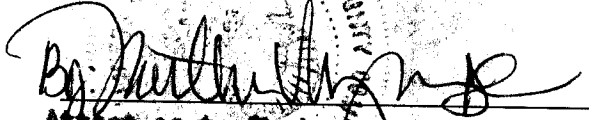
WHEREAS, the DCA, within forty-five (45) days of receipt of Collier County's adopted Growth Management Plan amendment, must review and determine if the Plan amendment is in compliance with the Local Government Comprehensive Planning and Land Development Act of 1985; the State Comprehensive Plan; the appropriate Regional Policy Plan and Rule 9J-5, Florida Administrative Code, pursuant to Section 163.3184, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

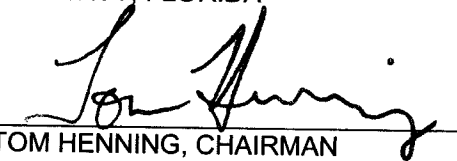
The Board of County Commissioners hereby approves the proposed Growth Management Plan amendment, attached hereto as Exhibit A and incorporated by reference herein, for the purpose of transmittal to the Department of Community Affairs thereby initiating the required State evaluation of the Growth Management Plan amendment, prior to final adoption and State determination of compliance with the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 and Rule 9J5, Florida Administrative Code, Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance.

THIS RESOLUTION ADOPTED after motion; second and majority vote this 29th day of April 2008.


ATTEST:
DWIGHT E. BROCK, Clerk


Attest as to Chairman's signature on:

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: 
TOM HENNING, CHAIRMAN

Approved as to form and legal sufficiency:


Marjorie M. Student-Stirling
Assistant County Attorney

CP-2006-8 GMP Transmittal Resolution

Proposed Future Land Use Element Text Amendment:

C. Urban Commercial District

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12. Airport/Orange Blossom Commercial Subdistrict

This Subdistrict consists of approximately 5 acres and is located on the west side of Airport Road, approximately 330 feet south of the intersection of Airport Road and Orange Blossom Drive. This Subdistrict allows for limited commercial, professional and general offices, and similar uses, along with housing for the elderly.

Development intensity for this Subdistrict shall be limited to a maximum of 12,000 square feet of gross leasable area for financial institutions, professional and medical offices, and personal and business services as allowed by right and by conditional use, and senior housing in the form of an Assisted Living Facility, Continuing Care Retirement Center, or other similar housing for the elderly, all of which uses are allowed in the C-1 zoning district, as identified in the Collier County Land Development Code, Ordinance No. 04-41, as amended. Uses will be further evaluated at the time of rezoning to ensure compatibility with surrounding properties. Any senior housing facility is not subject to this square footage limitation but must meet all other provisions in the Land Development Code, Ordinance No. 04-41, in effect as of the effective date of this amendment. The development of this Subdistrict shall be governed by the following criteria:

- a. Rezoning are encouraged to be in the form of a Planned Unit Development and must contain development standards to ensure that all commercial uses will be compatible with neighboring residential and institutional uses.
- b. Pedestrian interconnections to access properties adjacently south, west, and north must be pursued by the property owner, and incorporated into the overall site design.
- c. Vehicular interconnection with property adjacently north is required, particularly to provide eastbound traffic direct egress onto Orange Blossom Drive. Traffic and parking areas, buildings and structures, landscape buffering and open areas, and other uses shall be designed in a manner that does not impede or interfere with access from the adjacent property to the north to minimize the impacts on the surrounding street system.
- d. An Orange Blossom Drive-Airport Road intersection improvements plan must be approved prior to any development order approval and, construction per the approved plan must be completed prior to the issuance of any certificate of occupancy. The subject property cannot be issued certificates of occupancy until the property owner enters into a Development Contribution Agreement with the Collier County Board of Commissioners to pay a proportionate share of improvements to Orange Blossom Drive, which is scheduled to fail inside the 5 year planning period, and the intersection of Orange Blossom Drive and Airport Road, as mitigation for their impacts to the intersection and the local street network.
- e. All principal buildings shall be set back a minimum of one (1) foot from the Subdistrict boundaries for each foot of building height, with a minimum setback of fifteen (15) feet. Commercial, professional and general offices, and other uses shall be limited to three stories.

- f. Development within the Subdistrict shall have common site, signage and building architectural elements, including on-site directional signs assisting motorists toward northbound egress onto Orange Blossom Drive.

Policy 1.1

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The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

C. URBAN – COMMERCIAL DISTRICT

12. Airport/Orange Blossom Commercial Subdistrict

- add the new Subdistrict in the FLUE policy that lists all Designations/Districts/Subdistricts.

FUTURE LAND USE MAP SERIES

[added next in order]

Airport/Orange Blossom Commercial Subdistrict

- include a new inset map depicting the Subdistrict, in addition to revision to the respective FLUM. Do NOT number the inset map, only provide map title.

I. URBAN DESIGNATION

[Page 27]

Airport/Orange Blossom Commercial Subdistrict

- add name of that inset map in FLUE text where various Subdistricts that allow non-residential uses are listed (in FLUE, Urban Designation, l(b)(12), p. 27).

FUTURE LAND USE MAP SERIES

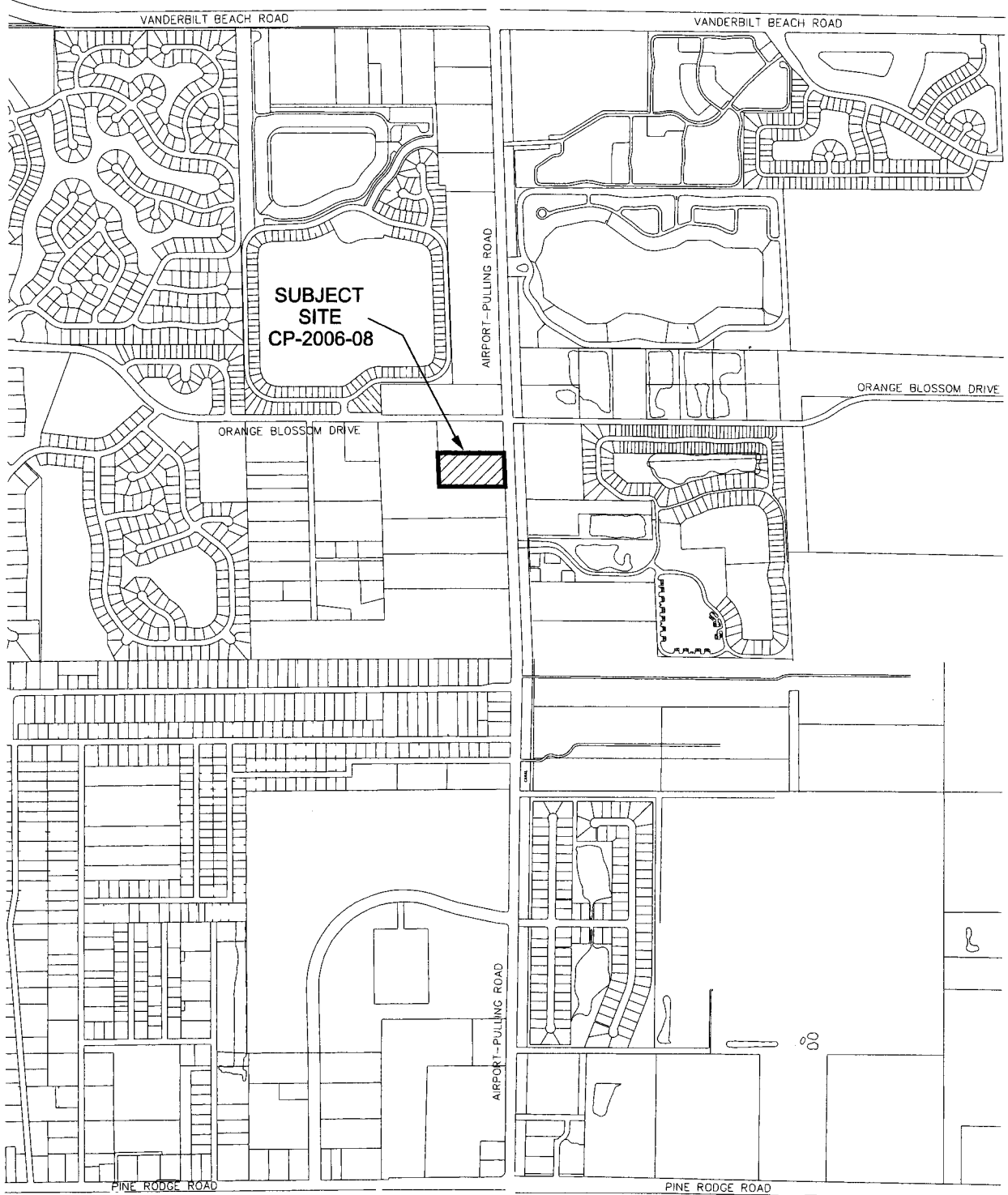
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Airport/Orange Blossom Commercial Subdistrict

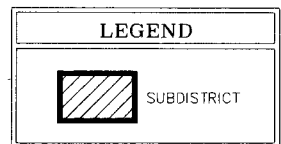
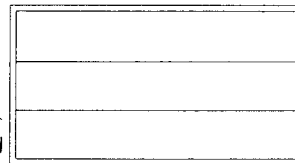
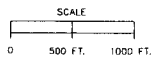
add name of that inset map in respective Element where FLUM Series is listed.

DRAFT

**AIRPORT/ORANGE BLOSSOM COMMERCIAL SUBDISTRICT
COLLIER COUNTY, FLORIDA**



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
DATE: 2/2008 FILE: CP-2006-08A.DWG



2006 - 2016 FUTURE LAND USE MAP Collier County Florida

DETAILS OF THE RLSA OVERLAY AREA ARE SHOWN ON THE FUTURE LAND USE MAP TITLED: "COLLIER COUNTY RURAL & AGRICULTURAL AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"

DRAFT

**SUBJECT SITE
CP-2006-08**

Gulf of Mexico

URBAN DESIGNATION

- MIXED USE DISTRICT
 - URBAN RESIDENTIAL SUBDISTRICT
 - RESIDENTIAL DENSITY BANDS
 - URBAN COASTAL FRINGE SUBDISTRICT
 - URBAN RESIDENTIAL FRINGE SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- OFFICE AND IN-FILL COMMERCIAL SUBDISTRICT
- RURAL NEIGHBORHOOD VILLAGE CENTER SUBDISTRICT
- RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT
- ORANGE BLOSSOM MIXED USE SUBDISTRICT
- VANDERBILT BEACH / COLLIER BLVD COMMERCIAL SUBDISTRICT
- HENDERSON GREEN MIXED USE SUBDISTRICT
- AMNH/FRANCE BLOSSOM COMMERCIAL SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- BUCKLEY MIXED USE SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- DAVIS BOULEVARD / COUNTY BARN ROAD MIXED USE SUBDISTRICT
- SUMMITON ROAD / RADIO ROAD COMMERCIAL SUBDISTRICT
- VANDERBILT BEACH ROAD NEIGHBORHOOD COMMERCIAL SUBDISTRICT

INDUSTRIAL DISTRICT

- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT

COMMERCIAL DISTRICT

- MIXED USE
- ACTIVITY CENTER SUBDISTRICT
- INTERCHANGE ACTIVITY CENTER SUBDISTRICT
- LIVESTON / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- LIVESTON ROAD / CALUNWOOD LANE COMMERCIAL INFILL SUBDISTRICT
- LIVESTON ROAD COMMERCIAL INFILL SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVESTON ROAD / VETERAN'S MEMORIAL BLVD COMMERCIAL INFILL SUBDISTRICT
- GOULETTE / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- RURAL COMMERCIAL SUBDISTRICT
- RURAL FRINGE MIXED USE DISTRICT
- RELEIVING LANDS
- SENDING LANDS
- NEUTRAL LANDS

CONSERVATION DESIGNATION

- UNGRAZED AREAS
- COASTAL HIGH HAZARD AREA
- TRAFFIC CONGESTION BOUNDARY
- AREA OF CRITICAL STATE CONCERN
- AIRPORT NOISE AREA
- NATURAL RESOURCE PROTECTION AREA (NRPA)
- BAYSHORE/SUBURBAN TRAPRALE DEVELOPMENT OVERLAY
- RURAL LANDS STEWARDSHIP AREA OVERLAY
- URBAN-RURAL FRINGE TRANSTON ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY

ESTATES DESIGNATION

OVERLAYS AND SPECIAL FEATURES

NOTE

- THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- EXACT BOUNDARIES OF ALL RIGHTS CENTERS ARE CONTAINED IN THE FUTURE LAND USE DESIGN.
- THE CONSERVATION DESIGNATION IS SUBJECT TO STATE AND FEDERAL AGENCIES AND MAY INCLUDE OUTSTANDING.
- THE FUTURE LAND USE MAP SERIES INCLUDES NUMEROUS MAPS IN ADDITION TO THIS COUNTYWIDE FUTURE LAND USE MAP. THESE ARE LISTED AT THE END OF THE FUTURE LAND USE DESIGN KEY.
- REFER TO THE COLLIER COUNTY MASTER PLAN AND THE HAWKLAND AREA MASTER PLAN FOR FUTURE LAND USE MAPS TO THOSE JURISDICTIONS.

FUTURE LAND USE MAP	
ADOPTED	JANUARY 1989
AMENDED	JANUARY 1990
AMENDED	FEBRUARY 1991
AMENDED	MAY 1992
AMENDED	MAY 1993
AMENDED	APRIL 1994
AMENDED	OCTOBER 1997
AMENDED	JANUARY 1998
AMENDED	FEBRUARY 1999
AMENDED	FEBRUARY 2000
AMENDED	MAY 2000
AMENDED	DECEMBER 2000
AMENDED	MARCH 2001
AMENDED	MAY 18, 2002 (Ord. No. 2002-24)
AMENDED	JUNE 19, 2002 (Ord. No. 2002-31)
AMENDED	OCTOBER 22, 2002 (Ord. No. 2002-54)
AMENDED	FEBRUARY 15, 2003 (Ord. No. 2003-7)
AMENDED	SEPTEMBER 9, 2003 (Ord. No. 2003-43)
AMENDED	SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED	DECEMBER 18, 2003 (Ord. No. 2003-67)
AMENDED	OCTOBER 26, 2004 (Ord. No. 2004-70)
AMENDED	JUNE 7, 2005 (Ord. No. 2005-20)
AMENDED	JANUARY 25, 2007 (Ord. No. 2007-08)

PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
DATE: 3/2008 FILE: CP-2006-08.DWG

