



COMMUNITY DEVELOPMENT
AND ENVIRONMENTAL SERVICES
Office of the Administrator

2800 N. Horseshoe Drive • Naples, Florida 34104 • 239-403-2385 • FAX 239-403-2395

January 27, 2010

Florida Department of Community Affairs
Charles Gauthier, AICP, Director
Division of Community Planning
2555 Shumard Oaks Blvd.
Tallahassee, Florida 32399-2100

RE: Transmittal of Proposed 2007/2008 Combined Cycles (including a 2009 Petition)
Growth Management Plan Amendments

Dear Mr. Gauthier:

In accordance with Rule 9J-11.006, F.A.C., Collier County is transmitting three (3) copies of the 2007/2008 Combined Cycles (including a 2009 petition) Growth Management Plan (GMP) amendments, including all support data, to the Florida Department of Community Affairs. These amendments were reviewed in public hearing by the Collier County Planning Commission (local planning agency) on **October 19, 2009 and October 29, 2009**. The Collier County Board of County Commissioners heard and approved the transmittal of these proposed Growth Management Plan amendments on **January 19, 2010** by the adoption of **Resolution #2010-12**.

Amendments to the following Elements are included in this transmittal:
Future Land Use Element (FLUE), including the Future Land Use Map & Map Series;
and, Golden Gate Area Master Plan Element (GGAMP), including the GGAMP Future
Land Use Map & Map Series.

Please note: only the following petitions were approved for Transmittal: CP-2007-1, CP-2007-3, CP-2008-2, CP-2008-4, CPSP-2008-7, and CP-2009-1. Some staff documents (maps, tables, etc.) prepared for Planning Commission and/or County Commission hearings reflect not only one or more of these approved petitions but also one or more other petitions that were subsequently either withdrawn by the applicant or continued out of this amendment cycle at applicant's request. Below is a summary of each amendment:

- CP-2007-1, an amendment to the GGAMP text and FLUM to create the new Wilson Boulevard Conditional Uses Subdistrict within the Estates Designation to allow a maximum of 40,000 square feet of permitted and conditional uses of the Estates zoning district on ± 5.17 acres;
- CP-2007-3, an amendment to the GGAMP text and FLUM to create the new Mission Subdistrict within the Estates Designation to allow church and related

- uses, including schools, adult care and child care, and community outreach, with a maximum of 90,000 square feet of total development on ±21.72 acres;
- CP-2008-2, an amendment to the GGAMP text and FLUM to expand and modify the existing Randall Boulevard Commercial Subdistrict within the Estates Designation to allow an additional 370,950 square feet of commercial uses for a total of 411,950 square feet of commercial uses of the C-4, General Commercial, zoning district, with exceptions, on ±56.5 acres;
 - CP-2008-4, an amendment to the FLUE and FLUM to re-designate ±28.76 acres from Rural Fringe Mixed-Use District (RFMUD) Sending Lands to RFMUD Neutral Lands;
 - CPSP-2008-7, an amendment to the FLUE to add a new Policy 4.11 requiring the next Evaluation and Appraisal Report (EAR), which is due January 2011, to include as an issue the varying planning horizons in the GMP and requiring the subsequent EAR-based GMP amendments to align them; and,
 - CP-2009-1, an amendment to the FLUE and FLUM to create the Dade-Collier Cypress Recreation Area District within the Conservation Designation and Big Cypress Area of Critical State Concern to allow a variety of recreational uses, including off highway vehicle trails, on ±1,608 acres.

Pursuant to Chapter 163.3184, F.S., the Collier County Board of County Commissioners hereby requests that the Department of Community Affairs conduct a review of the Plan Amendments transmitted herewith, prior to their final adoption and the State's subsequent final determination of compliance.

One copy of this entire transmittal package is being sent, on the same date as this letter, to the Southwest Florida Regional Planning Council, South Florida Water Management District, Florida Department of Transportation District One, Florida Department of Environmental Protection, Florida Department of Agriculture & Consumer Services, Florida Department of State/Bureau of Historic Preservation, and Florida Fish & Wildlife Conservation Commission.

A copy of the adopted Collier County Growth Management Plan, including all subsequently adopted and in-effect plan amendments, associated data and analysis and all support documents, has previously been submitted to the Department of Community Affairs and all other review agencies listed in Rule 9J-11.009(6), F.A.C.

Only one of these proposed amendments is applicable to an Area of Critical State Concern – petition CP-2009-1 lies entirely within the Big Cypress ACSC.

Collier County proposes to hold adoption hearings on these proposed amendments in **June 2010** (planning commission) **and July 2010** (county commission).

These amendments are **not** exempt from the twice per year limitation on adoption of comprehensive plan amendments.

These amendments are **not** proposed to be adopted under a joint planning agreement.

If you have questions or need additional information, please contact:

Ms. Marcia R. Kendall, Senior Planner
Comprehensive Planning Section
2800 N. Horseshoe Drive
Naples, Florida 34104
Phone: 239-252-2387
Fax: 239-252-2946
Email: marciakendall@colliergov.net

-OR -

Mr. David C. Weeks, AICP, GMP Manager
Comprehensive Planning Section
2800 N. Horseshoe Drive
Naples, FL 34104
Phone: 239-252-2306
Fax: 239-252-2946
Email: davidweeks@colliergov.net

Sincerely,



Nick Casalanguida, Interim Administrator
Community Development & Environmental Services Division

cc: Board of County Commissioners
Leo Ochs, County Manager
William Lorenz, P.E., Director, Engineering, Environmental, Comprehensive Planning and
Zoning Services Department
David Weeks, AICP, GMP Manager, Comprehensive Planning Section
Southwest Florida Regional Planning Council - **w/ attachment**
South Florida Water Management District - **w/ attachment**
FDOT District One - **w/ attachment**
Florida Department of Environmental Protection - **w/ attachment**
Florida Department of Agriculture & Consumer Services - **w/ attachment**
Florida Department of State/Bureau of Historic Preservation - **w/ attachment**
Florida Fish & Wildlife Conservation Commission - **w/ attachment**
File - 2007-2008 Combined Cycles GMPA Petitions