

RESOLUTION NO. 11- 61

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING AMENDMENTS 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, TO REMOVE IN IT'S ENTIRETY, THE DAVIS BOULEVARD/COUNTY BARN ROAD MIXED-USE SUBDISTRICT, AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THESE AMENDMENTS 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 amendments to the following elements of its Growth Management Plan:

Future Land Use Element and Future Land Use Map and Map Series;

and

WHEREAS, the Collier County Planning Commission at a public hearing on February 17, 2011, has considered the proposed amendments to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, Florida Statutes, and has recommended approval of said amendments to the Board of County Commissioners; and

WHEREAS, upon receipt of Collier County's proposed Growth Management Plan Amendments, various State agencies and the Department of Community Affairs (DCA) have ninety (90) days to review the proposed amendments 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 Amendments, 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 Amendments, must review and determine if the Plan Amendments are 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 Amendments, 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 Amendments, prior to final adoption and State determination of compliance with the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 and Rule 9J-5, 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 22nd day of March, 2011.

ATTEST:
DWIGHT E. BROCK, Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: Heidi Ashton-Cicko

BY: *Fred W. Coyle*

FRED W. COYLE, CHAIRMAN

Attest as to Chairman's
Authority, Term
and Legal sufficiency:

Heidi Ashton-Cicko
_____ *HAC 11/21/11*

Heidi Ashton-Cicko,
Assistant County Attorney,
Land Section Chief

CPSP-2010-5 Transmittal Resolution Davis Blvd/County Barn Road Mixed Use Subdistrict

Words underlined are added; Words ~~struck through~~ are deleted
Row of asterisks (*** ***) denotes break in text.

EXHIBIT "A"

FUTURE LAND USE ELEMENT

IMPLEMENTATION STRATEGY

GOALS, OBJECTIVES AND POLICIES

GOAL: TO GUIDE LAND USE DECISION-MAKING SO AS TO ACHIEVE AND MAINTAIN A HIGH QUALITY NATURAL AND HUMAN ENVIRONMENT WITH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH PROMOTE THE PUBLIC'S HEALTH, SAFETY AND WELFARE CONSISTENT WITH STATE PLANNING REQUIREMENTS AND LOCAL DESIRES.

OBJECTIVE 1:

Unless otherwise permitted in this Growth Management Plan, new or revised uses of land shall be consistent with designations outlined on the Future Land Use Map. The Future Land Use Map and companion Future Land Use Designations, Districts and Sub-districts shall be binding on all Development Orders effective with the adoption of this Growth Management Plan. Standards and permitted uses for each Future Land Use District and Subdistrict are identified in the Designation Description Section. Through the magnitude, location and configuration of its components, the Future Land Use Map is designed to coordinate land use with the natural environment including topography, soil and other resources; promote a sound economy; coordinate coastal population densities with the Regional Hurricane Evacuation Plan; and discourage unacceptable levels of urban sprawl.

Policy 1.1:

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

A. URBAN - MIXED USE DISTRICT

1. Urban Residential Subdistrict
2. Urban Residential Fringe Subdistrict
3. Urban Coastal Fringe Subdistrict
4. Business Park Subdistrict
5. Office and Infill Commercial Subdistrict
6. PUD Neighborhood Village Center Subdistrict
7. Residential Mixed Use Neighborhood Subdistrict
8. Orange Blossom Mixed-Use Subdistrict
9. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
10. Henderson Creek Mixed-Use Subdistrict
11. Research and Technology Park Subdistrict
12. Buckley Mixed-Use Subdistrict
13. Commercial Mixed Use Subdistrict
- ~~14. Davis Boulevard/County Barn Road Mixed-Use Subdistrict~~
- ~~15. 14. Livingston/Radio Road Commercial Infill Subdistrict~~
- ~~16. 15. Vanderbilt Bach Road Neighborhood Commercial Subdistrict~~
- ~~17. 16. Collier Boulevard Community Facility Subdistrict~~

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I. URBAN DESIGNATION

Urban designated areas on the Future Land Use Map include two general portions of Collier County: areas with the greatest residential densities, and areas in close proximity, which have or are projected to receive future urban support facilities and services. It is intended that Urban designated areas accommodate the majority of population growth and that new intensive land uses be located within them. Accordingly, the Urban area will accommodate residential uses and a variety of non-residential uses. The Urban designated area, which includes Immokalee, Copeland, Plantation Island, Chokoloskee, Port of the Islands, and Goodland, in addition to the greater Naples area, represents less than 10% of Collier County's land area.

The boundaries of the Urban designated areas have been established based on several factors, including: patterns of existing development; patterns of approved, but unbuilt, development; natural resources; water management; hurricane risk; existing and proposed public facilities; population projections and the land needed to accommodate the projected population growth.

Urban designated areas will accommodate the following uses:

- a. Residential uses including single family, multi-family, duplex, and mobile home. The maximum densities allowed are identified in the Districts, Subdistricts and Overlays that follow, except as allowed by certain policies under Objective 5.
- b. Non-residential uses including:

*** *** *** *** *** *** *** *** *** *** *** ***

- 12. Commercial uses subject to criteria identified in the Urban - Mixed Use District, PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Buckley Mixed Use Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Commercial Mixed Use Subdistrict, Henderson Creek Mixed Use Subdistrict, ~~Davis Boulevard/County Barn Road Mixed Use Subdistrict~~, Livingston/Radio Road Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict; and, in the Urban Commercial District, Mixed Use Activity Center Subdistrict, Interchange Activity Center Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Commercial Mixed Use Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, Goodlette/Pine Ridge Commercial Infill Subdistrict; Orange Blossom/Airport Crossroads Commercial Subdistrict, in the Bayshore/Gateway Triangle Redevelopment Overlay; and, as allowed by certain FLUE policies.

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A. Urban Mixed Use District

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~~14. Davis Boulevard/County Barn Road Mixed Use Subdistrict~~
This Subdistrict comprises approximately 22.83 acres and is located at the southeast corner of the Davis Boulevard/County Barn Road intersection. The intent of the Subdistrict is to provide for a development that incorporates traditional neighborhood and mixed-use neighborhood design features, as well as recommendations of the Collier County Community Character Plan. These include: pedestrian-friendly and bicycle-friendly streets; a park, small plazas and other

~~open spaces; and, a mix of residential and neighborhood commercial uses. Integration of residential and commercial uses in the same building is encouraged.~~

~~The commercial component shall be interconnected with the residential component, and the commercial component shall be conveniently located to serve residents in the nearby surrounding area. Pedestrian and bicycle access will be provided so as to afford access from neighboring communities to the commercial uses, residential neighborhood(s), and open spaces and paths within the Subdistrict.~~

~~Projects within this Subdistrict shall comply with the following standards and criteria:~~

~~a. Commercial Component~~

- ~~1. The commercial component shall front County Barn Road and Davis Boulevard.~~
- ~~2. The frontage of the commercial component shall be no greater than twice its depth.~~
- ~~3. The commercial component shall be no larger than 5 acres in size and shall not exceed 45,000 square feet of gross leasable floor area.~~
- ~~4. No single commercial use in the commercial component shall exceed 15,000 square feet of gross leasable floor area, except that a grocery store or supermarket shall not exceed 20,000 square feet of gross leasable floor area.~~
- ~~5. Allowable commercial uses in the commercial component shall be limited to those uses permitted in the C-1, C-2, and C-3 zoning districts as contained in the Collier County Land Development Code, Ordinance 04-41, as amended, in effect as of the date of adoption of this Subdistrict (Ordinance No. 2005-25 adopted on June 27, 2005).~~
- ~~6. A common architectural theme shall be used for all commercial buildings.~~
- ~~7. Pedestrian connections shall be provided between all buildings.~~
- ~~8. Residential uses are allowed and may be located above commercial uses in the same building or within an attached building. Residential density within the commercial component is allowed at 4 dwelling units per acre and shall be calculated based upon the gross acreage in the Subdistrict.~~
- ~~9. The maximum floor area ratio for commercial uses is 0.25.~~

~~b. Residential Component~~

- ~~1. Acreage to be used for calculating residential density in the residential component of the Subdistrict is exclusive of the commercial component and of any acreage for a use with a residential equivalency, such as an ALF-Adult Living Facility. Eligible density shall be as determined by application of the Density Rating System.~~
- ~~2. Service roads and alleys shall be integrated into the residential component of the Subdistrict.~~

~~c. General Criteria~~

- ~~1. Rezoning is encouraged to be in the form of a PUD.~~
- ~~2. Parking areas shall be internal to the site and be screened from County Barn Road and Davis Boulevard.~~
- ~~3. Common stairs, breezeways or elevators may join individual buildings.~~
- ~~4. Trails and boardwalks may be provided in preservation areas for hiking and educational purposes, if consistent with applicable local, state and federal environmental protection regulations.~~
- ~~5. The Subdistrict shall include a park, small plazas and other types of open space.~~

- ~~6. The number and type of access points shall be limited, as deemed appropriate during review of subsequent development orders, so as to minimize disruption of traffic flow on Davis Boulevard and County Barn Road.~~
- ~~7. Development within the Subdistrict shall be encouraged to use a grid street system, or portion thereof, so as to provide multiple route alternatives.~~
- ~~8. Vehicular, pedestrian and bicycle access to the Subdistrict shall be provided.~~
- ~~9. A vehicular interconnection shall be provided between the residential and commercial components of the Subdistrict.~~
- ~~10. Both pedestrian and bicycle interconnections shall be provided between the residential and commercial components of the Subdistrict.~~
- ~~11. A minimum of 91 residential units shall be developed in the Subdistrict (this reflects the Density Rating System's base density of four dwelling units per acre, applied to the total site acreage). For the project's total density—whether it is the minimum of 91 dwelling units, or a greater amount as allowed by the Density Rating System density bonus provisions and approved via rezoning—a minimum of ten percent (10%) must be affordable workforce housing units provided for those earning less than or equal to 80% of the median household income for Collier County and another minimum of ten percent (10%) must be affordable workforce housing units provided for those earning greater than 80%, but no greater than 100%, of the median household income for Collier County.~~
- ~~12. The rezone ordinance implementing this Subdistrict shall set forth a provision to insure construction of this minimum number of dwelling units, and type of units, such as a cap on the commercial floor area that may be issued a certificate of occupancy prior to construction of the minimum number, and type, of residential units.~~

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45. 14. Livingston/Radio Road Commercial Infill Subdistrict

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46. 15. Vanderbilt Bach Road Neighborhood Commercial Subdistrict

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47. 16. Collier Boulevard Community Facility Subdistrict

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FUTURE LAND USE MAP SERIES

- Future Land Use Map
- Mixed Use & Interchange Activity Center Maps
- Properties Consistent by Policy (5.9, 5.10, 5.11) Maps
- Collier County Wetlands Map
- Collier County Wellhead Protection Areas and Proposed Wellfields and ASRs Map
- Future Land Use Map Rivers and Floodplains
- Future Land Use Map Estuarine Bays

Future Land Use Map Soils
 Existing Commercial Mineral Extraction Sites Map
 Bayshore/Gateway Triangle Redevelopment Overlay Map
 Stewardship Overlay Map
 Rural Lands Study Area Natural Resource Index Maps
 North Belle Meade Overlay Map
 Existing Schools and Ancillary Facilities Map
 Future Schools and Ancillary Facilities Map
 Plantation Island Urban Area Map
 Copeland Urban Area Map
 Railhead Scrub Preserve – Conservation Designation Map
 Lely Mitigation Park – Conservation Designation Map
 Margood Park Conservation Designation Map
 Urban Rural Fringe Transition Zone Overlay Map
 Orange Blossom Mixed Use Subdistrict Map
 Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map
~~Davis Boulevard/County Barn Road Mixed Use Subdistrict Map~~
 Goodlette/Pine Ridge Commercial Infill Subdistrict Map
 Henderson Creek Mixed-Use Subdistrict Map
 Buckley Mixed-Use Subdistrict Map
 Livingston/Pine Ridge Commercial Infill Subdistrict Map
 Vanderbilt Beach Road Neighborhood Commercial Subdistrict Map
 Livingston Road/Eatonwood Lane Commercial Infill Subdistrict Map
 Livingston Road Commercial Infill Subdistrict Map
 Orange Blossom/Airport Crossroads Commercial Subdistrict
 Livingston Road/Veteran's Memorial Boulevard Commercial Infill Subdistrict Map
 Corkscrew Island Neighborhood Commercial Subdistrict Map
 Collier Boulevard Community Facility Subdistrict Map

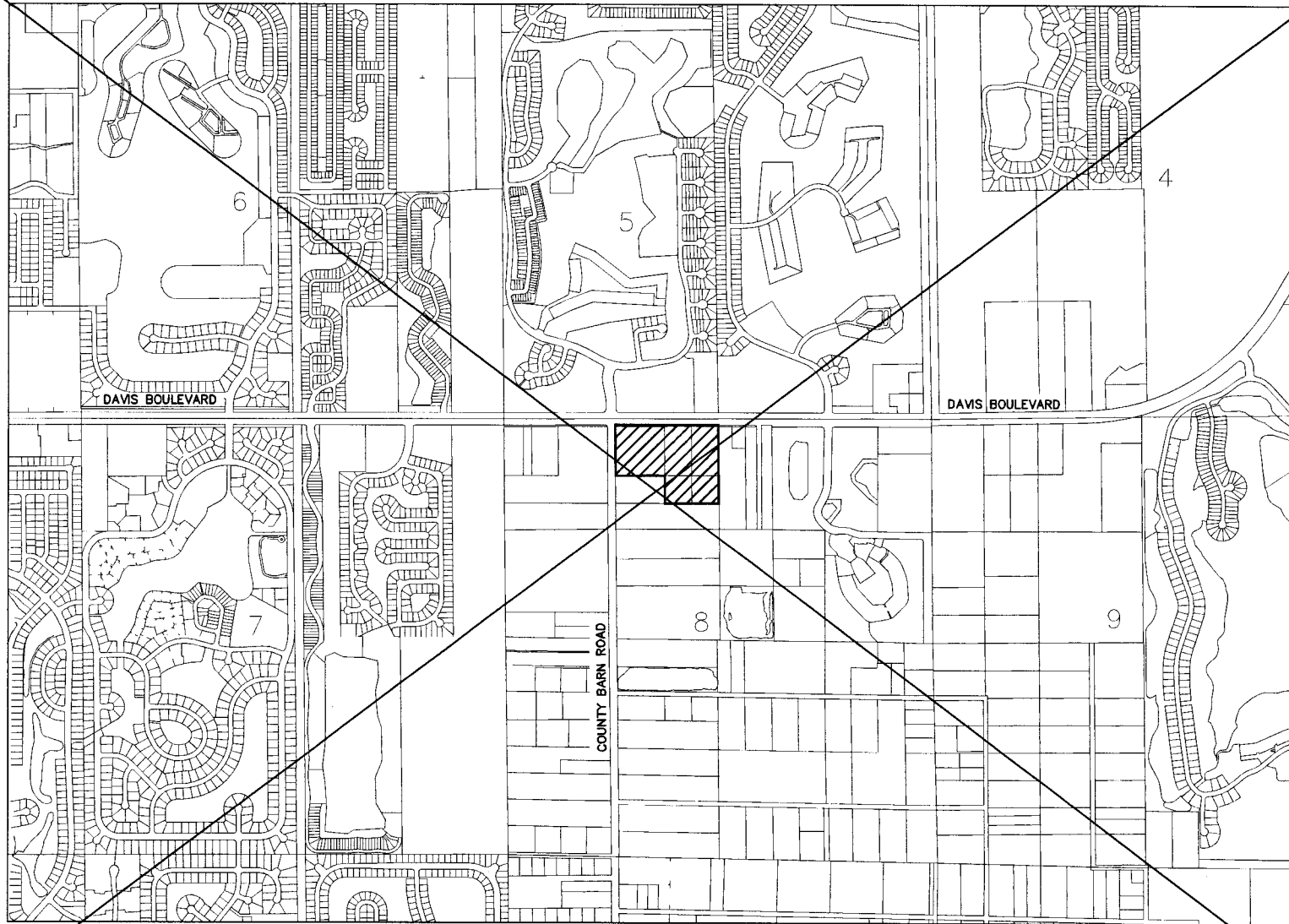
Exhibit A text alt. 2 DRAFT

G:\CDES Planning Services\Comprehensive\COMP PLANNING GMP DATA\Comp Plan Amendments\2009-2010 Combined Cycles petitions\2010 Cycle Petitions\CPSP-2010-5, Revamp Davis Blvd.-Co. Barn Rd. MU Sub

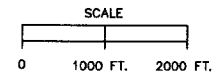
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DAVIS BOULEVARD / COUNTY BARN ROAD MIXED USE SUBDISTRICT
COLLIER COUNTY, FLORIDA

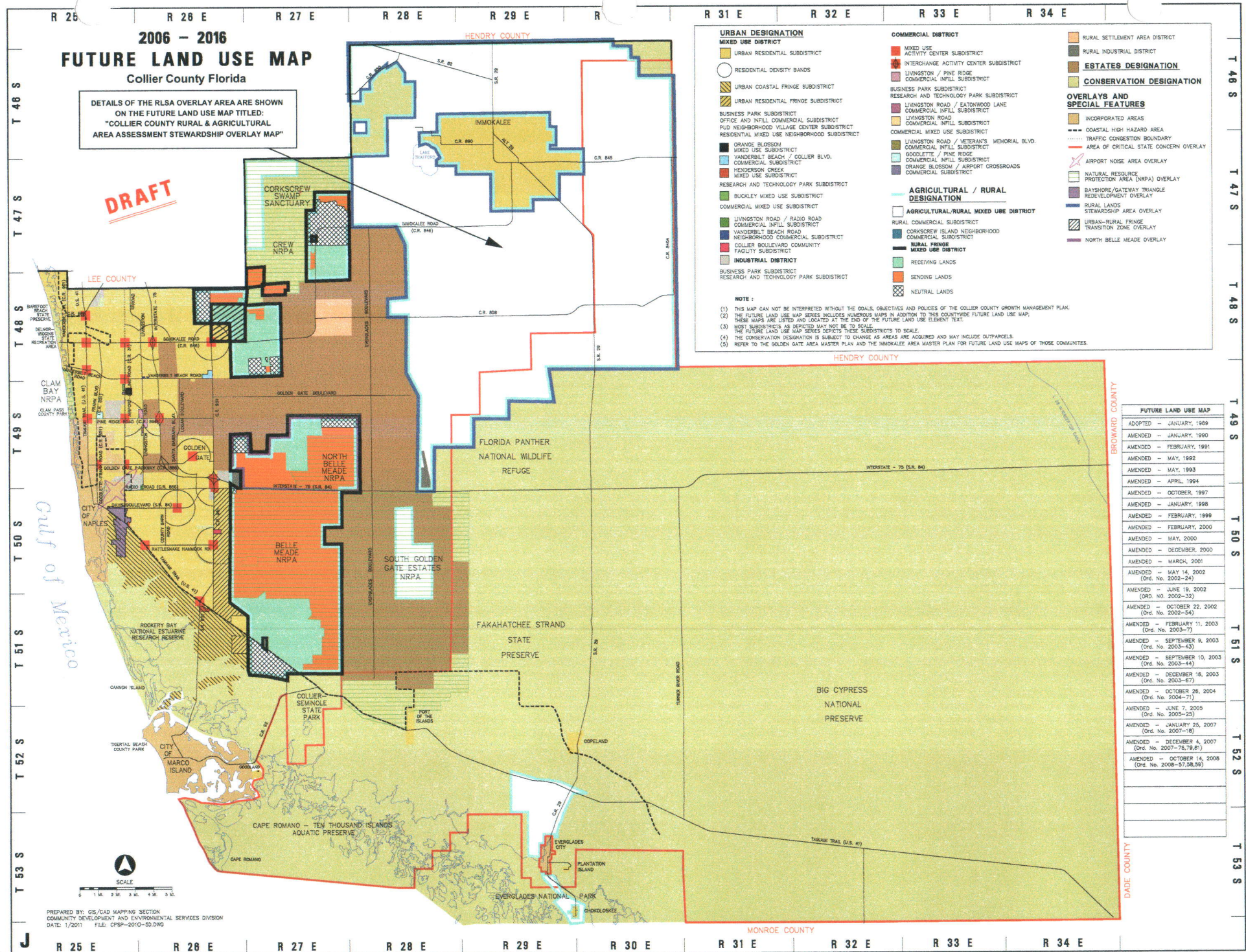


ADOPTED - JUNE 7, 2005
(Ord. No. 2005-25)



LEGEND

 SUBJECT AREA



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"

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URBAN DESIGNATION

- MIXED USE DISTRICT
- URBAN RESIDENTIAL SUBDISTRICT
- RESIDENTIAL DENSITY BANDS
- URBAN COASTAL FRINGE SUBDISTRICT
- URBAN RESIDENTIAL FRINGE SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- OFFICE AND INFILL COMMERCIAL SUBDISTRICT
- PUD NEIGHBORHOOD VILLAGE CENTER SUBDISTRICT
- RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT
- ORANGE BLOSSOM MIXED USE SUBDISTRICT
- VANDERBILT BEACH / COLLIER BLVD. COMMERCIAL SUBDISTRICT
- HENDERSON CREEK MIXED USE SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / RADIO ROAD COMMERCIAL INFILL SUBDISTRICT
- VANDERBILT BEACH ROAD NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- COLLIER BOULEVARD COMMUNITY FACILITY SUBDISTRICT
- INDUSTRIAL DISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT

COMMERCIAL DISTRICT

- MIXED USE ACTIVITY CENTER SUBDISTRICT
- LIVINGSTON / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- LIVINGSTON ROAD / EATONWOOD LANE COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / VETERAN'S MEMORIAL BLVD. COMMERCIAL INFILL SUBDISTRICT
- GOODLETTE / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- ORANGE BLOSSOM / AIRPORT CROSSROADS COMMERCIAL SUBDISTRICT

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- RURAL COMMERCIAL SUBDISTRICT
- CORKSCREW ISLAND NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- RURAL FRINGE MIXED USE DISTRICT
- RECEIVING LANDS
- SENDING LANDS
- NEUTRAL LANDS

ESTATES DESIGNATION

- CONSERVATION DESIGNATION
- INCORPORATED AREAS
- COASTAL HIGH HAZARD AREA
- TRAFFIC CONGESTION BOUNDARY
- AREA OF CRITICAL STATE CONCERN OVERLAY
- AIRPORT NOISE AREA OVERLAY
- NATURAL RESOURCE PROTECTION AREA (NRPA) OVERLAY
- BAYSHORE/GATEWAY TRIANGLE REDEVELOPMENT OVERLAY
- RURAL LANDS STEWARDSHIP AREA OVERLAY
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY

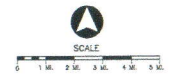
OVERLAYS AND SPECIAL FEATURES

- RURAL SETTLEMENT AREA DISTRICT
- RURAL INDUSTRIAL DISTRICT

NOTE:

- (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- (2) THE FUTURE LAND USE MAP SERIES INCLUDES NUMEROUS MAPS IN ADDITION TO THIS COUNTYWIDE FUTURE LAND USE MAP. THESE MAPS ARE LISTED AND LOCATED AT THE END OF THE FUTURE LAND USE ELEMENT TEXT.
- (3) MOST SUBDISTRICTS AS DEPICTED MAY NOT BE TO SCALE.
- (4) THE FUTURE LAND USE MAP SERIES DEPICTS THESE SUBDISTRICTS TO SCALE.
- (5) THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS AREAS ARE ASSURED AND MAY INCLUDE OUTPARCELS.
- (6) REFER TO THE GOLDEN GATE AREA MASTER PLAN AND THE IMMOKALEE AREA MASTER PLAN FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.

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 14, 2002 (Ord. No. 2002-24)
AMENDED	- JUNE 19, 2002 (Ord. No. 2002-32)
AMENDED	- OCTOBER 22, 2002 (Ord. No. 2002-54)
AMENDED	- FEBRUARY 11, 2003 (Ord. No. 2003-7)
AMENDED	- SEPTEMBER 9, 2003 (Ord. No. 2003-33)
AMENDED	- SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED	- DECEMBER 16, 2003 (Ord. No. 2003-67)
AMENDED	- OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED	- JUNE 7, 2005 (Ord. No. 2005-23)
AMENDED	- JANUARY 25, 2007 (Ord. No. 2007-8)
AMENDED	- DECEMBER 4, 2007 (Ord. No. 2007-75,76,81)
AMENDED	- OCTOBER 14, 2008 (Ord. No. 2008-57,58,59)



PREPARED BY: GIS/CAD MAPPING SECTION
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
 DATE: 1/2001 FILE: CPSP-2010-50.DWG