



Collier County
Growth Management Division

Office of the Administrator

June 4, 2013

Florida Department of Economic Opportunity
D. Ray Eubanks, Plan Processing Administrator
Division of Community Planning/Plan Review and Processing
107 East Madison Street, MSC 160
Tallahassee, Florida 32399-4120

RE: Transmittal of *Adopted* 2012 Cycle of Growth Management Plan Amendments (DEO No. Collier County 13-2ESR)

Dear Mr. Eubanks:

In accordance with *Chapter 163.3184(3), F.S.*, Collier County is transmitting three (3) copies (two CDs and one hard copy) of the adopted 2012 Cycle of Growth Management Plan amendments, including support data, to the Department of Economic Opportunity. These amendments were reviewed in advertised public hearings by the Collier County Planning Commission (local planning agency) on April 04, 2013 and May 02, 2013. The Collier County Board of County Commissioners reviewed these Growth Management Plan amendments in an advertised public hearing on May 28, 2013, and approved them by adoption of Ordinance Numbers: 2013-41; and 2013-42.

One copy of this entire submittal package of adopted amendments is being sent, on the same date as this letter, to the Florida Department of Transportation, District One – the only other review agency to offer Comments on these amendments.

Amendments to the following Elements are included in this submittal:

- Future Land Use Element; and
- Future Land Use Map

These amendments are not applicable to the Big Cypress Area of Critical State Concern, and are *not* adopted under a joint planning agreement pursuant to Ch. 163.3171, F.S.

Collier County has previously provided its complete adopted Growth Management Plan, including amendments and support documents, to all review agencies listed in *Chapter 163.3184(1)(c), Florida Statutes*.



Amendments to the *Future Land Use Element and Future Land Use Map* are included in this transmittal. A brief summary of each amendment is as follows (more details are provided in the Staff Reports to the Collier County Planning Commission and the Executive Summary to the Board of County Commissioners):

- Petition CP-2012-1, a petition submitted on behalf of the Collier County Parks and Recreation Department requesting an amendment to the Future Land Use Map to change the designation from Urban-Mixed Use District/Urban Residential Subdistrict to Conservation designation, for the +123.6-acre County-owned Gordon River Greenway Park. The site is located on the east and west sides of the Gordon River, on the south side of Golden Gate Parkway, and on the east side of Goodlette-Frank Road, in Sections 27 and 34, Township 49 South, Range 25 East. The purpose of the re-designation is to fulfill a requirement of the State, which financed the acquisition of the site, to change the designation to “open space, conservation or outdoor recreation use.”
- CP-2012-3, a petition submitted by the Bayshore/Gateway Triangle Community Redevelopment Agency requesting amendments to the Bayshore/Gateway Triangle Redevelopment Overlay (B/GTRO) in the Future Land Use Element (FLUE) to: a) expand the area within the B/GTRO subject to the density bonus for mixed use developments; b) add an allowance for residential-only projects to utilize the density bonus; c) add an explanation of the density bonus calculation; d) and, delete the development standards; and, to add cross references to other FLUE provisions.

Changes since Transmittal

As shown below in double underline/double strike through format, the Board of County Commissioners adopted petition CP-2012-3 with changes to paragraphs 4 and 5 since Transmittal. These changes: (a) further restrict the areas eligible to use the density pool units; (b) limit the number of density pool units that can be used by a single project;

(c) restrict usage of the density pool units to redevelopment projects; (d) restrict the density pool units within residential-only projects to market rate housing only; (e) constitute minor housecleaning edits.

4. Properties with access to US-41 East and/or Bayshore Drive and/or Davis Boulevard (SR 84) and/or the west side of Airport-Pulling Road ~~are~~ may be allowed a maximum density of 12 residential units per acre via use of the density bonus pool identified in paragraph 11, except that no project may utilize more than 97 units - 25% of the 388 total density pool units available. The 97 unit cap will terminate when the BCC adopts, by LDC amendment, limitations and a cap on the use of the 388 density pool units for any one project. In order to be eligible for this higher density, the project must be integrated into a mixed-use development with access to existing neighborhoods and adjoining commercial properties and comply with the standards identified in Paragraph #8, below, except for mixed use projects developed within the “mini triangle” catalyst project site as identified on the Bayshore/Gateway Triangle Redevelopment Overlay Map. The “mini triangle” catalyst project site is eligible for the maximum density of 12 units per acre, with development standards as contained in the Gateway Triangle Mixed Use District zoning overlay, adopted February 28, 2006 (Ordinance No. 06-08), and amended December 14, 2006 (Ordinance No. 06-63), ~~and as may be amended.~~ For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies, except as may be limited by a future zoning overlay.
5. ~~Properties with access to Bayshore Drive, are allowed a maximum density of 12 residential units per acre. In order to be eligible for this higher density, the project must be integrated into a mixed-use development with access to existing neighborhoods and adjoining commercial properties and must comply with the standards identified in Paragraph #8, below. For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies, except as may be limited by a future zoning overlay.~~

5. Properties having frontage on one or more of Bayshore Drive, Davis Boulevard, Airport-Pulling Road (west side only) or US 41 East, are may be allowed to redevelop as a residential-only project at a maximum density of 8 residential units per acre via use of the density bonus pool identified in paragraph 11 except that no project may utilize more than 97 units - 25% of the 388 total density pool units available. The 97 unit cap will terminate when the BCC adopts, by LDC amendment, limitations and a cap on the use of the 388 density pool units for any one project. In order to be eligible for this higher density the redevelopment must comply with the following:

- a. Project shall ~~must~~ be in the form of a PUD.
- b. Project site ~~must comprise~~ shall be a minimum of three acres.
- c. Project shall constitute redevelopment of the site.
- d. All residential units shall be market rate units.

4. For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies.

Finally, if you have questions or need additional information, please contact:

Ms. Marcia R. Kendall, Senior Planner *OR* David Weeks, AICP, Growth Management Plan Manager
Growth Management Division/Planning & Regulation,
Planning & Zoning Department,
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Naples, Florida 34104
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Sincerely,



Nick Casalanguida, Administrator

cc: Board of County Commissioners
Leo Ochs, County Manager
Michael Bosi, AICP, Interim Director, Planning & Zoning Department
David Weeks, AICP, GMP Manager, Comprehensive Planning Section
FDOT, District One - **w/attachment**
GMPA Files 2012 cycle Adoption Amendments