



Office of the Administrator

November 20, 2013

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

RE: Transmittal of Proposed “2013 Cycle 1” Growth Management Plan Amendments

Dear Mr. Eubanks:

In accordance with *Chapter 163.3184(3)(b)1., F.S.*, pertaining to the Expedited State Review Process, Collier County is transmitting three (3) copies (*two CDs and one hard copy*) of the *2013 Cycle 1 Growth Management Plan amendments*, including all support data, to the Department of Economic Opportunity, and one copy of this entire transmittal package (on CD) 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/Division of Forestry, Florida Department of State/Bureau of Historic Preservation, and Florida Fish & Wildlife Conservation Commission.

These amendments were reviewed in public hearing by the *Collier County Planning Commission (local planning agency) on September 19, 2013*. *The Collier County Board of County Commissioners approved the transmittal of these proposed Growth Management Plan amendments on November 12, 2013, by the adoption of Resolutions #2013-264 (petition CP-2013-1), #2013-266 (petition CP-2013-3), and #2013-265 (petition CP-2013-4).*

Amendments to the following Element are included in this transmittal: *Future Land Use Element and Future Land Use Map*. 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):

- CP-2013-1/PL-2013-0000139, a petition submitted by iStar Development Company, SFI Naples Reserve, LLC, and Wilton Land Company, LLC, requesting an amendment to the Future Land Use Element to introduce specific exceptions from Transfer of Development Rights (TDR) program limitations, affecting the transfer of TDR credits among properties in the Rural Fringe Mixed Use District (RFMUD) and the Urban Residential Fringe (URF) Subdistrict. This amendment would allow the transfer of TDR credits originating more distant than one (1) mile from the URF boundary for use in



[the URF portion of] the Naples Reserve PUD, Planned Unit Development. Adoption of this amendment would grant new rights to the co-applicant's property to utilize TDR credits from distant RFMUD Sending Lands.

- CP-2013-3, a petition submitted by McGuire Development Company and Airport Pulling Orange Blossom, LLC, requesting an amendment to the Future Land Use Element, Buckley Mixed Use Subdistrict, to remove the office and retail square feet caps; allow up to 7,500 square feet of gross floor area of commercial uses per acre or 11 residential dwelling units per acre; to make residential development optional; to prohibit commercial and residential uses on the same parcel; to limit multi-tenant commercial buildings to no more than 50% of the commercial square footage in order to provide for stand-alone commercial development; and, to revise development standards, including increasing the cap on the size of individual commercial users to 100,000 square feet. Adoption of this amendment would allow the site to develop as a single use category (all retail or all office or all residential), something not presently allowed, with a single commercial user up to 100,000 square feet of floor area; such development is generally allowed in the Mixed Use Activity Center Subdistrict.
- CP-2013-4, a petition submitted by Olde Florida Golf Club, Inc., requesting an amendment to the Future Land Use Map to re-designate the approximately 553.7-acre subject site from Rural Fringe Mixed-Use District (RFMUD) Neutral Lands to RFMUD Receiving Lands. This re-designation would allow for an increase in residential density from 1 dwelling unit/5 acres to 1 dwelling unit/acre for non-Rural Village development, through participation in the TDR program; allow for development of a Rural Village (density of 2-3 dwelling units/acre; commercial, civic and recreational uses; greenbelt on the project perimeter), also through participation in the TDR program; and, decrease the native vegetation retention requirement from 60% to 40% of the native vegetation present on site.

These amendments qualify for the Expedited State Review Process set forth in Chapter 163.3184(3), F.S., as they do not qualify under Ch. 163.3184(2)(b), and they do not trigger the provisions of Ch. 163.3184(2)(c), F.S.

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

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(3), Florida Statutes*.

Collier County proposes to hold adoption hearings on these proposed amendments in *February 2014* (Planning Commission) and *March 2014* (Board of County Commissioners).

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

David Weeks, AICP, Growth Management Plan Manager
Growth Management Division/Planning & Regulation
Planning & Zoning Department
Comprehensive Planning Section
2800 N. Horseshoe Drive
Naples, Florida 34104

Phone: 239-252-2306
E-Fax: 239-252-6689
Email: davidweeks@colliergov.net

Sincerely,



Nick Casalanguida, Administrator
Growth Management Division

cc: Board of County Commissioners
Leo Ochs, County Manager
Michael Bosi, Director, Planning & Zoning Department
David Weeks, AICP, GMP Manager, Comprehensive Planning Section
Southwest Florida Regional Planning Council - w/ attachment
South Florida Water Management District - w/ attachment
Florida Department of Transportation, District One - w/ attachment
Florida Department of Environmental Protection - w/ attachment
Florida Department of Agriculture & Consumer Services/Division of Forestry - w/ attachment
Florida Department of State/Bureau of Historic Preservation - w/ attachment
Florida Fish & Wildlife Conservation Commission - w/ attachment
GMPA File 2013 Cycle 1 - February