



STAFF REPORT

COLLIER COUNTY PLANNING COMMISSION

FROM: GROWTH MANAGEMENT DIVISION/PLANNING AND REGULATION, PLANNING AND ZONING DEPARTMENT, COMPREHENSIVE PLANNING SECTION

HEARING DATE: JANUARY 15, 2015

SUBJECT: 2013 CYCLE 2 GROWTH MANAGEMENT PLAN AMENDMENTS – PETITION PL20130001345/CP-2013-8 ONLY (*ADOPTION HEARING*) [Companion to Petition PUDZ-PL20130001241]

ELEMENTS: IMMOKALEE AREA MASTER PLAN (IAMP) AND IAMP FUTURE LAND USE MAP

Transmittal hearings on this amendment were held on April 29, 2014 (CCPC, Collier County Planning Commission) and June 24, 2013 (BCC, Board of County Commissioners). The Transmittal recommendations are presented further below.

Within the CCPC binder you will find the Transmittal Executive Summary from the June 24, 2013 BCC hearing and certain attachments referenced therein; the Transmittal CCPC Staff Report that provides staff's detailed analysis of the petition; and, the petition Ordinance with Exhibit "A" text and Future Land Use Map which was approved by the BCC for transmittal.

REVIEW AGENCY COMMENT LETTERS

After review of the transmitted Growth Management Plan (GMP) amendment, the Florida Department of Economic Opportunity (DEO) rendered its Comment Letter indicating "no comment" within the Agency's authorized scope of review, as did the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Florida Department of State, Division of Historic Resources, and South Florida Water Management District. The Florida Department of Transportation (FDOT) provided the following comments [summarized by staff]: (1) a portion of S.R. 29 is projected to operate at adverse conditions (LOS E) by 2019 with the proposed project, and certain segments of S.R. 29 and S.R. 82 are projected to operate at adverse conditions (LOS E) during the FDOT's 2035 long term planning time frame – however, FDOT's comments indicate that the proposed project may proceed as planned, due to programmed improvements for S.R. 29 and S.R. 82 within the Department's Five Year Work Program; and, (2) the project is subject to FDOT's Access Management standards for S.R. 29. The remaining reviewing agencies did not provide Comment Letters. The Comment Letters received are located within the CCPC binder.

PROPOSED AMENDMENT, PETITION PL-201300001345/CP-2013-8

Petition requesting an amendment to the Immokalee Area Master Plan Element and Future Land Use Map to: 1) change the designations of a +24.99 acre site from Urban Mixed Use District, Neighborhood Commercial Subdistrict (+19.07 acres), Low Residential Subdistrict (+5.72 acres), and High Residential Subdistrict (+.20 acres), to the Urban Commercial District, S.R. 29 and Jefferson Avenue Commercial Subdistrict; and, 2) provide that this site would not be subject to architectural and site design standards or sign standards of the Land Development Code (LDC), rather be allowed to establish such standards in a Planned Unit Development (PUD) zoning district for this site. The proposed project site is located at the

northwest corner of Westclox Street and S.R. 29, within Section 29, Township 46 South, Range 29 East, Immokalee.

With the requested re-designation, the S.R. 29 and Jefferson Avenue Subdistrict would be expanded to add the subject ±24.99 acres and the property would become eligible for all land uses and intensities within the Subdistrict – all permitted and conditional uses of the C-1 through C-4 zoning districts of the LDC, including a large format retailer such as Wal-Mart; and, the site would not be subject to the architectural and site design standards of LDC Section 5.05.08, and the sign standards of LDC Section 5.06.00. If this GMP amendment is adopted, then the property will need to be rezoned from the Rural Agricultural zoning district to a PUD zoning district. *(A companion PUD rezone petition [PUDZ-PL20130001241] is scheduled for this same hearing).*

TRANSMITTAL

STAFF RECOMMENDATION: That the CCPC forward petition CP-2013-8 (with the changes made at the CCPC meeting, as contained within the Exhibit “A” text) to the Board with a recommendation to approve for transmittal to the Florida Department of Economic Opportunity, subject to the petitioner working with the Immokalee CRA advisory board, CRA staff and County Planning staff to establish architectural and site development design standards and sign standards for the subject commercial development prior to Adoption hearings, and requiring that the subject project be capped at 162,000 square feet, consistent with the demand and public facilities analyses provided within the GMPA submittal.

CCPC RECOMMENDATION: Transmit to DEO (vote: 7/0), with the petitioner’s proposed text changes presented at the hearing, and subject to the petitioner working with the Immokalee CRA advisory board, CRA staff and County Planning staff to establish architectural and site development design standards, and sign standards for the subject commercial development prior to Adoption hearings. Additionally, the CCPC expressed the desire for the applicant to work with the Florida Department of Transportation to address the timing of a traffic signal at Westclox Drive and S.R. 29.

BCC ACTION: Transmitted to DEO (vote: 5/0), per CCPC recommendation.

ADOPTION

The petitioner submitted the building design and treatment standards, and sign standards for the proposed commercial development to staff for review and comment. Zoning and sign review staff met with the petitioner to address the proposed sign standards only. At that meeting, the petitioner agreed to reduce the aggregate sign area on the three building frontages and also reduce the height of the proposed pole sign from thirty (30) feet to fifteen (15) feet.

Subsequent to staff review and signage meeting with the petitioner, the building design and treatment standards, and the sign standards for the proposed commercial development were presented to the CRA Advisory Board at their November 19, 2014 regular meeting. The petitioner made reference to the agreed upon sign changes, as modifications were not reflected within the presentation materials, for Board consideration and vote. The CRA Advisory Board unanimously recommended approval (vote 11-0) of the building design and treatment standards, and modified sign standards.

Future Land Use Element Policy 5.4 requires new development to be compatible with the surrounding land uses. Comprehensive Planning staff generally leaves this determination to Zoning Services staff as part of their review of the petition in its entirety. Comprehensive Planning staff offers the following comments: (1) The architectural design standards proposed for the large scale retailer/commercial development differ significantly from the architectural design regulations within the Land Development Code; and, (2) This project is located approximately ½ mile from the northern edge of the Immokalee Urban boundary, but based on the present Future Land Use Map designation, will be the first commercial project at this entrance to Immokalee. As such, it would make a first impression on visitors to the community, and may be viewed as “setting the standard” for future commercial development and redevelopment in Immokalee. Accordingly, building design standards (e.g. orientation, height, glazing, etc.) and site standards (e.g. buffering, pervious area, pedestrian access,

etc.) should be carefully considered when evaluating project compatibility with existing and future land uses on surrounding properties.

STAFF RECOMMENDATION :

That the CCPC forward Petition CP-2013-8 to the BCC with a recommendation to adopt, and to transmit the petition to the Florida Department of Economic Opportunity and to reviewing agencies that provided comments, subject to the below text modifications to the Subdistrict.

[Words underlined are added – as proposed by the applicant and approved for Transmittal;

Words double underlined are added, and words double ~~struck through~~ are deleted – as recommended by staff and agreed to by the applicant]

URBAN DESIGNATION

[Page 16]

B. Urban – Commercial District

1. Commercial Subdistrict – S.R. 29 and Jefferson Avenue

The purpose of this Subdistrict is to provide for retail and office uses, transient lodging facilities and highway commercial uses that serve the needs of the traveling public. Commercial uses allowed within the Subdistrict are generally similar to the C-1 through C-4 Commercial Zoning Districts, as identified in the Collier County Land Development Code. These commercial uses must be located on a major arterial or collector roadway.

A. The development criteria contained in Section 2.03.07.G.1 of the Collier County Land Development Code must be met for future development within the Commercial Subdistrict along SR-29, as identified on Zoning Maps: 6932N; 6932S; 6933N; 6933S; 7904N; ~~and~~ 7905N; and, 6929.

B. The development criteria contained in Section 2.03.07.G.2 of the Collier County Land Development Code must be met for future development within the Commercial Subdistrict along Jefferson Avenue as identified on Zoning Map 6933S.

C. That portion of the Subdistrict located at the northwest quadrant of the intersection of Westclox Street and S.R. 29 shall be rezoned in the form of a Planned Unit Development (PUD). The PUD shall include an appropriate list of commercial land uses designed to serve the needs of the Immokalee community. Development within this portion of the Subdistrict shall not be required to meet the specific architectural and site design standards for commercial development required for PUDs, identified in Section 5.05.08, and the signage requirements of Section 5.06 of the Collier County Land Development Code; however, the PUD shall include specific site design and building architectural and signage standards for the commercial development.

Non-commercial Uses


In addition to those mixed-uses permitted within the Commercial Designations, uses such as parks, open space and recreational uses, churches, libraries, cemeteries, public and private schools, day-care centers and those essential services as defined in the Land Development Code.

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LEGAL CONSIDERATIONS:

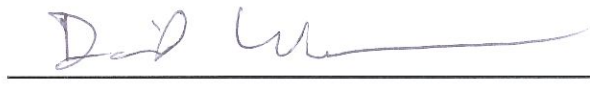
This staff report has been approved as to form and legality by the Office of the County Attorney. [HFAC]

PREPARED BY:


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COMPREHENSIVE PLANNING SECTION, PLANNING AND ZONING DEPARTMENT

DATE: 12-16-14

REVIEWED BY:


DAVID WEEKS, AICP, GROWTH MANAGEMENT PLAN MANAGER
COMPREHENSIVE PLANNING SECTION, PLANNING AND ZONING DEPARTMENT

DATE: 12-16-14

REVIEWED BY:


MIKE BOSI, AICP, DIRECTOR, PLANNING AND ZONING DEPARTMENT

DATE: 12-16-14

APPROVED BY:

NICK CASALANGUIDA, ADMINISTRATOR
GROWTH MANAGEMENT DIVISION

DATE: _____

NOTE: This petition has been scheduled for the March 10, 2015, BCC Meeting.