

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

August 4, 2014

The Honorable Tom Henning, Chairman
Collier County Board of County Commissioners
3299 Tamiami Trail East, Suite 303
Naples, Florida 34112-5746

Dear Chairman Henning:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Collier County (Amendment No. 14-3ESR), which was received on July 7, 2014. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at scott.rogers@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ana Richmond', with a long horizontal flourish extending to the right.

Ana Richmond
Comprehensive Planning Manager

AR/sr

Enclosure: Procedures for Adoption

cc: Michael Bosi, Director, Collier County Planning & Zoning Department
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

July 23, 2014

Nick Casalanguida, Administrator
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

**Subject: Collier County, DEO #14-3ESR
Comments on Proposed Comprehensive Plan Amendment Package**

Dear Mr. Casalanguida:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Collier County (County). The amendment changes the land use designation on a 24.99-acre site from Urban Mixed Use District, Neighborhood Commercial Subdistrict, Low Residential Subdistrict, and High Residential Subdistrict to Urban Commercial District and S.R. 29 and Jefferson Avenue Commercial Subdistrict. There appear to be no regionally significant water resource issues; therefore, the District forwards no comments on the proposed amendment package.

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact Deborah Oblaczynski, Policy and Planning Analyst, at (561) 682-2544 or doblaczy@sfwmd.gov.

Sincerely,

A handwritten signature in black ink that reads "De Powell".

Dean Powell
Water Supply Bureau Chief

DP/do

c: Ray Eubanks, DEO
Deborah Oblaczynski, SFWMD
David Weeks, Collier County
Brenda Winningham, DEO
Margaret Wuerstle, SWFRPC



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Mr. Nick Casalanguida
Collier County Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

July 29, 2014

Re: DHR Project File No. 2014-3163
Historic Preservation Review of the Collier County 14-3ESR Comprehensive Plan
Amendment – CP-2013-8/PL20130001345

Dear Mr. Casalanguida:

According to this agency's responsibilities under Section 163.3184(3)(b) *Florida Statutes*, we reviewed the above document to determine if proposed amendments may adversely impact significant historic resources.

A review of the information in the Florida Master Site File indicates that the area in question has not undergone a systematic cultural resources assessment survey. Therefore, we are unable to determine whether the proposed amendment may adversely impact significant resources at this time.

In the event that plans to develop this property are submitted to this office for review, we may request that this tract be subjected to a cultural resource assessment survey to locate and evaluate archaeological and historical resources. Should significant resources be encountered, measures must be taken to protect and preserve them, or if this is not feasible, data recovery should be conducted to mitigate adverse effects.

If you have any questions, please contact Deena Woodward, Community Assistance Consultant, by email at Deena.Woodward@dos.myflorida.com, or by telephone at 850.245.6333 or 800.847.7278.

Sincerely

Robert F. Bendus, Director
Division of Historical Resources
& State Historic Preservation Officer



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) fheritage.com
Promoting Florida's History and Culture VivaFlorida.org



KendallMarcia

From: WeeksDavid
Sent: Thursday, July 31, 2014 3:42 PM
To: MoscaMichele
Cc: KendallMarcia; BosiMichael
Subject: FW: Collier County 14-3ESR - Proposed [CP-2013-8, IAMP subdistrict expansion]

fyi

From: Stahl, Chris [<mailto:Chris.Stahl@dep.state.fl.us>]
Sent: Thursday, July 31, 2014 10:14 AM
To: WeeksDavid
Cc: Craig, Kae; DEO Agency Comments
Subject: FW: Collier County 14-3ESR – Proposed

This amendment memo was read supposed to be Proposed NOT ADOPTED. Sorry for the confusion.

From: Stahl, Chris
Sent: Monday, July 28, 2014 1:20 PM
To: davidweeks@colliergov.net
Cc: Craig, Kae; DEO Agency Comments
Subject: Collier County 14-3ESR – Adopted

To: David Weeks, GMP Manager

Re: Collier County 14-3ESR – Expedited Review of Adopted Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please feel free to contact me with any questions.

Chris Stahl
Office of Intergovernmental Programs
Florida Department of Environmental Protection
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000
(850) 245-2169



From: Hight, Jason [mailto:Jason.Hight@MyFWC.com]
Sent: Wednesday, August 06, 2014 2:28 PM
To: DCPexternalagencycomments; WeeksDavid
Cc: Wallace, Traci; Chabre, Jane; Krueger, Marissa
Subject: Collier County 14-3 ESR

Mr. Weeks,

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan in accordance with Chapter 163-3184(3), Florida Statutes. We have no comments, recommendations, or objections related to fish and wildlife or listed species and their habitat to offer on this amendment.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Marissa Krueger at (561) 882-5711 or by email at Marissa.Krueger@myfwc.com.

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
office: 850-413-6966
cell: 850-228-2055

CP-2013-8, IAMP/S.R. 29 and Jefferson Avenue Commercial Subdistrict expansion

FFWCC Transmittal Review Comments 8-6-14

G:\CDES Planning Services\Comprehensive\COMP PLANNING GMP DATA\Comp Plan Amendments\2013 Cycles & Small Scale Petitions\2013 Cycle 2 - June\2013.2 Letters to or from DEO_State - Trans&Adopt

dw/8-6-14



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

605 Suwannee Street
Tallahassee, FL 32399-0450

**ANANTH PRASAD, P.E.
SECRETARY**

August 7, 2014

Mr. Nick Casalanguida
Administrator
Collier County Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Collier County 14-3ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Comments and Recommendations

Dear Mr. Casalanguida:

The Florida Department of Transportation, District One, has reviewed the Collier County 14-3ESR, Proposed Comprehensive Plan Amendment, (received by the FDOT on July 10th, 2014), transmitted under the Expedited State Review process (transmitted by the Board of County Commissioners on June 24, 2014) in accordance with the requirements of Florida Statutes (F.S.) Section 163 and Chapter 9J-11 of the Florida Administrative Code (F.A.C.). The Department offers the Collier County the following comments and recommendations for your consideration regarding the proposed amendment:

Petition PL20130001345 / CP-2013-8 (Text and Map Amendment):

The site that is the subject to this amendment is located at the northwest corner of the intersection of CR 29A / Westclox Street and SR 29 in Collier County.

The comprehensive plan amendment proposes to amend the Immokalee Area Master Plan (IAMP) Element and Future Land Use Map (FLUM) to:

1. Change the designations of a 24.99 acres from Neighborhood Center Subdistrict (NCS) for 19.07 acres, Low Residential Subdistrict (LRS) for 5.72 acres, and High Residential Subdistrict (HRS) for 0.20 acre, located in the Urban Mixed Use District, within the IAMP to the Commercial Subdistrict - S.R. 29 and Jefferson Avenue (CS-SR 29 & JA), located in Urban Commercial District, within the IAMP.
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.

According to the **existing** FLU designation, the maximum development that can occur on 19.07 acres of the NCS is 183 multi-family dwelling units (*12 DU's / Acre over 80% of the Gross Acres*), and 166,138 square feet of non-residential/commercial uses (*1.0 FAR over the remaining 20% of the Gross Acres*), the maximum development that can occur on the 5.72 acres of the LRS is 23 single family dwelling units (*4 DU's / Acre*), and the maximum development that can occur on the 0.20 acres of the HRS is 2 multi-family dwelling units (*8 DU's / Acre*), which would result in **11,087 daily trips or 1,007 p.m. peak hour trips**.

According to the **proposed** FLU designation, the maximum development that can occur on 24.99 acres of CS-SR 29 & JA is 761,995 square feet of commercial uses (0.70 FAR), which would result in **24,018 daily trips and 2,210 p.m. peak hour trips**. As indicated in the following table, the **proposed** amendment under the maximum development scenario could result in a **net increase of 12,931 daily trips or 1,203 p.m. peak hour trips**.

Based on the review of the staff report, it is noted that the applicant proposes to develop a large format retail center (e.g. Wal-Mart) with up to 162,000 square feet of commercial retail uses, which would result in **9,292 daily trips or 828 p.m. peak hour trips**. As indicated in the following table, the **proposed** amendment as requested by the applicant could result in a **net decrease of 1,795 daily trips or 179 p.m. peak hour trips**.

PETITION PL20130001345 / CP-2013-8, TRIP GENERATION UNDER MAXIMUM POTENTIAL

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips ¹	PM Peak Trips ¹
				Acres	Allowed Development		
Adopted	NCS (RES) ²	12 DU's / Acre	220	15.27	183 DU's	1,233	118
	NCS (NON-RES) ³	1.0 FAR	820	3.80	166,138 S.F.	9,446	842
Adopted	LRS	4 DU's / Acre	210	5.72	23 DU's	272	28
Adopted	HRS	8 DU's / Acre	220	0.20	2 DU's	136	19
Proposed (Maximum Development Scenario)	CS-SR 29 & JA	0.7 FAR ⁴	820	24.99	761,995 S.F.	24,018 ⁵	2,210 ⁵
Change in Trips						+12,931	+1,203

1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition).
2. Assuming 80% of the Neighborhood Center Subdistrict (NCS) is going to be developed as multi-family residential units.
3. Assuming 20% of the Neighborhood Center Subdistrict (NCS) is going to be developed as commercial.
4. Assumed 0.7 FAR based on the Land Development Code.
5. Pass-by trips was limited to 10% of the background trips along SR 29.

PETITION PL20130001345 / CP-2013-8, TRIP GENERATION AS PROPOSED BY THE APPLICANT

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips ¹	PM Peak Trips ¹
				Acres	Allowed Development		
Adopted	NCS (RES) ²	12 DU's / Acre	220	15.27	183 DU's	1,233	118
	NCS (NON-RES) ³	1.0 FAR	820	3.80	166,138 S.F.	9,446	842
Adopted	LRS	4 DU's / Acre	210	5.72	23 DU's	272	28
Adopted	HRS	8 DU's / Acre	220	0.20	2 DU's	136	19
Proposed (Requested by the Applicant)	CS-SR 29 & JA	NA	820	24.99	162,000 S.F.	9,292	828
Change in Trips						-1,795	179

1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition).
2. Assuming 80% of the Neighborhood Center Subdistrict (NCS) is going to be developed as multi-family residential units.
3. Assuming 20% of the Neighborhood Center Subdistrict (NCS) is going to be developed as commercial.

YEAR 2013 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS?	County LOS Std. ³	2013 Conditions				
					No. of Lanes	Service ¹ Volume	AADT	LOS	Acceptable?
SR 82	Lee County Line	SR 29	Emerging SIS	D	2	23,100	10,532	C	Yes
SR 29	SR 82	New Market Road N.	Emerging SIS	D	2	23,100	14,038	C	Yes
SR 29	New Market Road N.	9th Street	Emerging SIS	D	2	19,514	14,200	C	Yes
SR 29	9th Street	CR 846	Emerging SIS	D	4	34,020	14,200	C	Yes

1. Service Volumes at the County LOS Standard were obtained from the 2013 FDOT Quality/Level of Service Handbook.

YEAR 2019 SHORT TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2019 Conditions							
			No. of Lanes	Service Volume ¹	2019 ² Background Traffic	Project ³ Dist. %	Project Traffic	Total Traffic	LOS	Acceptable?
SR 82	Lee County Line	SR 29	2	23,100	12,000	15.00%	1,940	13,940	C	Yes
SR 29	SR 82	New Market Road N.	2	23,100	16,000	20.00%	2,586	18,586	D	Yes
SR 29	New Market Road N.	9th Street	2	19,514	15,900	40.00%	5,172	21,072	E	No
SR 29	9th Street	CR 846	4	34,020	15,900	20.00%	2,586	18,486	D	Yes

1. Service Volumes at the County LOS Standard were obtained from the 2012 FDOT Quality/Level of Service Handbook.
2. The short term planning horizon year 2019 background traffic volumes were obtained using historical trend growth rates.
3. The project traffic distribution percentages were obtained from the traffic study accompanying the CPA.

YEAR 2035 LONG TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2035 Conditions							
			No. of Lanes	Service Volume ¹	2035 ² Background Traffic	Project ³ Dist. %	Project Traffic	Total Traffic	LOS	Acceptable?
SR 82	Lee County Line	SR 29	2	23,100	21,848	15.00%	1,940	23,788	E	No
SR 29	SR 82	New Market Road N.	2	23,100	24,413	20.00%	2,586	26,999	E	No
SR 29	New Market Road N.	9th Street	2	19,514	16,568	40.00%	5,172	21,740	E	No
SR 29	9th Street	CR 846	4	34,020	24,275	20.00%	2,586	26,861	D	Yes

1. Service Volumes at the County LOS Standard were obtained from the 2013 FDOT Quality / Level of Service Handbook.
2. The long term planning horizon year 2035 background traffic volumes were obtained using FSUTMS model.
3. The project traffic distribution percentages were obtained from the traffic study accompanying the CPA.

FDOT Comment # 1:

- a. The Department notes that SR 29 and SR 82 currently in 2013 operate within acceptable LOS standard D.
- b. The Department notes that under the short term (2019) timeframe, SR 29 from New Market Road to 9th Street is projected to operate at adverse conditions (LOS E) with the project. The Department notes that SR 29 from Oil Well Road to SR 82 (FM # 417540-1) is programmed for a PD&E Study in 2015.

- c. The Department notes that under the long term (2035) timeframe, SR 82 west of SR 29 and SR 29 from New Market Road to 9th Street are projected to operate at adverse conditions (LOS E) with the project. Also, SR 29 from SR 82 to New Market Road is projected to operate at adverse conditions (LOS E) under the background conditions and with the project.

The Department notes that SR 82 west of SR 29 (FM# 430849-1) is programmed for Preliminary Engineering and Right-of-Way phases in 2016 and 2017, respectively. Also, the Department notes that SR 82 from SR 29 to Hendry County Line is identified as a six-lane facility in the Collier Metropolitan Planning Organization (MPO) 2035 Adopted Highway Needs Plan.

The Department notes that SR 29 from 9th street to Hendry County Line is identified as a four-lane facility in the Collier MPO 2035 Adopted Highway Needs Plan. In addition, a new two-lane arterial (SR 29 Loop Road) from SR 29 S. to Florida Tradeport Boulevard and a new four-lane arterial (SR 29 Loop Road) from Florida Tradeport Boulevard to SR 29 N. is identified in the Collier MPO 2035 Adopted Highway Needs Plan.

- d. Therefore, based on the fact that there are programmed improvement phases for SR 29 (PD&E Study) and SR 82 (Preliminary Engineering and Right-of-Way) are identified within the FDOT Five Year Work Program and capacity improvements along SR 29, SR 82 and SR 29 Loop Road are identified in the Collier MPO 2035 Adopted Highway Needs Plan.

FDOT Comment # 2:

- a. The subject property is located along SR 29. Any access to SR 29 will be subject to FDOT permitting process as described in Rule 14-96 FAC. The FDOT may require that the applicant provide mitigation for any such impacts as a condition of a permit. The FDOT Access Management standard for SR 29 is access class 3 from CR 29A / Westclox Street (M.P. 39.819) to Hendry County Line (M.P. 44.884). The FDOT standards for Access Class 3 require a minimum spacing of 2,640 feet (one half of a mile) for signals and full median openings, 1,320 feet (one quarter of a mile) for directional median openings, and 440 feet between access points for any single parcel, at posted speed limits of 45 MPH or less. **The Department offers no further comments.**

If you need additional information or would like to discuss these comments, please contact me at (863) 519-2395 or bob.crawley@dot.state.fl.us.

Sincerely,



Bob Crawley
District Transportation Modeling Coordinator
FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity