

RESOLUTION NO. 14- 138

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING AN AMENDMENT TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, SPECIFICALLY AMENDING THE IMMOKALEE AREA MASTER PLAN ELEMENT AND IMMOKALEE AREA FUTURE LAND USE MAP TO ADD APPROXIMATELY 24.99 ACRES TO THE SR-29 AND JEFFERSON AVENUE COMMERCIAL SUBDISTRICT OF THE URBAN-COMMERCIAL DISTRICT, TO ALLOW FOR THE DEVELOPMENT OF UP TO 162,000 SQUARE FEET OF C-1 (COMMERCIAL PROFESSIONAL AND GENERAL OFFICE DISTRICT), C-2 (COMMERCIAL CONVENIENCE DISTRICT), C-3 (COMMERCIAL INTERMEDIATE DISTRICT), AND C-4 (GENERAL COMMERCIAL DISTRICT) COMMERCIAL USES AS DESCRIBED IN THE LAND DEVELOPMENT CODE (LDC); TO EXEMPT DEVELOPMENT ON THE SUBJECT SITE FROM THE ARCHITECTURAL AND SITE DESIGN STANDARDS OF LDC SECTION 5.05.08, AND THE SIGN STANDARDS OF LDC SECTION 5.06.00; AND TO PROVIDE THAT ARCHITECTURAL, SITE DESIGN AND SIGN STANDARDS BE ESTABLISHED THROUGH THE REZONING OF THE SUBJECT SITE, AND FURTHERMORE RECOMMENDING TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO). THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF WESTCLOX STREET AND STATE ROAD 29 IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA. [PL20130001345/CP-2013-8]

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985, 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 Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, Petitioner, Barron Collier Investments, Ltd., has initiated this amendment to the Immokalee Area Master Plan Element and Immokalee Area future Land Use Map; and

WHEREAS, on April 29, 2014, the Collier County Planning Commission considered the proposed amendment to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, F.S., and has recommended approval of said amendment to the Board of County Commissioners; and

Words underlined are additions; Words ~~struck through~~ are deletions
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WHEREAS, on June 24, 2014, the Board of County Commissioners at a public hearing approved the transmittal of the proposed amendment to the state land planning agency in accordance with Section 163.3184, F.S.; and

WHEREAS, upon receipt of Collier County's proposed Growth Management Plan Amendment, various State agencies and the Department of Economic Opportunity (DEO) have thirty (30) days to review the proposed amendment and DEO must transmit, in writing, to Collier County its comments within said thirty (30) days pursuant to Section 163.3184, F.S.; and

WHEREAS, Collier County, upon receipt of the written comments from DEO must adopt, adopt with changes or not adopt the proposed Growth Management Plan Amendment within one hundred and eighty (180) days of such receipt pursuant to Section 163.3184, F.S.; and

WHEREAS, the DEO, within five (5) days of receipt of Collier County's adopted Growth Management Plan Amendment, must notify the County of any deficiencies of the Plan Amendment pursuant to Section 163.3184(3), F.S.


NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

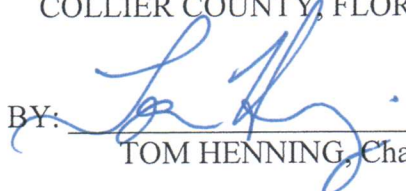
The Board of County Commissioners hereby approves the proposed Growth Management Plan Amendment, attached hereto as Exhibit "A" and incorporated by reference herein, for the purpose of transmittal to the Department of Economic Opportunity and other reviewing agencies thereby initiating the required State evaluation of the Growth Management Plan Amendment prior to final adoption.

THIS RESOLUTION ADOPTED after motion, second and majority vote this 24th day of June, 2014.

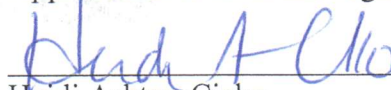
ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA


Deputy Clerk
Attest as to Chairman's
signature only.

BY: 
TOM HENNING, Chairman

Approved as to form and legality:


Heidi Ashton-Cicko
Managing Assistant County Attorney

HFC
5/22/14

Attachment: Exhibit "A" – Text and Map

CP\14-CMP-00915\26

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URBAN DESIGNATION

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.

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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