



**Growth Management Department**  
**Office of the Deputy County Manager**  
**Nick Casalanguida**

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March 19, 2015

Mr. Ray Eubanks, Plan 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 *Adopted* “2013 Cycle 2” Growth Management Plan Amendments (DEO No. Collier County 14-3ESR)

Dear Mr. Eubanks:

In accordance with Chapter 163.3184(3)(c), F.S., and the Department of Economic Opportunity’s posted procedures, both as pertains to the Expedited State Review Process, Collier County is transmitting three (3) copies (two CDs and one hard copy) of the 2013 Cycle 2 Growth Management Plan amendments, including all support data, to the Department of Economic Opportunity, and one copy of this entire adoption package (on CD) is being sent, on the same date as this letter, to the Florida Department of Transportation District One.

This cycle comprises one amendment petition; it was reviewed in advertised public hearing by the Collier County Planning Commission (local planning agency) on January 15, 2015. The Collier County Board of County Commissioners reviewed this Growth Management Plan amendment in advertised public hearing on March 10, 2015, and approved it by adoption of Ordinance No. 2015-22. [Note: The Adoption of this amendment occurred beyond 180 days after final Agency Comments were received on the transmitted (proposed) amendment. However, Collier County provided notification to Mr. Ray Eubanks at DEO, on January 27, 2015, that the County and Applicant agreed to an extension by 84 days - to April 28, 2015, and Mr. Eubanks acknowledged that extension by letter dated January 27, 2015.]

Amendment to the following Element is included in this transmittal: Immokalee Area Master Plan text and Future Land Use Map.

A brief summary of this 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-2013-8/PL20130001345, a petition submitted by Barron Collier Investments, Ltd. 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 (+2.0 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 a 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.

#### Changes Since Transmittal:

As shown below in double underline/double strike-through format, the Board of County Commissioners adopted petition CP-2013-8/PL20130001345 with a change. This change adds the name of a zoning map that encompasses a portion of the subject site due to the subdistrict expansion - which was excluded from the amendment at transmittal by oversight.

(Words underlined are added, words ~~struck through~~ are deleted – as Transmitted to DEO.

Words double underlined are added, words ~~double struck through~~ are deleted – as Adopted.)

URBAN DESIGNATION

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#### 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.

This amendment qualifies for the Expedited State Review Process set forth in Chapter 163.3184(3), F.S., as it does *not* trigger the provisions of Ch. 163.3184(2)(c), F.S., i.e. this amendment is not within an area of critical state concern, is not within Collier County's rural land stewardship area, is not a sector plan, is not evaluation and appraisal-based, is not DRI-related, and does not qualify as a small scale amendment.

Collier County has *not* rescinded concurrency for public facilities.

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.

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

David Weeks, AICP, Growth Management Manager  
Growth Management Department  
Zoning Division  
Comprehensive Planning Section  
2800 N. Horseshoe Drive  
Naples, Florida 34104  
Phone: D. Weeks 239-252-2306  
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Email: [davidweeks@colliergov.net](mailto:davidweeks@colliergov.net)

Sincerely,



Nick Casalanguida, Deputy County Manager  
Growth Management Department

cc: Board of County Commissioners  
Leo Ochs, County Manager  
Mike Bosi, AICP, Zoning Director  
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section  
Florida Department of Transportation, District One - w/ attachment  
GMPA File 2013 Cycle 2 - June