

RESOLUTION NO. 14- 231

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING AMENDMENT TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES, BY ESTABLISHING THE VINCENTIAN MIXED USE SUBDISTRICT IN THE URBAN MIXED USE DISTRICT TO ALLOW A RESIDENTIAL ONLY, COMMERCIAL ONLY OR MIXED USE PROJECT AT THE FOLLOWING DENSITY/INTENSITY: UP TO 10 RESIDENTIAL DWELLING UNITS PER ACRE FOR A MAXIMUM OF 307 RESIDENTIAL DWELLING UNITS, UP TO 250,000 SQUARE FEET OF COMMERCIAL USES, A 150 ROOM HOTEL AT A FLOOR AREA RATIO OF .60 AND AN ASSISTED LIVING FACILITY AT A FLOOR AREA RATIO OF .60. THE COMMERCIAL USES ALLOWED BY RIGHT ARE ALL PERMITTED USES AND CONDITIONAL USES IN THE C-1 GENERAL OFFICE THROUGH C-3 COMMERCIAL GENERAL ZONING DISTRICTS IN THE COLLIER COUNTY LAND DEVELOPMENT CODE, WITH CONVERSIONS AND LIMITATIONS IF PROJECT IS DEVELOPED AS MIXED USE DEVELOPMENT; AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. THE SUBJECT PROPERTY IS LOCATED AT THE CORNER OF SOUTHWEST BOULEVARD AND US 41 (TAMIAMI TRAIL EAST) IN SECTION 32, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA CONSISTING OF 31 ± ACRES. [PL20130001767/CP-2013-10]

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, Robert J. Mulhere FAICP of Hole Montes, Inc. and Richard D. Yovanovich, Esquire of Coleman, Yovanovich & Koester, PA on behalf of Global Properties, LLC, has initiated this amendment to the Future Land Use Element and Future Land Use Map Series; and

WHEREAS, on August 21, 2014 and September 4, 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

WHEREAS, on October 28, 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:

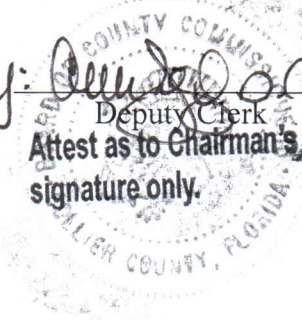
The Board of County Commissioners hereby approves the proposed Growth Management Plan Amendment, attached hereto as Exhibit "A" and incorporated by reference herein, for the purpose of transmittal to the Department of Economic Opportunity and other reviewing agencies thereby initiating the required State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

THIS RESOLUTION ADOPTED after motion, second and majority vote this 28th day of October, 2014.

ATTEST:
DWIGHT E. BROCK, CLERK

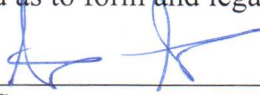
BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

by:  _____
Deputy Clerk
Attest as to Chairman's
signature only.



BY:  _____
TOM HENNING, Chairman

Approved as to form and legality:



Scott A. Stone
Assistant County Attorney

Attachment: Exhibit "A" – text and maps

CP\14-CMP-00931\2

EXHIBIT "A"
FUTURE LAND USE ELEMENT

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Policy 1.1:

The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

A. URBAN - MIXED USE DISTRICT

- 1. Urban Residential Subdistrict
- 2. Urban Residential Fringe Subdistrict
- 3. Urban Coastal Fringe Subdistrict
- 4. Business Park Subdistrict
- 5. Office and Infill Commercial Subdistrict
- 6. PUD Neighborhood Village Center Subdistrict
- 7. Residential Mixed Use Neighborhood Subdistrict
- 8. Orange Blossom Mixed-Use Subdistrict
- 9. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
- 10. Henderson Creek Mixed-Use Subdistrict
- 11. Research and Technology Park Subdistrict
- 12. Buckley Mixed-Use Subdistrict
- 13. Commercial Mixed Use Subdistrict
- 14. Livingston/Radio Road Commercial Infill Subdistrict
- 15. Vanderbilt Beach Road Neighborhood Commercial Subdistrict
- 16. Collier Boulevard Community Facility Subdistrict
- 17. Vincentian Mixed Use Subdistrict

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- 12. Commercial uses subject to criteria identified in the Urban - Mixed Use District, PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Buckley Mixed Use Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Commercial Mixed Use Subdistrict, Henderson Creek Mixed Use Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict, Vincentian Mixed Use Subdistrict; and, in the Urban Commercial District, Mixed Use Activity Center Subdistrict, Interchange Activity Center Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Commercial Mixed Use Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, Goodlette/Pine Ridge Commercial Infill Subdistrict; Orange Blossom/Airport Crossroads Commercial Subdistrict, in the Bayshore/Gateway Triangle Redevelopment Overlay; and, as allowed by certain FLUE policies.

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Words underlined are added; words ~~struck through~~ are deleted.
Row of asterisks (**** **** ****) denotes break in text.

17. Vincentian Mixed Use Subdistrict

This Subdistrict contains approximately 30.68 acres, is located on the south/west side of Tamiami Trail East (US 41) and is depicted on the Vincentian Mixed Use Subdistrict Map. The purpose of this Subdistrict is to allow for neighborhood, community, and regional commercial development; residential development; and mixed use (commercial and residential) development.

The Subdistrict is intended to include commercial uses to serve the emerging residential development in close proximity to this Subdistrict, and to provide employment opportunities for residents in the surrounding area. In order to comply with Policy 1.10 of the Housing Element of the Growth Management Plan, residential development shall be limited to market-rate units so as to avoid the concentration of affordable housing in one location in the County. The property may be developed entirely as commercial, entirely as residential, or as a mixture of residential and commercial uses.

The development of this Subdistrict shall comply with the following restrictions, limitations and standards:

- a. Allowable uses: The maximum intensity of commercial uses shall be limited to those allowed in the C-3 zoning district, both by right and by conditional use, as listed in the Collier County Land Development Code in effect as of the date of adoption of this Subdistrict. Additionally, the following uses are allowed:
 1. Department store (5311),
 2. Hotel (7011, hotel only),
 3. Dental laboratories (8072), and
 4. Nursing and personal care facilities (8051).
- b. Additional use restrictions and intensity standards:
 1. Commercial uses shall be limited to a maximum of 250,000 square feet of gross floor area (GFA), and one hotel (maximum FAR 0.6 and a maximum of 150 rooms), and an assisted living facility (maximum FAR 0.6). Additionally, for every acre of hotel or ALF, the maximum allowable commercial GFA shall be reduced by 10,000 square feet.
 2. Residential development shall be limited to a maximum density of 7.3 units per acre, calculated on the gross acreage of the property exclusive of any commercial portions, for a maximum of 224 multi-family dwelling units.
 3. If the project is developed as mixed use (residential and commercial uses), the residential density allowance is as provided for in Number 2. above, and the commercial portion of the project shall not exceed 10 acres in size and a maximum of 128,000 square feet of GFA of commercial uses, and a 150-room hotel not to exceed 0.6 FAR, and an Assisted Living Facility at a 0.6 FAR. Additionally, for every acre of hotel or ALF, the maximum allowable commercial GFA shall be reduced by 10,000 square feet.
 4. A stand-alone automobile service station (i.e. retail fuel sales in conjunction with a convenience store) is prohibited; however, accessory fuel pumps in association with a grocery store or membership warehouse type facility greater than 15,000 square feet of GFA are allowed.
 5. A recreational site for the use of the adjacent RV or mobile home parks may be developed on a maximum of 3 acres. The recreational site may include facilities such as a pool, clubhouse, and tennis courts.

c. Site Development:

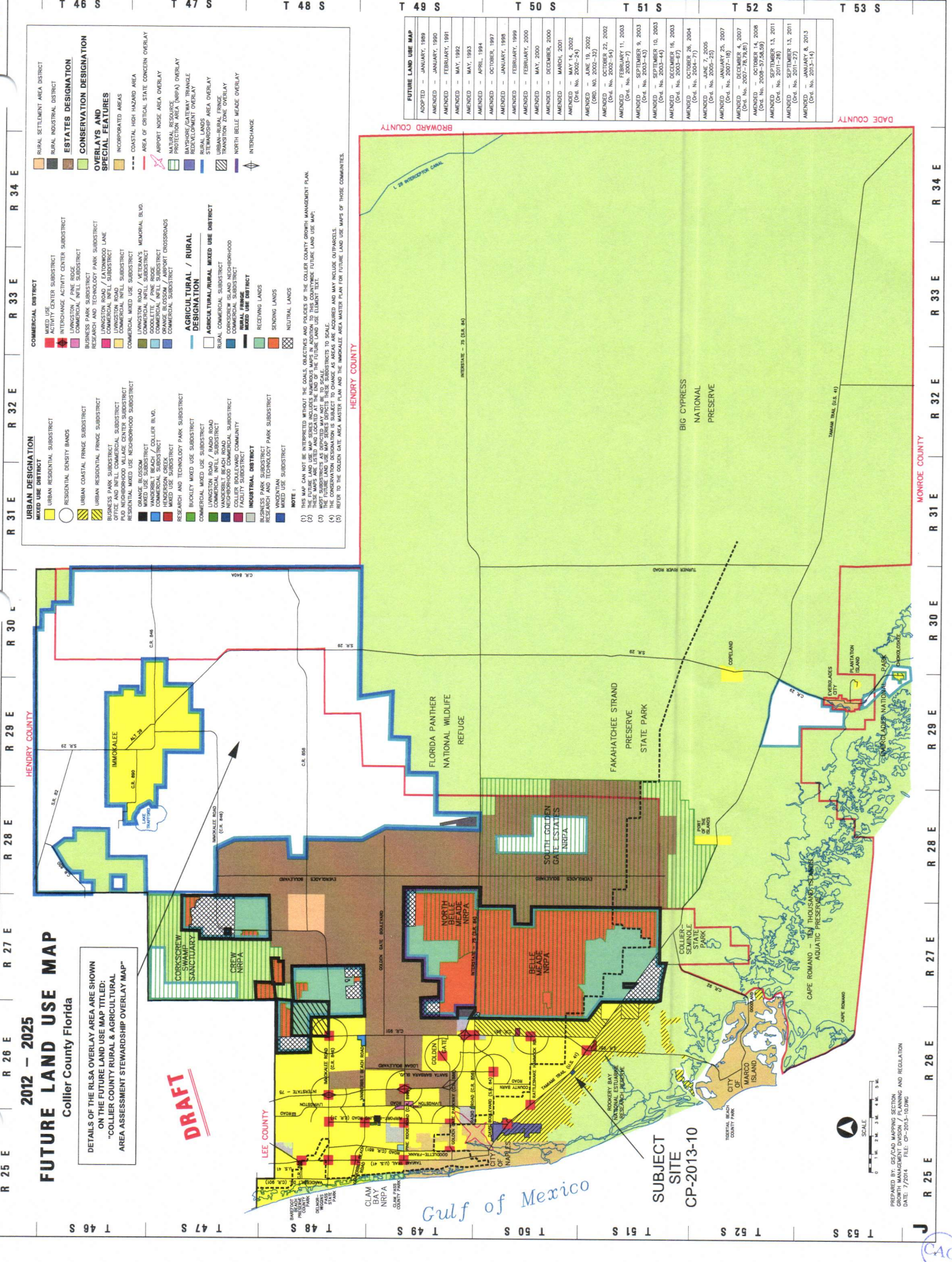
1. Rezoning of this Subdistrict is encouraged to be in the form of a Planned Unit Development (PUD). The rezone ordinance shall contain development and design standards to ensure compatibility with internal uses as well as adjacent external uses, and shall include additional restrictions and standards necessary to ensure that uses and hours of operation are compatible with surrounding land uses.
2. The subject site will be developed with a common architectural and landscaping theme, to be submitted with the first Site Development Plan.
3. The unified planned development submitted at time of the first Site Development Plan will reflect, to the maximum extent feasible, internal connectivity through shared parking and cross-access agreements.
4. Pedestrian connections are encouraged, both with perimeter properties, where feasible, and between internal buildings.
5. At the time of Site Development Plan approval, the required on-site vegetation retention may be satisfied off-site, pursuant to Policy 6.1.1(13) of the Conservation and Coastal Management Element (CCME) of the Growth Management Plan. At a minimum, 15 percent of the on-site native vegetation must be retained on-site. If the portion of native vegetation satisfied off-site is met by land donation to the County, the specific off-site property shall be taken to the Board of County Commissioners for acceptance. However, a hearing before the Conservation Collier Land Acquisition Advisory Committee will not be required.

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- Urban Rural Fringe Transition Zone Overlay Map
- Orange Blossom Mixed Use Subdistrict Map
- Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map
- Goodlette/Pine Ridge Commercial Infill Subdistrict Map
- Henderson Creek Mixed-Use Subdistrict Map
- Buckley Mixed-Use Subdistrict Map
- Livingston/Pine Ridge Commercial Infill Subdistrict Map
- Vanderbilt Beach Road Neighborhood Commercial Subdistrict Map
- Livingston Road/Eatonwood Lane Commercial Infill Subdistrict Map
- Livingston Road Commercial Infill Subdistrict Map
- Orange Blossom/Airport Crossroads Commercial Subdistrict
- Livingston Road/Veteran's Memorial Boulevard Commercial Infill Subdistrict Map
- Corkscrew Island Neighborhood Commercial Subdistrict Map
- Collier Boulevard Community Facility Subdistrict Map
- Coastal High Hazard Area Map
- Coastal High Hazard Area Comparison Map
- Vincentian Mixed Use Subdistrict Map

Words underlined are added; words struck-through are deleted.
Row of asterisks (**** **** ****) denotes break in text.



URBAN DESIGNATION

- URBAN RESIDENTIAL SUBDISTRICT
- RESIDENTIAL DENSITY BANDS
- URBAN COASTAL FRINGE SUBDISTRICT
- URBAN RESIDENTIAL FRINGE SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- URBAN CENTER SUBDISTRICT
- COMMERCIAL IN-fill SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- COMMERCIAL MIXED USE NEIGHBORHOOD SUBDISTRICT
- ORANGE BLOSSOM SUBDISTRICT
- WANDERLUST BEACH / COLLIER BLVD. SUBDISTRICT
- COMMERCIAL SUBDISTRICT
- MIXED USE SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / RADIO ROAD SUBDISTRICT
- WANDERLUST BEACH ROAD SUBDISTRICT
- NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- INDUSTRIAL DISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- MIXED USE SUBDISTRICT

URBAN DESIGNATION

- INTERCHANGE ACTIVITY CENTER SUBDISTRICT
- LIVINGSTON / PINE ROSE SUBDISTRICT
- COMMERCIAL IN-fill SUBDISTRICT
- LIVINGSTON ROAD / KATONKODO LANE SUBDISTRICT
- COMMERCIAL IN-fill SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / VETERAN'S MEMORIAL BLVD. SUBDISTRICT
- COMMERCIAL IN-fill SUBDISTRICT
- COMMERCIAL SUBDISTRICT
- COMMERCIAL SUBDISTRICT
- COMMERCIAL SUBDISTRICT

COMMERCIAL DISTRICT

- ACTIVITY CENTER SUBDISTRICT
- INTERCHANGE ACTIVITY CENTER SUBDISTRICT
- LIVINGSTON / PINE ROSE SUBDISTRICT
- COMMERCIAL IN-fill SUBDISTRICT
- LIVINGSTON ROAD / KATONKODO LANE SUBDISTRICT
- COMMERCIAL IN-fill SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / VETERAN'S MEMORIAL BLVD. SUBDISTRICT
- COMMERCIAL IN-fill SUBDISTRICT
- COMMERCIAL SUBDISTRICT
- COMMERCIAL SUBDISTRICT

CONSERVATION DESIGNATION

- INCORPORATED AREAS
- COASTAL HIGH HAZARD AREA
- AREA OF CRITICAL STATE CONCERN OVERLAY
- AIRPORT NOISE AREA OVERLAY
- NATURAL RESOURCE PROTECTION AREA (NRPA) OVERLAY
- WETLANDS PROTECTION OVERLAY
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- STEMWISHPARK AREA OVERLAY
- RURAL LANDS
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY
- INTERCHANGE

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- CONSERVATION ISLAND NEIGHBORHOOD
- RURAL FRINGE
- MIXED USE DISTRICT
- RECEIVING LANDS
- SENDING LANDS
- NEUTRAL LANDS

OVERLAYS AND SPECIAL FEATURES

- INCORPORATED AREAS
- COASTAL HIGH HAZARD AREA
- AREA OF CRITICAL STATE CONCERN OVERLAY
- AIRPORT NOISE AREA OVERLAY
- NATURAL RESOURCE PROTECTION AREA (NRPA) OVERLAY
- WETLANDS PROTECTION OVERLAY
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- STEMWISHPARK AREA OVERLAY
- RURAL LANDS
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY
- INTERCHANGE

NOTE 1:

- THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GENERAL MANAGEMENT PLAN.
- THE FUTURE LAND USE MAP SERIES INCLUDES NUMEROUS MAPS IN ADDITION TO THIS COUNTYWIDE FUTURE LAND USE MAP.
- MANY SUBDISTRICTS AS SHOWN MAY NOT BE TO SCALE. THE FUTURE LAND USE ELEMENT TEXT.
- THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS RESOURCES ARE ACQUIRED AND MAY INCLUDE OUTPARCELS.
- REFER TO THE COLLIER DATE AREA MASTER PLAN AND THE IMMOKALEE AREA MASTER PLAN FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.

FUTURE LAND USE MAP

ADOPTED	- JANUARY, 1989
AMENDED	- JANUARY, 1990
AMENDED	- FEBRUARY, 1991
AMENDED	- MAY, 1992
AMENDED	- MAY, 1994
AMENDED	- APRIL, 1994
AMENDED	- OCTOBER, 1997
AMENDED	- JANUARY, 1998
AMENDED	- FEBRUARY, 1999
AMENDED	- FEBRUARY, 2000
AMENDED	- MAY, 2000
AMENDED	- DECEMBER, 2000
AMENDED	- MARCH, 2001
AMENDED	- MAY 14, 2002 (Ord. No. 2002-24)
AMENDED	- MAY 14, 2002 (Ord. No. 2002-25)
AMENDED	- OCTOBER 22, 2002 (Ord. No. 2002-39)
AMENDED	- OCTOBER 22, 2002 (Ord. No. 2002-39)
AMENDED	- FEBRUARY 11, 2003 (Ord. No. 2003-7)
AMENDED	- FEBRUARY 11, 2003 (Ord. No. 2003-7)
AMENDED	- SEPTEMBER 9, 2003 (Ord. No. 2003-43)
AMENDED	- SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED	- DECEMBER 16, 2003 (Ord. No. 2003-67)
AMENDED	- DECEMBER 16, 2003 (Ord. No. 2003-67)
AMENDED	- JUNE 7, 2005 (Ord. No. 2004-25)
AMENDED	- JUNE 7, 2005 (Ord. No. 2004-25)
AMENDED	- JANUARY 25, 2007 (Ord. No. 2007-16)
AMENDED	- OCTOBER 14, 2008 (Ord. No. 2008-57, 58, 59)
AMENDED	- SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED	- SEPTEMBER 13, 2011 (Ord. No. 2011-27)
AMENDED	- JANUARY 8, 2013 (Ord. No. 2013-14)

SUBJECT SITE CP-2013-10

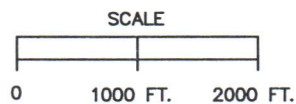
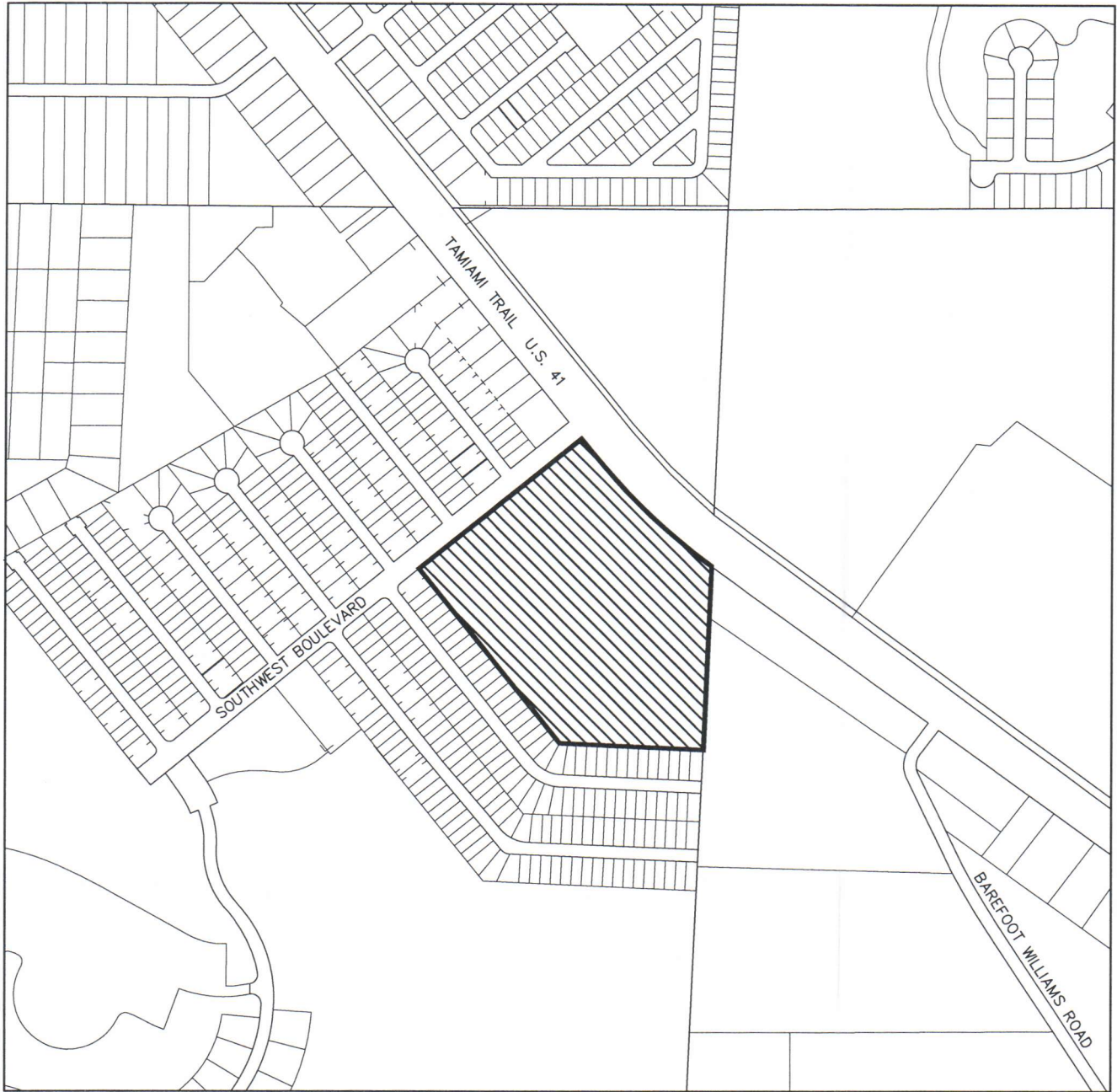
SCALE: 1" = 1/4" (1" = 1/4" = 1/4" = 1/4")


PREPARED BY: GIS/CAD MAPPING SECTION
PLANNING AND REGULATION DIVISION
DATE: 7/2014 TEL: 202-203-1030



DRAFT

VINCENTIAN MIXED USE SUBDISTRICT COLLIER COUNTY, FLORIDA



LEGEND	
	SUBDISTRICT

