



January 20, 2015

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

**Re: Collier County DEO 15-1ESR**

Dear Mr. Casalanguida:

The staff of the Southwest Florida Regional Planning Council has reviewed the requested amendments to the Collier County Growth Management Plan (GMP). The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendments to the Collier County GMP at its February 19, 2015 meeting. Council staff has recommended that Council find the changes described in DEO 15-1ESR as not regionally significant, and consistent with the Strategic Regional Policy Plan (SRPP). Council staff also recommended that Council find that the requested changes do not generate adverse effects to facilities found in the SRPP and that the proposed changes do not produce extra-jurisdictional impacts that are inconsistent with the comprehensive plans of any other local government.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,  
**Southwest Florida Regional Planning Council**

A handwritten signature in black ink that reads 'Margaret Wuerstle'.

Margaret Wuerstle, AICP  
Executive Director

MW/MAD  
Attachment

Cc: Ray Eubanks, Administrator, Division of Community Planning/Plan Review and Processing, Department of Economic Opportunity.

**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS  
COLLIER COUNTY**

The Council staff has reviewed proposed changes to the Collier County Growth Management Plan DEO 15-1ESR. The changes were developed as a result of the 2013 Cycle 3 Growth Management Plan amendments. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Factors of Regional Significance</u>			
	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-1ESR (CP-2014-2/ PL20140000113)	no	no	no	(1) not regionally significant; and (2) consistent with SRPP

**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Collier County.

**COMMUNITY PLANNING ACT**

**Local Government Comprehensive Plans**

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;  
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda  
Collier County, Everglades City, Marco Island, Naples  
Glades County, Moore Haven  
Hendry County, Clewiston, LaBelle  
Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel  
Sarasota County, Longboat Key, North Port, Sarasota, Venice

### **Comprehensive Plan Amendments**

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

#### **Regional Planning Council Review**

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government.

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

**NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.**

**SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL  
LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEW  
FORM 01**

**LOCAL GOVERNMENT:**

Collier County

**DATE AMENDMENT RECEIVED:**

December 22, 2014

**DATE AMENDMENT MAILED TO LOCAL GOVERNMENT AND STATE:**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government Comprehensive Plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any affected local government within the region. A written report containing the evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State land planning agency within 30 calendar days of receipt of the amendment.

December 22, 2014

**1. AMENDMENT NAME:**

**Application Number: DEO 15-1ESR (CP-2014-2/PL20140000113)**

**2. DESCRIPTION OF AMENDMENT(S):**

This petition is a privately-initiated petition submitted by Stock Development and H & LD Venture LLC. The amendment proposes to affect the transfer of TDR credits among properties in an area identified by Collier County's Future Land Use Element (FLUE) and Future Land Use Map FLUM, as Rural Fringe Mixed Use District (RFMUD) and Urban Residential Fringe (URF) Subdistrict, changing the Future Land Use Element by adding two (2) site-specific exceptions from existing limitations in the Transfer of Development Rights (TDR) program.

1. The first amends the URF Subdistrict provisions themselves,
2. The second amends the way density transfers are permitted by the Density Bonuses' provisions of the FLUE Density Rating System.

The specific effect on the density realized by this proposed change to the Collier County GMP follows.

**Growth Management Plan Amendment (CP-2014-2) Future Land Use Element (FLUE)**

The proposed amendments to the County's Future Land Use Element (FLUE) is specific to the 196.4 acre subject site, located in southern Collier County, approximately 1.5 miles north of Rattlesnake Hammock Road, approximately 1 mile south of Beck Boulevard and immediately east of Collier Boulevard with approximately 1,000 feet of frontage on this arterial roadway.

The property is designated in the Urban Fringe Residential (URF) Sub-District, is zoned Planned Unit Development (PUD) and is found within the 235 acre PUD know as San Marino, (Ordinance 2000-10). Of the 235 total acres, approximately 39 acres of the PUD has been developed with a 350 multi-family dwelling unit apartment complex know as "Aventine at Naples". The balance of the PUD's acreage is the subject of this amendment.

Petition DEO 15-1ESR (CP-2014-2/PL20140000113CP-2014-2) seeks to amend the Future Land Use Element (FLUE) text of the Collier County Growth Management Plan (GMP) to introduce two site-specific exceptions from existing provisions of the Transfer of Development Rights (TDR) program, affecting the transfer of TDR credits among properties in the Rural Fringe Mixed Use District (RFMUD) and the Urban Residential Fringe (URF) Subdistrict. The petition requests an increase of .52 dwelling units per acre (DU/A) from the allowable TDR of 1.0 DU/A to 1.52 DU/A and amends the transfer of TDR credits originating more distant than one (1) mile from the URF boundary

1. The allowed base density for the 196.4 acres is 1.5 DU/A or 295 DUs and the TDR allowed density is 1.0 DU/A or 196 DUs. The petition requests an increase from the allowable TDR of 1.0 DU/A to 1.52 DU/A for use in the undeveloped portion of the San Marino PUD – increasing total density from the present maximum allowed 2.5 DU/A to 3.02 DU/A or 593 DUs. Of the 593 DUs calculated at the requested density, 295 DUs (at base density) are subtracted representing units already built and the two (2) remaining DUs approved and un-built from the San Marino PUD are added; ( $593 - 295 = 298 + 2 = 300$  DUs). In summary, the amendment requests an increase in the TDR density for the site specific property within the San Marino PUD so as to permit the construction of 300 DUs on the undeveloped lands.
2. Collier County's TDR Program states TDR credits may be transferred from any RFMUD Sending Lands to any RFMUD Receiving Lands and Urban area receiving lands. But limits the TDR credits from Sending Lands to one (1) mile of the URF boundary. This proposed amendment requests the transfer of TDR credits originating more distant than one (1) mile from the URF boundary for use in the undeveloped portion of the San Marino PUD located in the URF.

Council staff reviewed the proposed amendment request and found that the request was not regionally significant due to its lack of magnitude, location and character; that the proposed development would not substantially impact any regional resources or facilities; and that the proposed changes would not impact any adjacent jurisdiction.

**2. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN:**

Council staff has reviewed the requested amendment. Based on the review, Council staff has found that the requested changes will not produce any significant adverse effects on the regional resources or regional facilities that are identified in the Strategic Regional Policy Plan.

**3. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

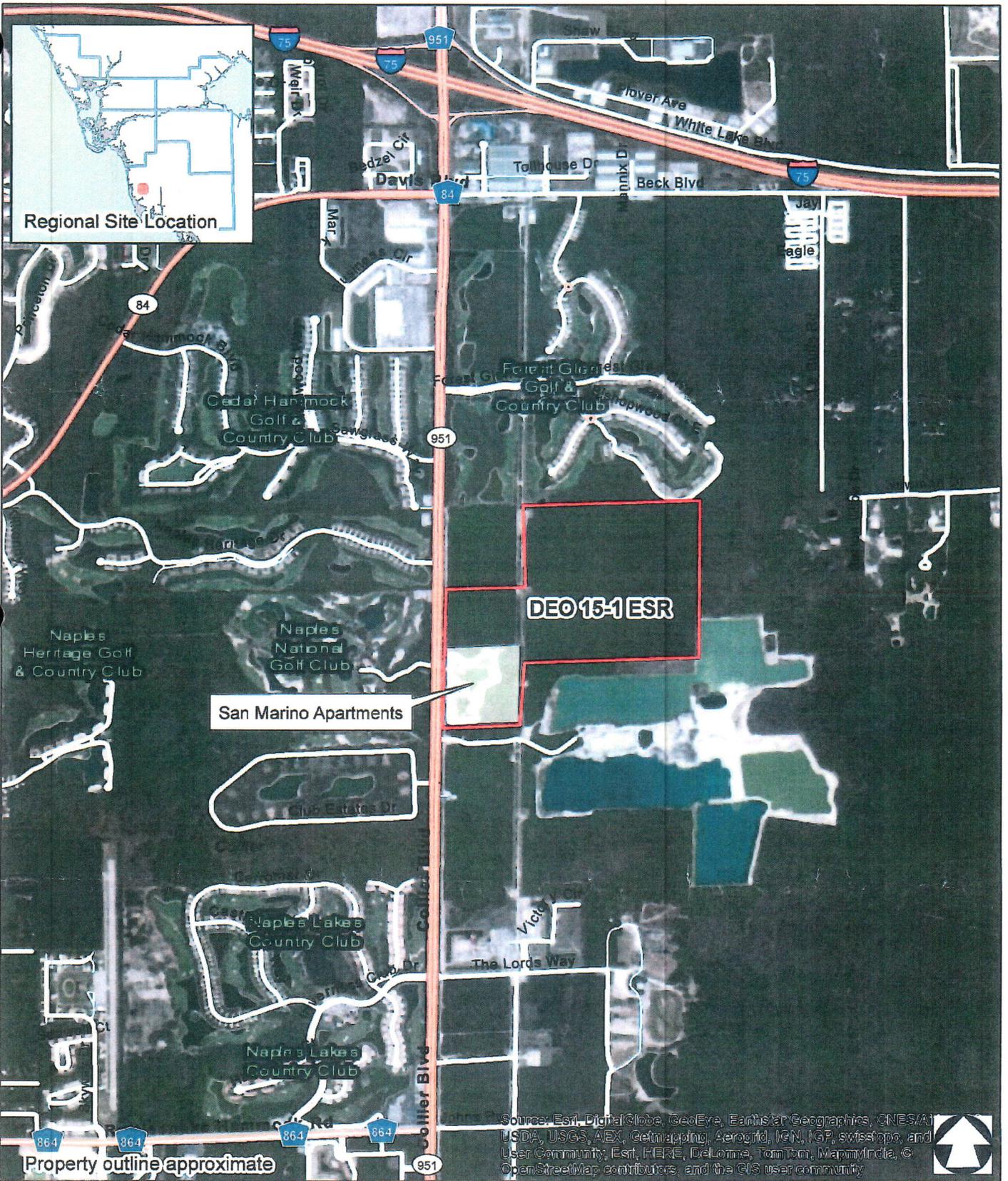
Request a copy of the adopted version of the amendment?  Yes  No

**Attachment III**

# **Maps**

**Collier County  
DEO 15-1ESR  
CP-2014-2/PL20140000113**

**Growth Management Plan  
Comprehensive Plan Amendments**



Regional Site Location

DEO 15-1 ESR

San Marino Apartments

Property outline approximate

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



# Collier County DEO 15-1 ESR



Southwest Florida  
Regional Planning  
Council

www.swfrpc.org

(Name: DE)\_15\_1\_ESR\_coll Last updated by: twalker on 1/6/2015



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

10041 Daniels Parkway  
Fort Myers, FL 33913

JIM BOXOLD  
SECRETARY

January 16, 2015

Mr. David Weeks, AICP  
Growth Management Plan Manager  
Collier County Growth Management Division/Planning & Regulation  
Planning & Zoning Department  
Comprehensive Planning Section  
2800 N. Horseshoe Drive  
Naples, Florida 34104

**RE: Collier County 15-1ESR (CP-2014-2) Proposed Comprehensive Plan Amendment  
(Expedited State Review Process) – FDOT Comments and Recommendations**

Dear Mr. Weeks:

The Florida Department of Transportation (FDOT), District One, has reviewed the Collier County 15-1ESR (CP-2014-2), Proposed Comprehensive Plan Amendment, transmitted under the Expedited State Review process (*received by FDOT on December 22, 2014*) in accordance with the requirements of Florida Statutes (F.S.) Chapter 163. The Department offers Collier County the following comments and recommendations for your consideration regarding the proposed amendment.

**CP-2014-2 (Text and Map Amendment):**

The San Marino Planned Unit Development (PUD) is a total of 235 acres. The subject site lies within the PUD boundary and comprises approximately 196.4 acres of undeveloped property. The site is located east of CR 951/Collier Boulevard, approximately 1.5 miles south of SR 84/Davis Boulevard and 1.5 miles north of CR 864/Rattlesnake Hammock Road in Collier County, Florida. It is noted that the subject property is designated as Urban Mixed Use District and Urban Residential Fringes (URF) Subdistrict on the Future Land Use Map (FLUM).

The Comprehensive Plan Amendment proposes to:

1. Amend the Future Land Use Element (FLUE) text of the Growth Management Plan (GMP) to increase the maximum allowable residential density that may be achieved in the 196.4 acres (undeveloped portion of the San Marino residential PUD) from 2.50 DU's/Acre, utilizing Transfer of Development Rights (TDRs) to 3.02 DU's/Acre utilizing TDRs, and
2. Allow the transfer of TDR derived residential density from sending lands located more than one (1) mile from the urban boundary to the undeveloped portion of the San Marino residential PUD.

According to the **existing** FLU designation, the maximum development that can occur on the 196.4 acres of URF Subdistrict is 491 multi-family dwelling units (*Base Density of 1.5 DU's/Acre + Allowed TDRs Density of 1.0 DU's/Acre = 2.5 DU's/Acre*), which would result in **3,099 daily trips or 288 p.m. peak hour trips.**

According to the **proposed** FLU designation, the maximum development that can occur on the 196.4 acres of URF is 593 multi-family dwelling units (*Base Density of 1.5 DU's/Acre + Allowed TDRs Density of 1.0 DU's/Acre + Proposed TDR's Density Increase of 0.52 DU's/Acre = 3.02 DU's/Acre*). This would result in **3,717 daily trips or 344 p.m. peak hour trips.**

As indicated in the below table, the **proposed** development could result in a **net increase of 618 daily trips or 56 p.m. peak hour trips.**

**TRIP GENERATION AS PROPOSED IN CP-2014-2/RESOLUTION NO. 14-262**

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips <sup>1</sup>	PM Peak Trips <sup>1</sup>
				Acres	Allowed Development		
Approved	URF-MF-RES	2.5 DUs/Acre	220	196.4	491 DU's	3,099	288
Proposed	URF-MF-RES	3.02 DUs/Acre	220	196.4	593 DU's	3,717	344
<b>Change in Trips</b>						<b>+618</b>	<b>+56</b>

1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition).

As seen in the following tables, a planning level analysis was prepared to establish whether state roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards, as identified within the Collier County's comprehensive plan during the existing (2013), short-term (2019), and long term (2035) horizon year conditions.

**YEAR 2013 EXISTING ROADWAY CONDITIONS**

Roadway	From	To	SIS?	LOS Std.	2013 Conditions				
					No. of Lanes	Service <sup>1</sup> Volume	AADT	LOS	Acceptable?
SR 84/Davis Blvd	Santa Barbara Blvd	Radio Rd	N	D	4	41,790	10,500	C	Yes
SR 84/Davis Blvd	Radio Rd	SR 951/CR 951	N	D	6	62,895	16,300	C	Yes

SR 951/Collier Blvd	SR 84/Davis Blvd	E. of I-75	N	D	8	84,105	40,000	C	Yes
I-75	SR 951	CR 886/Golden Gate Pkwy	Y	D	4	74,400	34,500	B	Yes

1. Service Volume at the Collier County Adopted LOS Standard.

**YEAR 2019 SHORT-TERM HORIZON ROADWAY CONDITIONS**

Roadway	From	To	2019 Conditions								
			No. of Lanes	LOS Std.	Service <sup>1</sup> Volume	2019 <sup>2</sup> Background Traffic	Project <sup>3</sup> Dist. %	Project Traffic	Total Traffic	LOS	Acceptable?
SR 84/Davis Blvd	Santa Barbara Blvd	Radio Rd	4	D	41,790	11,800	27%	167	11,967	C	Yes
SR 84/Davis Blvd	Radio Rd	SR 951/CR 951	6	D	62,895	18,300	37%	229	18,529	C	Yes
SR 951/Collier Blvd	SR 84/Davis Blvd	E. of I-75	8	D	84,105	44,900	25%	155	45,055	C	Yes
I-75	SR 951	CR 886/Golden Gate Pkwy	6	D	111,800	39,200	15%	93	39,293	B	Yes

1. Service Volume at the Collier County Adopted LOS Standard.
2. The short-term planning horizon year 2019 background volumes were obtained using historical growth rates.
3. The project traffic distribution percentages were obtained based on the information provided in the Traffic Impact Analysis (Exhibit M), dated February 26, 2014.

**YEAR 2035 LONG-TERM HORIZON ROADWAY CONDITIONS**

Roadway	From	To	2035 Conditions								
			No. of Lanes	LOS Std.	Service <sup>1</sup> Volume	2035 <sup>2</sup> Background Traffic	Project <sup>3</sup> Dist. %	Project Traffic	Total Traffic	LOS	Acceptable ?
SR 84/Davis Blvd	Santa Barbara Blvd	Radio Rd	4	D	41,790	23,254	27%	167	23,421	C	Yes
SR 84/Davis Blvd	Radio Rd	SR 951/CR 951	6	D	62,895	31,871	37%	229	32,100	C	Yes
SR 951/Collier Blvd	SR 84/Davis Blvd	E. of I-75	8	D	84,105	78,899	25%	155	79,054	C	Yes
I-75	SR 951	CR 886/Golden Gate Pkwy	6	D	111,800	81,685	15%	93	81,778	C	Yes

1. Service Volume at the Collier County Adopted LOS Standard.
2. The long-term planning horizon year 2035 background volumes were obtained using model volumes.
3. The project traffic distribution percentages were obtained based on the information provided in the Traffic Impact Analysis (Exhibit M), dated February 26, 2014.

**FDOT Comment # 1:**

Based on the planning level analysis, the segment of SR 84/Davis Boulevard from Santa Barbara Boulevard to SR 951/CR 951, the segment of SR 951/Collier Boulevard from SR 84/Davis Boulevard to east of I-75, and the segment of I-75 from SR 951 to CR 886/Golden Gate Parkway, located in the vicinity of the subject property operate under acceptable conditions during the existing conditions. In addition, the same roadway segments are anticipated to operate under acceptable conditions with the proposed amendment during the year 2019 short-term and the 2035 long-term conditions.

*The Department has determined that the changes associated with the proposed amendment, CP-2014-2, are not anticipated to adversely impact important state transportation resources or facilities.*

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,



Sarah Catala  
SIS/Growth Management Coordinator  
FDOT District One

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



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

January 13, 2015

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

**Subject: Collier County, DEO #15-1ESR  
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 updates the Future Land Use Element to include two site specific exceptions in the Transfer of Development Rights Program for a 196-acre site within the San Marino Planned Unit Development. 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](mailto: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, AICP, Collier County  
Brenda Winningham, DEO  
Margaret Wuerstle, SWFRPC

Rick Scott  
GOVERNOR



Jesse Panuccio  
EXECUTIVE DIRECTOR

RECEIVED

JAN 21 2015

COMPREHENSIVE PLANNING  
DEPARTMENT

January 16, 2015

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. 15-1ESR), which was received on December 22, 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](mailto:scott.rogers@deo.myflorida.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Ana Richmond". The signature is fluid and cursive, with the first name "Ana" being more prominent than the last name "Richmond".

Ana Richmond, Chief  
Bureau of Community Planning

AR/sr

Enclosure: Procedures for Adoption

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

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.

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**Rick Scott**  
GOVERNOR



**Jesse Panuccio**  
EXECUTIVE DIRECTOR

December 10, 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. 14-5ESR), which was received on November 12, 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.

OFFICE OF THE COMMISSIONER  
(850) 617-7700



THE CAPITOL  
400 SOUTH MONROE STREET  
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
COMMISSIONER ADAM H. PUTNAM

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January 8, 2015

VIA US EMAIL (davidweeks@colliergov.net)

Collier County Growth Management Division  
Attn: David Weeks  
2800 N. Horseshoe Drive  
Naples, Florida 34104

Re: DACS Docket # --20141223-498  
Collier County Single Proposed 2014 Cycle I  
Submission dated December 19, 2014

Dear Mr. Weeks:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on December 23, 2014 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

A handwritten signature in black ink that reads "Stormie Knight".

Stormie Knight  
Sr. Management Analyst I  
Office of Policy and Budget

cc: Florida Department of Economic Opportunity  
(SLPA #: Collier County 15-1 ESR)