

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the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.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.

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".

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);

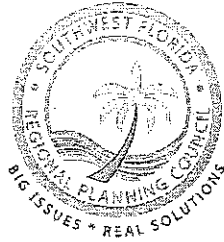
Suggested effective date language for the adoption ordinance for expedited review:

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.



December 18, 2014

Mr. D. Ray Eubanks
Administrator
Plan Review and Processing
Department of Economic Opportunity
107 East Madison Street – MSC 160
Tallahassee, Florida 32399-4120

Re: Collier County / DEO 14-5ESR

Dear Mr. Eubanks:

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 January 15, 2015 meeting. Council staff has recommended that Council find the changes described in CP-2013-10/PL20130001767 as not regionally significant, and consistent with the Strategic Regional Policy Plan (SRPP). Council staff has recommended that the Council find that the requested changes do not produce adverse effects to significant regional resources and support the recommendation of the Collier County Emergency Management requiring that the developer provide a one-time developer contribution of a generator to mitigate impact for hurricane evacuation concerns. The generator as specified by the Collier County Emergency Management allows for additional evacuee capacities at various shelter(s) that can be used based on the storm factors associated with development in the Coastal High Hazard Area (CHHA). Council staff also recommended that Council find that the requested changes do not produce 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,

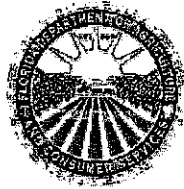
Southwest Florida Regional Planning Council

Margaret Wuerstle, AICP
Executive Director

MW/MAD
Attachment

Cc: Nick Casalanguida, Administrator, Growth Management Division, Collier County

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

December 10, 2014

VIA EMAIL (davidweeks@colliergov.net)

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

Re: DACS Docket # -- 20141117-484
Collier County CP-2013-10/PL20130001767
Submission dated November 10, 2014

Dear Mr. Weeks:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on November 17, 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 cursive script that reads "Stormie Knight".

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

cc: Florida Department of Economic Opportunity
(SLPA #: Collier County 14-5 ESR)



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

December 4, 2014

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

**Subject: Collier County, DEO #14-5ESR
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 creates the Vincentian Mixed Use Subdistrict by adding policies and changing the land use designation on a 30.7 acre parcel. 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 "Dean 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



Gary Chartrand, *Chair*
John R. Padget, *Vice Chair*
Members
Ada G. Armas, M.D.
John A. Colon
Marva Johnson
Rebecca Fishman Lipsey
Andy Tuck

December 4, 2014

Mr. David Weeks, AICP, Growth Management Plan Manager
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, Florida 34104
Via E-mail: davidweeks@colliergov.net

Re: Collier County 14-5 ESR

Dear Mr. Weeks:

On November 14, 2014, the Department of Economic Opportunity (DEO) notified me of its receipt of the Collier County proposed 14-5ESR comprehensive plan amendment. Because the county did not provide a copy to the Florida Department of Education, I accessed the proposed amendment package through the DEO's online plan amendment archive, Florida PAPERS. According to the department's responsibilities under section 163.3184(3)(b), Florida Statutes, I reviewed the amendment package considering the provisions of chapter 163, part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The amendment relates to petition PL2013001767/CP-2013-10, which proposes an amendment of the future land use element text and map to establish the Vincentian Mixed-Use District. Although the application and staff report assert that there are no effects on public school facilities, the proposal's intent to permit up to an additional 307 residential dwellings appears to have the potential to increase demands for public school capacity, and thus must be analyzed for such effects.

Given this, I contacted Amy Lockhart, AICP, with the Collier County Public Schools, to request an analysis. Because she had not received the proposed amendment, she was not able to provide one. Prior to considering adoption of the amendment, the county and the applicant should complete the school planning level review required by section 8 of the Collier County Interlocal Agreement for Public School Facility Planning and School Concurrency. If the planning level review indicates that a planning solution is necessary to address any estimated deficit, the county should revise the amendment to adopt an appropriate solution.

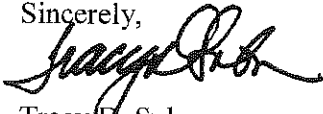
Thomas H. Inserra
Director, Office of Educational Facilities

Mr. David Weeks, AICP
December 4, 2014
Page Two

Section 163.3184(1), F.S., defines the department as a reviewing agency to receive comprehensive plan amendments that relate to public schools. It has been my understanding that amendments that relate to public schools include those that propose an increase in residential density (whether by text or map amendment), propose a change in land use proximate to an existing or future public school site or to accommodate a future school, or propose policy revisions that would affect intergovernmental coordination with the school district regarding public educational facilities. Please direct such future amendments to my attention at the letterhead address. If you prefer to save the costs of copying and mailing amendments, I would welcome transmittal via e-mail to the address listed below.

If you have questions about this letter, or if I may be of assistance, please contact me at 850-245-9312 or tracy.suber@fldoe.org.

Sincerely,



Tracy D. Suber
Growth Management and Facilities Policy Liaison

TDS/

cc: Ms. Amy Lockhart, AICP, Collier County Public Schools
Ms. Brenda Winningham, DEO/State Land Planning Agency
Mr. Scott Rogers, DEO/State Land Planning Agency

KendallMarcia

From: WeeksDavid
Sent: Monday, December 01, 2014 3:01 PM
To: SchmidtCorby
Cc: BosMichael; KendallMarcia
Subject: FW: Collier County 14-5ESR - Proposed [CP-2013-10, Vincentian]

FYI
(already saved in G Drive folder)

From: Stahl, Chris [mailto:Chris.Stahl@dep.state.fl.us]
Sent: Monday, December 01, 2014 1:57 PM
To: WeeksDavid
Cc: Craig, Kae; DEO Agency Comments
Subject: Collier County 14-5ESR – Proposed

To: David Weeks, Growth Management Plan Director

Re: Collier County 14-5ESR – Review of Proposed 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, if adopted, 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

Customer Service Survey

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

ANANTH PRASAD, P.E.
SECRETARY

November 25, 2014

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 14-5ESR 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 14-5ESR, Proposed Comprehensive Plan Amendment, transmitted under the Expedited State Review process (*transmitted by the Board of County Commissioners on October 28, 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-2013-10 (Text and Map Amendment):

The subject site comprises 30.7 acres, lies within the Coastal High Hazard Area (CHHA), and is generally located south and east of Southwest Boulevard, south and west of US 41 (Tamiami Trail East), and west of the Hitching Post Mobile Home Park in Collier County, Florida. The comprehensive plan amendment proposes to amend the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) and Map Series of the Growth Management Plan (GMP) to introduce a new Subdistrict and to re-designate the subject site from the Urban Mixed Use District (UMUD), Urban Coastal Fringe Subdistrict (UCFS) to the Vincentian Mixed Use Subdistrict (VMUS).

The subject property (Vincentian project) was initially approved as a Planned Unit Development (PUD) per Collier County Ordinance 99-37. The approved Vincentian PUD includes 57,500 square feet of commercial uses, 57,500 square feet of general office and 40 single family residential dwelling units, which would result in **447 p.m. peak hour trips** (after the reduction of the internal capture and pass-by trips).

Based on the information provided in the traffic study and the staff report, the proposed Vincentian PUD Amendment will continue to develop as a mixed-use commercial project. The proposed land-use includes 190,000 square feet of commercial uses, a hotel (100 rooms) and 57,500 square feet of general office, which would result in **851 p.m. peak hour trips** (after the reduction of the internal capture and pass-by trips). As indicated in the following tables, the **proposed** development could result in a **net increase of 404 p.m. peak hour trips**.

TRIP GENERATION AS PROPOSED

Scenario	Land Use Designation	ITE Land Use Code	Size of Development		PM Peak Trips ¹	
			Acres	Allowed Development		
Existing	SF Residential	210	30.7	40 DU's	46	
	General Office	710		57,500 sf	143	
	Shopping Center	820		57,500 sf	413	
	Internal Capture Trips					58
	Pass-By Trips ²					97
	Total (Existing Condition)					447
	Proposed	Hotel	310	30.7	100 Occ. Rooms	70
General Office		710	57,500 sf		143	
Shopping Center		820	190,000 sf		921	
Internal Capture Trips					60	
Pass-By Trips ²					223	
Total (Proposed Condition)					851	
Change in Trips					+404	

1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition).
2. A pass by rate was limited to a maximum of 25% of the trips generated by the shopping center, per Collier County TIS Guidelines and Procedures.

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?	County LOS Std.	2013 Conditions				
					No. of Lanes	Service ¹ Volume	PM Peak Hour Vol.	LOS	Acceptable?
US 41	CR 864/ Rattlesnake Hammock Rd.	Tree Tops Dr.	N	E	6	5,660	3,105	C	Yes
US 41	Tree Tops Dr.	CR 951/Collier Blvd.	N	E	6	5,660	2,520	C	Yes
SR 951	North of Championship Dr.	US 41	N	D	4	3,759	2,565	C	Yes

1. PM Peak Hour Two-Way Service Volume at the County Adopted LOS Standard.

YEAR 2019 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2019 Conditions							
			No. of Lanes	Service ¹ Volume	2019 ² Background Traffic	Project ³ Dist. %	Project Traffic	Total Traffic	LOS	Acceptable?
US 41	CR 864/ Rattlesnake Hammock Rd	Tree Tops Dr.	6	5,660	3,474	60%	242	3,716	C	Yes
US 41	Tree Tops Dr.	CR 951/Collier Blvd	6	5,660	2,826	35%	141	2,967	C	Yes
SR 951	North of Championship Dr.	US 41	4	3,759	2,871	10%	40	2,911	C	Yes

1. PM Peak Hour Two-Way Service Volume at the County Adopted LOS Standard.
2. The short-term planning horizon year 2019 background volumes were obtained using trends analysis based growth rates.
3. The project traffic distribution percentages were obtained based on the information provided in the traffic study.

YEAR 2035 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2035 Conditions							
			No. of Lanes	Service ¹ Volume	2035 ² Background Traffic	Project ³ Dist.%	Project Traffic	Total Traffic	LOS	Acceptable?
US 41	CR 864/ Rattlesnake Hammock Rd	Tree Tops Dr.	6	5,660	4,473	60%	242	4,715	C	Yes
US 41	Tree Tops Dr.	CR 951/Collier Blvd	6	5,660	3,627	35%	141	3,768	C	Yes
SR 951	North of Championship Dr.	US 41	4	3,759	3,690	10%	40	3,730	D	Yes

1. PM Peak Hour Two-Way Service Volume at the County Adopted LOS Standard.
2. The long-term planning horizon year 2035 background volumes were obtained using trends analysis based growth rates.
3. The project traffic distribution percentages were obtained based on the information provided in the traffic study.

FDOT Comment # 1:

The Department has determined that the changes associated with the proposed amendment CP-2013-10 are not anticipated to adversely impact important state transportation resources or facilities.


FDOT Comment # 2:

The subject property is located along the west side of US 41. Any access to US 41 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 US 41 is access class 3 from CR 864/Rattlesnake Hammock Road (M.P. 15.834) to Joseph Lane (M.P. 23.188). 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 660 feet (one eighth of a mile) between access points for any single parcel, at posted speed limits greater than 45 MPH.

Mr. David Weeks
Collier County 14-5ESR – FDOT Comments and Recommendations
November 25, 2014
Page 5 of 5

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

KendallMarcia

From: WeeksDavid
Sent: Monday, November 24, 2014 4:11 PM
To: SchmidtCorby
Cc: BosiMichael; KendallMarcia
Subject: FW: Collier County 14-5ESR (CP-2013-10) [Vincentian]

FYI. (already saved into proper folder)

From: Hight, Jason [<mailto:Jason.Hight@MyFWC.com>]
Sent: Monday, November 24, 2014 3:45 PM
To: DCPexternalagencycomments; WeeksDavid
Cc: Wallace, Traci; Chabre, Jane; Poole, MaryAnn
Subject: Collier County 14-5ESR (CP-2013-10)

Mr. Weeks:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed proposed comprehensive plan amendment 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 at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Mary Ann Poole at (850) 488-8783 or by email at maryann.poole@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
(850) 228-2055

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