

ORDINANCE NO. 15-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE GOLDEN GATE AREA MASTER PLAN ELEMENT AND GOLDEN GATE AREA FUTURE LAND USE MAP AND MAP SERIES BY ADDING THE SOUTHBROOKE OFFICE SUBDISTRICT TO THE ESTATES-COMMERCIAL DISTRICT TO ALLOW A MAXIMUM OF 40,000 SQUARE FEET OF GROSS FLOOR AREA FOR USES ALLOWED IN THE C-1 COMMERCIAL PROFESSIONAL AND GENERAL OFFICE ZONING DISTRICT. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF IMMOKALEE ROAD EAST OF VALEWOOD DRIVE IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CONSISTING OF 5.19 ACRES; AND FURTHERMORE, RECOMMENDING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20140002143/CPSS-2014-4]

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, 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, Hub Condo Rentals LLC requested an amendment to the Golden Gate Area Master Plan Element and Golden Gate Area Future Land Use Map and Map Series to create the Southbrooke Office Subdistrict; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, this amendment is considered a Small Scale Amendment; and

WHEREAS, the Subdistrict property is not located in an area of critical state concern or an area of critical economic concern; and

WHEREAS, the Collier County Planning Commission (CCPC) on September 3, 2015 considered the proposed amendment to the Growth Management Plan and recommended approval of said amendment to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and held public hearings concerning the proposed adoption of the amendment to the Future Land Use Element and Future Land Use Map and Map Series of the Growth Management Plan on October 13, 2015; and

WHEREAS, all applicable substantive and procedural requirements of law have been met.

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

SECTION ONE: ADOPTION OF AMENDMENT TO THE GROWTH MANAGEMENT PLAN

The Board of County Commissioners hereby adopts this small scale amendment to the Golden Gate Area Master Plan Element and Golden Gate Area Future Land Use Map and Map Series in accordance with Section 163.3184, Florida Statutes. The text amendment is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION TWO: SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency 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 state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this _____ day of _____, 2015.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

Deputy Clerk

BY: _____
TIM NANCE, Chairman

Approved as to form and legality:

Heidi Ashton-Cicko,
Managing Assistant County Attorney

HFAC
9/4/15

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment

EXHIBIT "A"
GOLDEN GATE AREA MASTER PLAN ELEMENT

Policy 1.1.2:

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

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B. ESTATES – COMMERCIAL DISTRICT

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- 5. Golden Gate Estates Commercial Infill Subdistrict
- 6. Estates Shopping Center Subdistrict
- 7. Southbrooke Office Subdistrict

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7. Southbrooke Office Subdistrict

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The Southbrooke Office Subdistrict is approximately five (5) acres and is located approximately ¼ mile east of Oakes Boulevard on the south side of Immokalee Road. The intent of the Subdistrict is to permit general office, medical office, and business service uses generally consistent with those uses permissible by right, or as a conditional use in the C-1 Commercial Professional and General Office zoning district.

Development within the Subdistrict is encouraged to be rezoned as a PUD in order to provide greater specificity of permitted land uses, development standards and any necessary operational characteristics. A maximum of 40,000 square feet of commercial development shall be permitted. All buildings will be limited to single-story, and shall be constructed in a common architectural theme. A minimum 30 feet in width vegetated buffer shall be provided adjacent to Autumn Oaks Lane, which shall consist of retained native vegetation. Access to the Subdistrict shall only be from Immokalee Road.

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FUTURE LAND USE MAP SERIES

[Page 46]

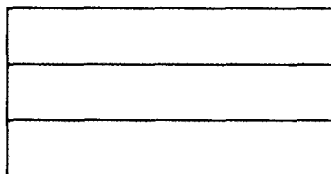
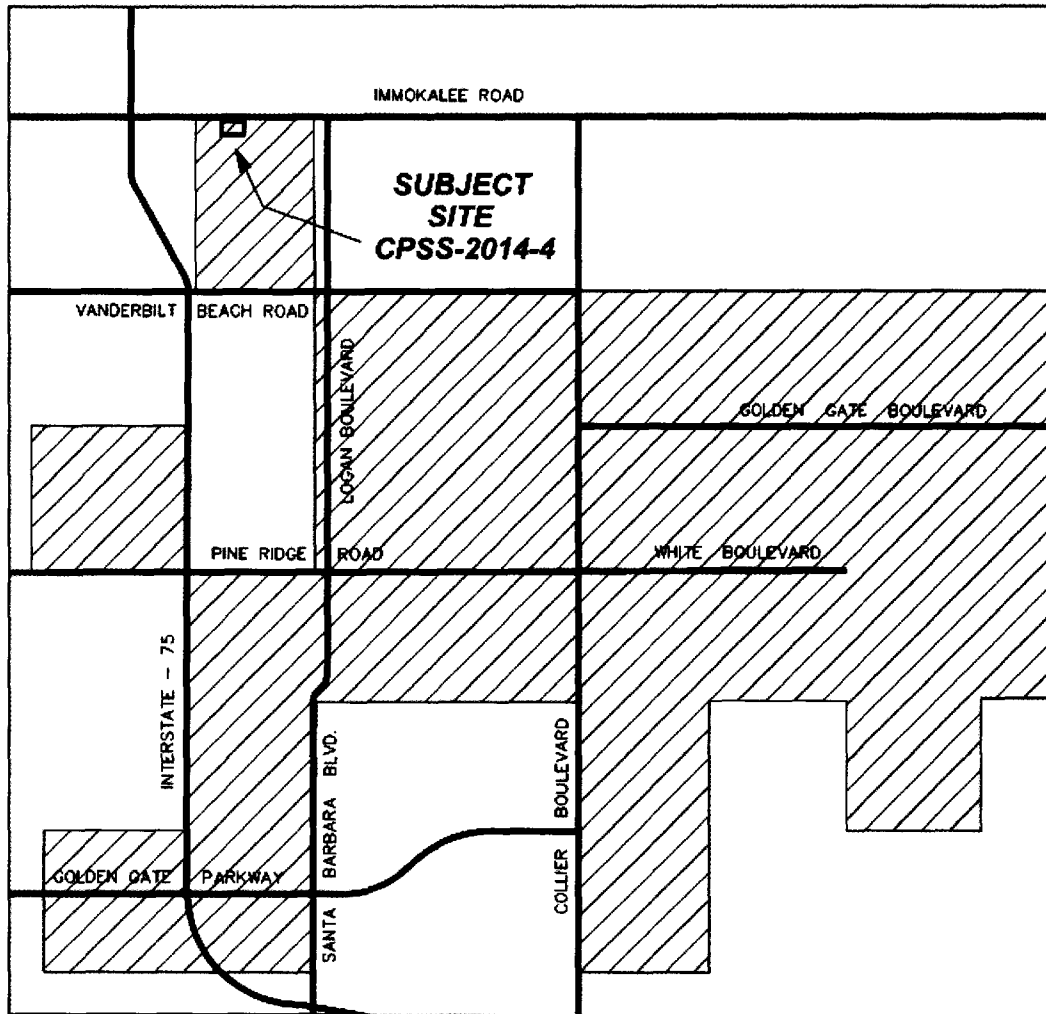
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- Estates Shopping Center Subdistrict
- Estates Shopping Center Subdistrict Conceptual Plan
- Southbrooke Office Subdistrict

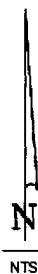
SOUTHBROOKE OFFICE SUBDISTRICT

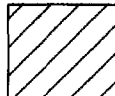

Collier County, Florida

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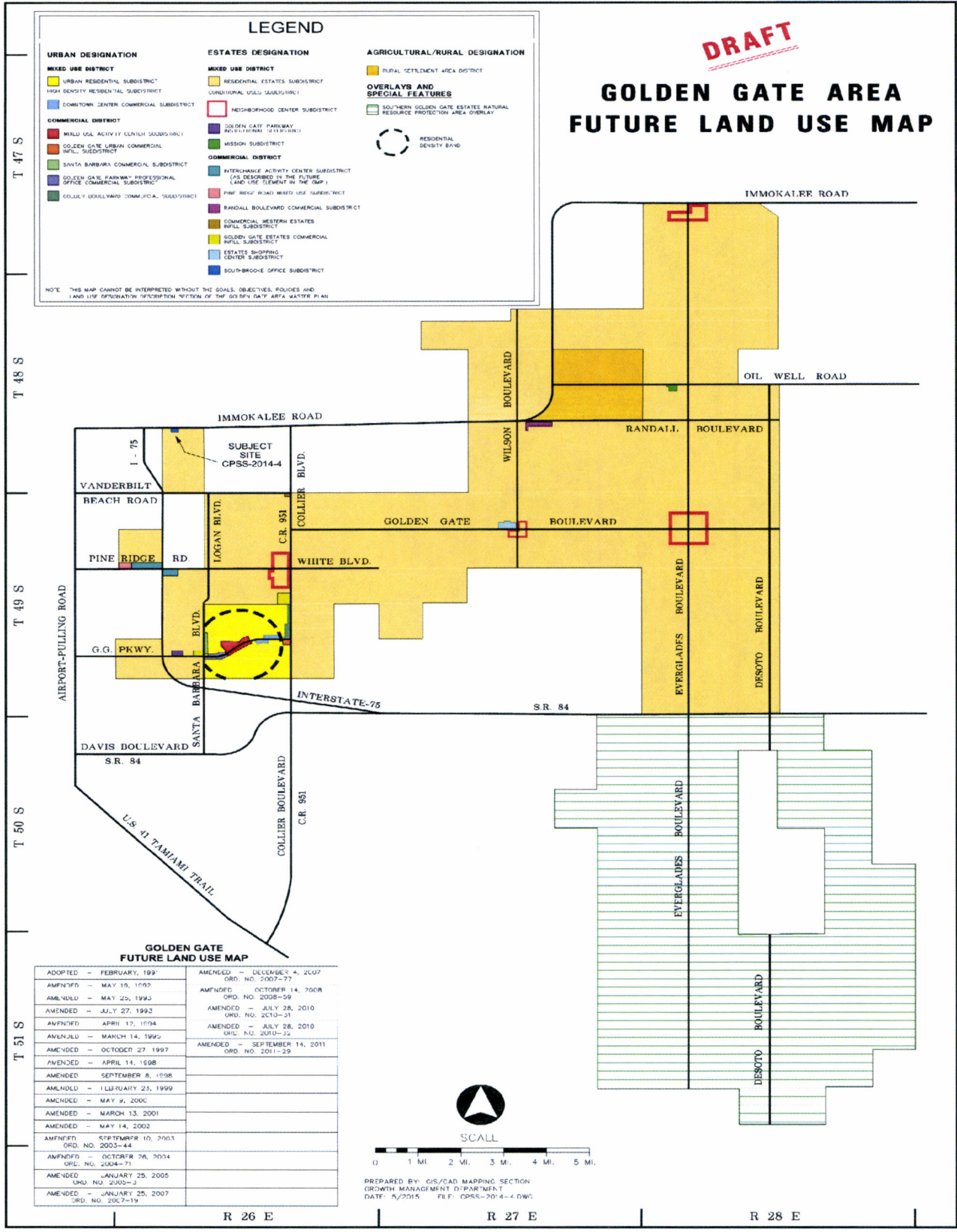


PREPARED BY: GIS/CAD MAPPING SECTION
 GROWTH MANAGEMENT DEPARTMENT
 FILE: CPSS-2014-4A.DWG DATE: 5-2015



LEGEND	
	GOLDEN GATE ESTATES
	SOUTHBROOKE OFFICE SUBDISTRICT

Words underlined are added; words struck through are deleted.



LEGEND

<p>URBAN DESIGNATION</p> <p>MIXED USE DISTRICT</p> <ul style="list-style-type: none"> URBAN RESIDENTIAL SUBDISTRICT HIGH DENSITY RESIDENTIAL SUBDISTRICT COMTOWNS CENTER COMMERCIAL SUBDISTRICT <p>COMMERCIAL DISTRICT</p> <ul style="list-style-type: none"> WORLD CLASS ACTIVITY CENTER SUBDISTRICT GOLDEN GATE URBAN COMMERCIAL INFILL SUBDISTRICT SANTA BARBARA COMMERCIAL SUBDISTRICT GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT COLLIER BOULEVARD COMMERCIAL SUBDISTRICT 	<p>ESTATES DESIGNATION</p> <p>MIXED USE DISTRICT</p> <ul style="list-style-type: none"> RESIDENTIAL ESTATES SUBDISTRICT CONDITIONAL U.S.U. SUBDISTRICT NEIGHBORHOOD CENTER SUBDISTRICT GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT MISSION SUBDISTRICT <p>COMMERCIAL DISTRICT</p> <ul style="list-style-type: none"> INTERCHANGE ACTIVITY CENTER SUBDISTRICT (AS DESCRIBED IN THE FUTURE LAND USE ELEMENT IN THE GMP) PINE RIDGE ROAD MIXED USE SUBDISTRICT RANDALL BOULEVARD COMMERCIAL SUBDISTRICT COMMERCIAL WESTERN ESTATES INFILL SUBDISTRICT GOLDEN GATE ESTATES COMMERCIAL INFILL SUBDISTRICT ESTATE SHOPPING CENTER SUBDISTRICT SOUTH-BROOKE OFFICE SUBDISTRICT 	<p>AGRICULTURAL/RURAL DESIGNATION</p> <ul style="list-style-type: none"> RURAL SETTLEMENT AREA DISTRICT <p>OVERLAYS AND SPECIAL FEATURES</p> <ul style="list-style-type: none"> SOUTHERN GOLDEN GATE ESTATES NATURAL RESOURCE PROTECTION AREA OVERLAY RESIDENTIAL DENSITY BAND
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NOTE: THIS MAP CANNOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES, POLICIES AND LAND USE DESIGNATION INFORMATION SECTION OF THE GOLDEN GATE AREA MASTER PLAN

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GOLDEN GATE AREA FUTURE LAND USE MAP

**GOLDEN GATE
FUTURE LAND USE MAP**

ADOPTED - FEBRUARY, 1991	AMENDED - DECEMBER 4, 2007 ORD. NO. 2007-77
AMENDED - MAY 16, 1993	AMENDED - OCTOBER 14, 2008 ORD. NO. 2008-59
AMENDED - MAY 25, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-31
AMENDED - JULY 27, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-31
AMENDED - APRIL 17, 1994	AMENDED - SEPTEMBER 14, 2011 ORD. NO. 2011-29
AMENDED - MARCH 14, 1995	
AMENDED - OCTOBER 27, 1997	
AMENDED - APRIL 14, 1998	
AMENDED - SEPTEMBER 8, 1998	
AMENDED - FEBRUARY 25, 1999	
AMENDED - MAY 8, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD. NO. 2003-44	
AMENDED - OCTOBER 26, 2004 ORD. NO. 2004-71	
AMENDED - JANUARY 25, 2005 ORD. NO. 2005-3	
AMENDED - JANUARY 25, 2007 ORD. NO. 2007-19	



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
DATE: 5/2015 FILE: CPSS-2014-4.DWG

R 26 E
R 27 E
R 28 E