

ORDINANCE NO. 19- _____

AN ORDINANCE AMENDING ORDINANCE 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN OF THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, RELATING TO THE GOLDEN GATE AREA MASTER PLAN RESTUDY SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES; DIRECTING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. [PL20180000261]

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Community Planning Act, formerly 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, staff has prepared an amendment to the Future Land Use Element and Future Land Use Map and Map Series of the Growth Management Plan; and

WHEREAS, Collier County transmitted the Growth Management Plan amendment to the Department of Economic Opportunity for preliminary review on March 19, 2019, after public hearings before the Collier County Planning Commission and the Board of County Commissioners; and

WHEREAS, the Department of Economic Opportunity reviewed the amendment to the Growth Management Plan and transmitted its comments in writing to Collier County within the time provided by law; and

WHEREAS, Collier County has 180 days from receipt of the Comments Report from the Department of Economic Opportunity to adopt, adopt with changes or not adopt the proposed amendment to the Growth Management Plan; and

WHEREAS, Collier County has gathered and considered additional information, data and analysis supporting adoption of these amendment, including the following: the Collier County Staff Report, the documents entitled Collier County Growth Management Plan Amendment and other documents, testimony and information presented and made a part of the record at the public

hearings of the Collier County Planning Commission held on July 18, 2019, and the Collier County Board of County Commissioners held on September 24, 2019; and

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

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

SECTION ONE: ADOPTION OF AMENDMENT TO THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES OF THE GROWTH MANAGEMENT PLAN

The amendment to the Future Land Use Element and Future Land Use Map and Map Series of the Growth Management Plan, attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted in accordance with Section 163.3184, Florida Statutes, and shall be transmitted to the Florida Department of Economic Opportunity.

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 commenced 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 _____, 2019.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

Deputy Clerk

BY: _____
William L. McDaniel, Jr., Chairman

Approved as to form and legality:

Heidi Ashton-Cicko
Managing Assistant County Attorney

*HIFAC
8-16-19*

Attachment: Exhibit A – Future Land Use Element and Future Land Use Map and Map Series

EXHIBIT "A"

Future Land Use Element

(Adopted October 1997, amended through December 12, 2017 by Ordinance no. 2017-48)

FUTURE LAND USE DESIGNATION DESCRIPTION SECTION [pg. 25]

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URBAN DESIGNATION [pg. 25]

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C. Urban Commercial District [pg. 54]

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1. Mixed Use Activity Center Subdistrict [pg. 54]

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Allowable land uses in Mixed Use Activity Centers include the full array of commercial [pg. 55] uses, residential uses, institutional uses, hotel/motel uses at a maximum density of 26 units per acre, community facilities, and other land uses as generally allowed in the Urban designation. Mixed Use Activity Center #15, in Golden Gate City, shall also allow the additional uses identified in the Golden Gate Area Master Plan.

The actual mix of the various land uses shall be determined during the rezoning process based on consideration of the factors listed below. Except as restricted below under the provision for Master Planned Activity Centers, all Mixed Use Activity Centers may be developed with any of the land uses allowed within this Subdistrict.

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

ACTIVITY CENTER #15

GOLDEN GATE PARKWAY (C.R. 886) - CORONADO PARKWAY

Collier County, Florida

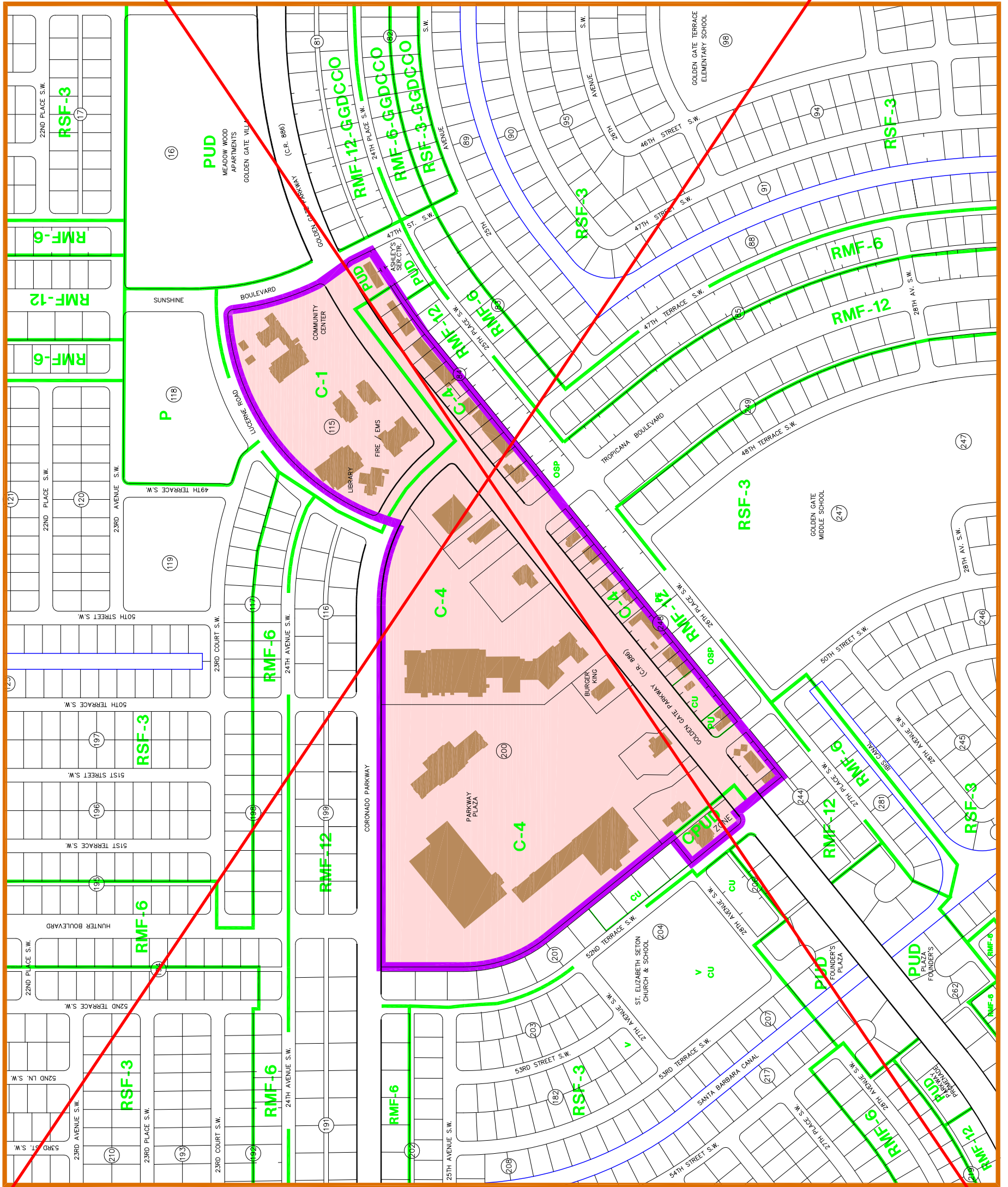
AMENDED – JANUARY 25, 2005 (Ord. No. 2005-3)
AMENDED – SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

LEGEND

- ACTIVITY CENTER BOUNDARY** (Purple line)
- RSF-3 EXISTING ZONING** (Green line)
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE** (Pink shaded area)
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES** (Brown icons)

SCALE
0 200' FT. 400' FT.

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: AC15-2016.DWG DATE: 1/2016



ACTIVITY CENTER #15





GOLDEN GATE PARKWAY (C.R. 886) - CORONADO PARKWAY
Collier County, Florida

Staff Proposed Draft Amendments

Golden Gate Area Master Plan – BCC Adoption Draft

AMENDED - JANUARY 25, 2005 (Ord. No. 2005-3)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

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-  EXISTING BUILDINGS AND STRUCTURES

20180000061/CPSP-2018-2

