

RESOLUTION NO. 19- ____

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 MAP SERIES TO ADD THE VENTANA POINTE RESIDENTIAL OVERLAY, TO ALLOW A MAXIMUM DENSITY OF 77 DWELLING UNITS THROUGH A BASE DENSITY OF .2 DWELLING UNITS PER ACRE PLUS DENSITY BONUSES FOR NATIVE VEGETATION AND TRANSFER OF DEVELOPMENT RIGHTS FOR A TOTAL MAXIMUM DENSITY OF APPROXIMATELY 2 DWELLING UNITS PER ACRE, FOR PROPERTY WITHIN THE RURAL FRINGE MIXED USE DISTRICT-RECEIVING LANDS, AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF IMMOKALEE ROAD, APPROXIMATELY TWO MILES EAST OF COLLIER BOULEVARD, IN SECTION 25, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 37.62± ACRES. [PL20180002668]

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, RJH II, LLC, requested an amendment to the Future Land Use Element and Future Land Use Map and Map Series to add the Ventana Pointe Residential Overlay to the Rural Fringe Mixed Use District-Receiving Lands; and

WHEREAS, on September 5, 2019, 2019, 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 22, 2019 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 _____ 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
9-20-19

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment

**EXHIBIT IV.B.1
VENTANA POINTE RESIDENTIAL OVERLAY
FUTURE LAND USE ELEMENT**

Proposed amendment to the Collier County Future Land Use Element (FLUE) and Future Land Use Map (FLUM) to establish the 37.62± Acre Ventana Pointe Residential Overlay within the RFMU District located on the south side of Immokalee Road, approximately 1.9 miles east of Collier Boulevard.

Amend II. IMPLEMENTATION STRATEGY, Policy 1.9, Page 10 as follows:

Policy 1.9:

Overlays and Special Features shall include:

- A. Area of Critical State Concern Overlay
- B. North Belle Meade Overlay
- C. Ventana Pointe Residential Overlay
- ~~C.D.~~ Natural Resource Protection Area Overlays
- ~~D.E.~~ Rural Lands Stewardship Area Overlay
- ~~E.F.~~ Airport Noise Area Overlay (IV)
- ~~F.G.~~ Bayshore/Gateway Triangle Redevelopment Overlay
- ~~G.H.~~ Urban-Rural Fringe Transition Zone Overlay
- ~~H.I.~~ Coastal High Hazard Area Boundary
- ~~I. J.~~ Incorporated Areas

Amend V. OVERLAYS AND SPECIAL FEATURES Starting on Page 95, as follows:

V. OVERLAYS AND SPECIAL FEATURES

A. Area of Critical State Concern

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B. North Belle Meade Overlay

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C. Ventana Pointe Residential Overlay

1. Ventana Pointe Residential Overlay

- a. The Ventana Pointe Residential Overlay is located on the south side of Immokalee Road, approximately two (2) miles east of Collier Boulevard (approximately one (1) mile east of the Urban Boundary) and consists of 37.62± acres. The Overlay is within the Rural Fringe Mixed Use District (RFMUD) and is designated as Receiving Lands
- b. Development within the Overlay shall adhere to applicable RFMUD Receiving Lands standards and regulations, except where otherwise stated in this Overlay and subject to the following:
 - (1) Primary access shall be via Immokalee Road.

C. The maximum density shall be 77 dwelling units.

D. Density shall be achieved as follows:

(1) Base Density: 0.20 dwelling units per acre*; and

(2) Additional density may be achieved as follows:

a. A density bonus of 0.1 units per gross acre in the Overlay shall be allowed for preservation of on-site native vegetation exceeding, by at least 10%, the minimum LDC required native vegetation retention amount. The density bonuses provided for in LDC Section 2.03.08.A.2.a.(2)(b)ii. shall not be applicable in this Overlay; or

b. Through the redemption of Transferable Development Rights (TDRs) as set forth in LDC Section 2.03.07.D.4.; and,

c. For each full TDR credit redeemed pursuant to Paragraph b. above, one additional dwelling unit shall be granted.

* Within this Overlay, for the purpose of calculating the final total number of dwelling units, a fractional unit shall be converted upward if one-half or more of a whole unit, or downward if less than one-half of a whole unit, to the nearest whole unit value.

E. Perimeter landscape buffers shall be a minimum of twenty-five feet (25') in width and shall, at a minimum, meet the requirements for a Type "B" buffer set forth in LDC Section 4.06.02.C.2.

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D.G. Natural Resource Protection Area Overlay

*****Text Break*****

E. D. Rural Lands Stewardship Area Overlay

*****Text Break*****

F.E. Airport Noise Area Overlay

*****Text Break*****

G.F. Bayshore/Gateway Triangle Redevelopment Overlay

*****Text Break*****

H. G. Urban-Rural Fringe Transition Zone Overlay

*****Text Break*****

I. H. Coastal High Hazard Area

*****Text Break*****

J. I. Incorporated Areas

*****Text Break*****

FUTURE LAND USE MAP SERIES

Future Land Use Map

Activity Center Index Map

Mixed Use & Interchange Activity Center Maps

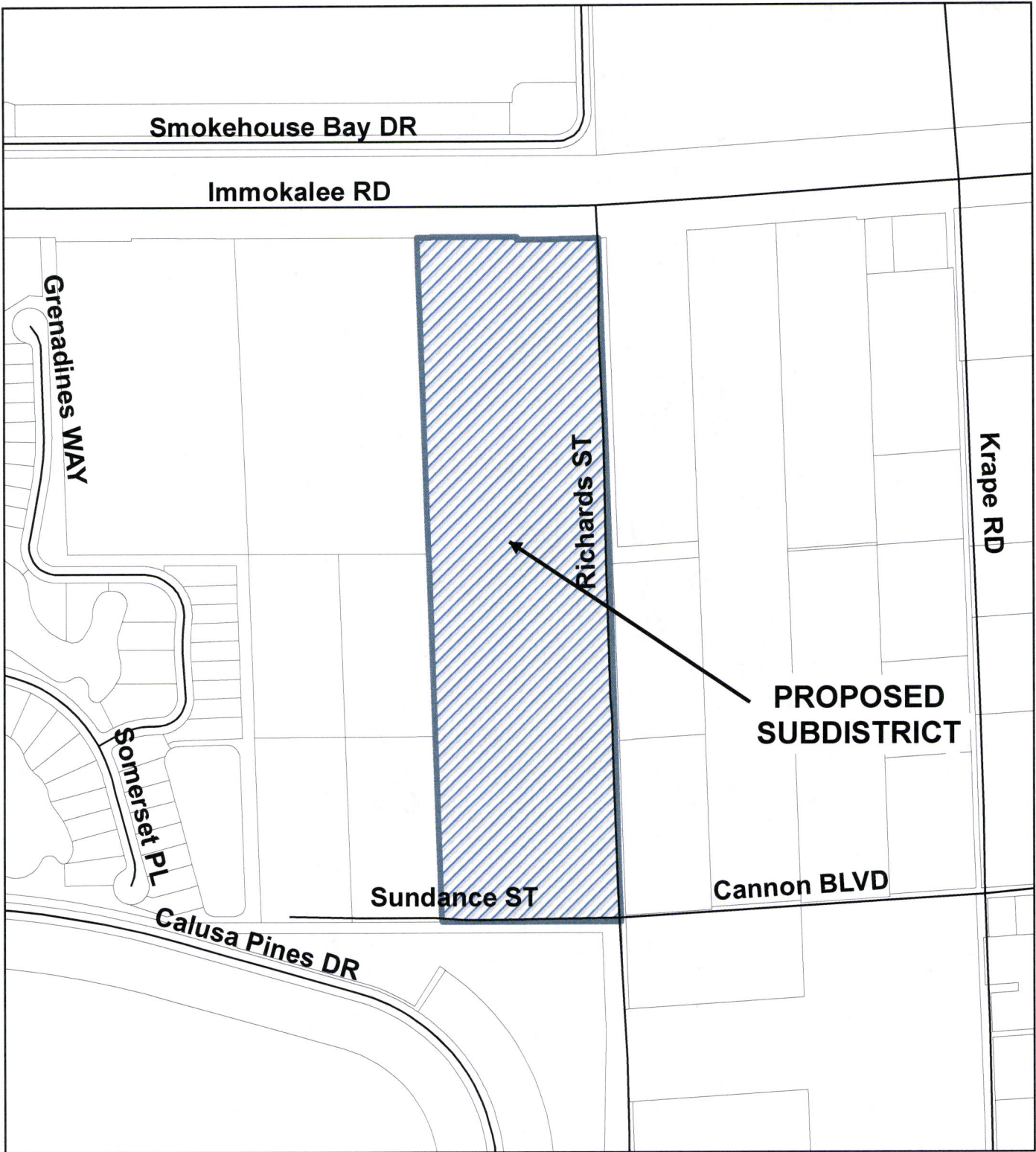
Properties Consistent by Policy (5.11, 5.12, 5.13, 5.14) Maps

Collier County Wetlands Map
 Collier County Wellhead Protection Areas and Proposed Wellfields and ASRs Map
 Future Land Use Map Rivers and Floodplains Future Land Use Map Estuarine Bays
 Future Land Use Map Soils
 Existing Commercial Mineral Extraction Sites Map
 Bayshore/Gateway Triangle Redevelopment Overlay Map
 Stewardship Overlay Map
 Rural Lands Study Area Natural Resource Index Maps
 North Belle Meade Overlay Map
 North Belle Meade Overlay Map Section 24
 Existing Schools and Ancillary Facilities Map
 Future Schools and Ancillary Facilities Map (XIII) Plantation Island Urban Area Map
 Copeland Urban Area Map
 Railhead Scrub Preserve – Conservation Designation Map
 Lely Mitigation Park – Conservation Designation Map
 Margood Park Conservation Designation Map
 Urban Rural Fringe Transition Zone Overlay Map
 Orange Blossom Mixed Use Subdistrict Map
 Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map
 Goodlette/Pine Ridge Mixed Use 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
 Gordon River Greenway Conservation Area Designation Map
 Hibiscus Residential Infill Subdistrict Map
 Vincentian Mixed Use Subdistrict Map
 Davis – Radio Commercial Subdistrict Map
 Logan Boulevard/Immokalee Road Commercial Infill Subdistrict Map
 Mini Triangle Mixed Use Subdistrict Map
 East Tamiami Trail Commercial Infill Subdistrict Map
 Seed to Table Commercial Subdistrict Map
Ventana Pointe Residential Overlay Map

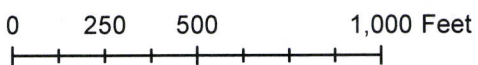
DRAFT


VENTANA POINTE RESIDENTIAL OVERLAY

COLLIER COUNTY, FLORIDA



ADOPTED - XXXX, XXXX (Ord. No. XXXX-X)



LEGEND	
	PROPOSED SUBDISTRICT

