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 LIVINGSTON ROAD/VETERANS MEMORIAL BOULEVARD EAST RESIDENTIAL SUBDISTRICT TO THE URBAN MIXED-USE DISTRICT, TO ALLOW UP TO 304 MULTI FAMILY DWELLING UNITS, AND FURTHERMORE DIRECTING TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF VETERANS-MEMORIAL BOULEVARD, JUST EAST OF LIVINGSTON ROAD, IN SECTION 13, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 35.57± ACRES.

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, SD Livingston, L.L.C, requested an amendment to the Future Land Use Element and Future Land Use Map and Map Series to add the Livingston Road/Veterans Memorial Boulevard East Residential Subdistrict to the Urban Mixed-Use District; and

WHEREAS, on January 17, 2019 and February 7, 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 March 26, 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 26th day of March, 2019.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: William L. McDaniel, Jr., Chairman

Approved as to form and legality:

Scott A. Stone
Assistant County Attorney

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment
II. IMPLEMENTATION STRATEGY

Policy 1.5
The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

A. URBAN – MIXED USE DISTRICT

The Livingston Road/Veterans Memorial Boulevard East Residential Subdistrict

FUTURE LAND USE DESIGNATION

DESCRIPTION SECTION

I. URBAN DESIGNATION

A. Urban Mixed Use District

21. Livingston Road/Veterans Memorial Boulevard East Residential Subdistrict

The Livingston Road/Veterans Memorial Boulevard East Residential Subdistrict consists of ±35.57 acres and is located in the southeast quadrant of the intersection of Livingston Road and Veterans Memorial Boulevard and is within a Transportation Concurrency Management Area (TCMA). The purpose of this Subdistrict is to allow for a multi-family development at a density of up to 8.55 units per acre and to fulfill the intent of the TCMA, as stated in FLUE Policy 6.1.

Development in this Subdistrict shall be subject to the following:

a. The Subdistrict site shall be rezoned to Residential Planned Unit Development (RPUD).

b. Allowable uses are limited to multi-family rental dwellings and shall not exceed 304 units of market rate housing.

c. The RPUD shall demonstrate consistency with FLUE Policy 6.1 by providing two or more of the following:

i. A transit shelter within the RPUD in a location and design approved by Collier County Public Transit & Neighborhood Enhancement (PTNE) Division;
ii. Bicycle and pedestrian facilities, with connection to the abutting commercial property to the west; and,

iii. Vehicular interconnection to the abutting commercial property to the west.

Certificates of occupancy shall not be approved for more than 249 multi-family units (a density of 7.0 units per acre) until the applicable facilities and/or interconnections, as described above and approved as Development Commitments in the RPUD, have been completed.

d. The RPUD shall include development standards and buffers to insure compatibility with surrounding land uses.

e. Buildings shall be limited in height to a maximum of three stories.

As an alternate to all of the above, this Subdistrict may be developed in accordance with the Urban Residential Subdistrict.

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Logan Boulevard/Immokalee Road Commercial Infill Subdistrict Map
Mini Triangle Mixed Use Subdistrict Map
East Tamiami Trail Commercial Infill Subdistrict Map
Livingston Road/Veterans Memorial Boulevard East Residential Subdistrict Map
LIVINGSTON ROAD / VETERANS MEMORIAL BOULEVARD
EAST RESIDENTIAL SUBDISTRICT
COLLIER COUNTY, FLORIDA

EXHIBIT A
PL20170004419/CP-2018-1

LEGEND
PROPOSED SUBDISTRICT

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