

ORIGINAL DOCUMENTS CHECKLIST & ROUTING SLIP

TO ACCOMPANY ALL ORIGINAL DOCUMENTS SENT TO THE BOARD OF COUNTY COMMISSIONERS OFFICE FOR SIGNATURE

Print on pink paper. Attach to original document. The completed routing slip and original documents are to be forwarded to the County Attorney Office at the time the item is placed on the agenda. All completed routing slips and original documents must be received in the County Attorney Office no later than Monday preceding the Board meeting.

NEW ROUTING SLIP

Complete routing lines #1 through #2 as appropriate for additional signatures, dates, and/or information needed. If the document is already complete with the exception of the Chairman's signature, draw a line through routing lines #1 through #2, complete the checklist, and forward to the County Attorney Office.

Route to Addressee(s) (List in routing order)	Office	Initials	Date
1.			
2.			
3. County Attorney Office	County Attorney Office	HFAC	2-11-25
4. BCC Office	Board of County Commissioners		
5. Minutes and Records	Clerk of Court's Office	MW	2/12/2025 1:53pm

PRIMARY CONTACT INFORMATION

Normally the primary contact is the person who created/prepared the Executive Summary. Primary contact information is needed in the event one of the addressees above, may need to contact staff for additional or missing information.

Name of Primary Staff Contact / Department	James Sabo	Phone Number	(239) 252-2708
Agenda Date Item was Approved by the BCC	February 11, 2025	Agenda Item Number	17 C.
Type of Document Attached	Ordinance 2025-08	Number of Original Documents Attached	1
PO number or account number if document is to be recorded	131-138326-649030-00000 N/A		

INSTRUCTIONS & CHECKLIST

	Initial the Yes column or mark "N/A" in the Not Applicable column, whichever is appropriate.	Yes (Initial)	N/A (Not Applicable)
1.	Does the document require the chairman's original signature?	J.S.	
2.	Does the document need to be sent to another agency for additional signatures? If yes, provide the Contact Information (Name; Agency; Address; Phone) on an attached sheet.		N/A
3.	Original document has been signed/initialed for legal sufficiency. (All documents to be signed by the Chairman, with the exception of most letters, must be reviewed and signed by the Office of the County Attorney.	J.S.	
4.	All handwritten strike-through and revisions have been initialed by the County Attorney's Office and all other parties except the BCC Chairman and the Clerk to the Board		N/A
5.	The Chairman's signature line date has been entered as the date of BCC approval of the document or the final negotiated contract date whichever is applicable.	J.S.	
6.	"Sign here" tabs are placed on the appropriate pages indicating where the Chairman's signature and initials are required.	J.S.	
7.	In most cases (some contracts are an exception), the original document and this routing slip should be provided to the County Attorney Office at the time the item is input into SIRE. Some documents are time sensitive and require forwarding to Tallahassee within a certain time frame or the BCC's actions are nullified. Be aware of your deadlines!	J.S.	
8.	The document was approved by the BCC on February 11, 2025 and all changes made during the meeting have been incorporated in the attached document. The County Attorney's Office has reviewed the changes, if applicable.	HFAC	N/A is not an option for this line.
9.	Initials of attorney verifying that the attached document is the version approved by the BCC, all changes directed by the BCC have been made, and the document is ready for the Chairman's signature.	HFAC	N/A is not an option for this line.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS AMENDING ORDINANCE 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, RELATING TO THE RURAL LANDS STEWARDSHIP AREA OVERLAY AND SPECIFICALLY AMENDING THE RURAL LANDS STEWARDSHIP AREA OVERLAY OF THE FUTURE LAND USE ELEMENT, TO ELIMINATE THE CAP ON THE SIZE OF A TOWN AND INCLUDE QUALIFIED TARGET INDUSTRIES AS A GOODS AND SERVICES USE; AND FURTHERMORE DIRECTING TRANSMITTAL OF THE AMENDMENTS TO THE FLORIDA DEPARTMENT OF COMMERCE. [PL20220006512]

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, Chris Scott of Peninsula Engineering and Richard D. Yovanovich, Esquire of Coleman, Yovanovich & Koester, P.A. representing Ave Maria Development, LLP requested amendments relating to Policy 4.7.1, Policy 4.7.4 and Attachment C, Stewardship Receiving Area Characteristics of the Rural Lands Stewardship Area (RLSA) Overlay of the Future Land Use Element; and

WHEREAS, Collier County transmitted the Growth Management Plan amendment to the Department of Commerce for preliminary review on November 21, 2024, after public hearings before the Collier County Planning Commission and the Board of County Commissioners; and

WHEREAS, the Department of Commerce reviewed the amendment to the Rural Lands Stewardship Area Overlay of the Future Land Use Element 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 Commerce to adopt, adopt with changes or not adopt the proposed amendments to the Growth Management Plan; and

WHEREAS, Collier County has gathered and considered additional information, data and analysis supporting adoption of these amendments, including the following: the Collier County Staff Report, the documents entitled Collier County Growth Management Plan Amendments 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 January 16, 2025, and the Collier County Board of County Commissioners held on February 11, 2025; and

WHEREAS, all applicable substantive and procedural requirements of the 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 amendment to the Rural Lands Stewardship Area Overlay of the Future Land Use Element 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 Commerce.

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.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 11th day of February 2025.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: Burt L. Saunders
Burt L. Saunders, Chairman

Crystal K. Kinzel
Deputy Clerk
Attest as to Chairman's
signature only

Approved as to form and legality:

Heidi Ashton-Cicko HFAC
Heidi Ashton-Cicko 12-12-24
Managing Assistant County Attorney

Attachment: Exhibit A – Text amendments and attachments

This ordinance filed with the
Secretary of State's Office the
12 day of February 2025
and acknowledgement of that
filing received this 13 day
of February, 2025.
By: Crystal K. Kinzel
Deputy Clerk

EXHIBIT A

V. OVERLAYS AND SPECIAL FEATURES

* * * * *

F. Rural Lands Stewardship Area Overlay

* * * * *

Group 4 – Policies to enable conversion of rural lands to other uses in appropriate locations, while discouraging urban sprawl, and encouraging development that utilizes creative land use planning techniques by the establishment of Stewardship Receiving Areas.

* * * * *

Policy 4.7.1:

Towns are the largest and most diverse form of SRA, with a full range of housing types and mix of uses. Towns have urban level services and infrastructure that support development that is compact, mixed use, human scale, and provides a balance of land uses to reduce automobile trips and increase livability. Towns shall be greater than 1,500 acres ~~and up to 5,000 acres~~ and are comprised of several villages and/or neighborhoods that have individual identity and character. Towns shall have a mixed-use town center that will serve as a focal point for community facilities and support services. Towns shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. Towns shall include an internal mobility plan, which shall include a transfer station or park and ride area that is appropriately located within the town to serve the connection point for internal and external public transportation. Towns shall have at least one community park with a minimum size of 200 square feet per dwelling unit in the Town, subject to Level of Service Requirements.

Towns shall also have parks or public green spaces within neighborhoods. Towns shall include both community and neighborhood scaled retail and office uses, described in Policy 4.15.1. Towns may also include those compatible corporate office, research, development companies, and light industrial uses such as those permitted in the Business Park and Research and Technology Park Subdistricts of the FLUE and those included in 4.7.4. Towns shall be the preferred location for the full range of schools, and to the extent possible, schools and parks shall be located abutting each other to allow for the sharing of recreational facilities and as provided in Policies 4.15.2 and 4.15.3. Design criteria for Towns are included in the LDC Stewardship District. Towns shall not be located within the ACSC.

* * * * *

Policy 4.7.4

Existing urban areas, Towns and Villages shall be the preferred location for business and industry within the RLSA, to further promote economic sustainability and development, diversification and ~~job~~ creation. The business and industry use allowed includes, but is not limited to, those as defined as Florida Qualified Target Industries. These uses shall count towards the goods and services required for Towns and Villages by Policy 4.15.1 and Attachment C. The appropriate scale and compatibility of these uses within a Town or Village will be addressed during SRA application process.

Attachment C

Collier County RLSA Overlay

Stewardship Receiving Area Characteristics

Typical Characteristics	Town*	Village	Compact Rural Development
Size (Gross Acres)	<u>Greater than 1,500-8,000 acres</u>	300-1,500 acres**	300 Acres or less**
Residential Units (DUs) per gross acre base density	1-4 DUs per gross acre***	1-4 DUs per gross acre***	1-4 DUs per gross acre***
Residential Housing Styles	Full range of single family and multi-family housing types, styles, lot sizes	Diversity of single family and multi-family housing types, styles, lot sizes	<i>Single Family and limited multi-family****</i>
Maximum Floor Area Ratio or Intensity	Retail & Office - .5 Civic/Governmental/Institutional - .6 <i>Manufacturing/Light Industrial - .45</i> <i>Group Housing - .45</i> <i>Transient Lodging – 26 upa net</i>	Retail & Office - .5 Civic/Governmental/Institutional - .6 <i>Group Housing - .45</i> <i>Transient Lodging – 26 upa net</i>	Retail & Office - .5 Civic/Governmental/Institutional - .6 <i>Group Housing - .45</i> <i>Transient Lodging – 26 upa net</i>
Goods and Services*****	Town Center with Community and Neighborhood Goods and Services in Town and Village Centers: Minimum 170 SF gross building area per DU; <i>Corporate Office, Manufacturing and Light Industrial</i>	Village Center with Neighborhood Goods and Services in Village Centers: Minimum 53 SF gross building area per DU	Convenience Goods and Services: Minimum 10 SF gross building area per DU, research, education, tourism/recreation
Water and Wastewater	Centralized or decentralized community treatment systems <i>Interim Well and Septic</i>	Centralized or decentralized community treatment systems <i>Interim Well and Septic</i>	Individual Well and Septic System; <i>Centralized or decentralized community treatment system</i>
Recreation and Open Spaces	Community Parks (200 SF/DU), subject to Level of Service Requirements Parks & Public Green Spaces w/in Neighborhoods <i>Active Recreation/Golf Courses</i> Lakes Open Space Minimum 35% of SRA	Parks & Public Green Spaces w/in Neighborhoods (minimum 1% of gross acres) <i>Active Recreation/Golf Courses</i> Lakes Open Space Minimum 35% of SRA	Public Green Space for Neighborhoods (minimum 1% of gross acres)
Civic, Governmental and Institutional Uses	Wide Range of Services – minimum 15 SF/DU of gross land area/DU <i>Full Range of Schools</i>	Moderate Range of Services – minimum 10 SF/DU; <i>Full Range of Schools</i>	<i>Limited Services</i> <i>Pre-K through Elementary Schools</i>
Transportation	Auto – interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system County Transit Station or Park and Ride Facility	Auto – interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system <i>Equestrian Trails</i> County Transit Station or Park and Ride Facility	Auto – interconnected system of local roads <i>Pedestrian Pathways</i> <i>Equestrian Trails</i> County Transit Access

* - Towns are prohibited within the ACSC, per Policy 4.7.1 of the Goals, Objectives and Policies.

** - Villages and Compact Rural Developments within the ACSC are subject to location and size limitations, per Policy 4.21, and are subject to Chapter 28-25, FAC.

*** - Density can be increased beyond the base density through the Affordable Housing Density Bonus or through the density blending provision, per Policy 4.7.

**** - Those CRDs that include single or multi-family residential uses shall include proportionate support services.

***** - Goods and Services for Towns and Villages may include those business and industry uses, including Florida Qualified Target Industries, as described in Policy 4.7.4.

Italicized uses are not required uses.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 13, 2025

Crystal K. Kinzel
Clerk of Court
Collier County
3329 Tamiami Trail E, Suite #401
Naples, FL 34112

Dear Crystal Kinzel,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2025-08, which was filed in this office on February 12, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp