

EXHIBIT "A"

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

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Policy 1.9: [page 11]

Overlays and Special Features shall include:

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- A. Area of Critical State Concern Overlay
- B. North Belle Meade Overlay
- C. NC Square Mixed-Use Overlay
- D. Natural Resource Protection Area Overlay
- E. Rural Lands Stewardship Area Overlay
- F. Airport Noise Area Overlay
- G. Bayshore/Gateway Triangle Redevelopment Overlay
- H. Urban-Rural Fringe Transition Zone Overlay
- I. Coastal High Hazard Area Boundary
- J. Ventana Pointe Residential Overlay
- K. Collier Boulevard / Interstate 75 Innovation Zone Overlay
- ~~K. L. Incorporated Areas~~

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FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

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I. URBAN DESIGNATION

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C. Urban Commercial District [page 62]

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2. Interchange Activity Center [page 66]

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~~Interchange Activity Center #9 (I-75 at Collier Boulevard) is subject to an Interchange Master Plan (IMP), which was adopted by Resolution by the Board of County Commissioners, and to the implementing provisions adopted into the Land Development Code.~~

All new projects within Activity Center #9 are encouraged to have a unified plan of development in the form of a Planned Unit Development. However, the 3.7-acre property formerly utilized by the Florida Highway Patrol Headquarters located east of the Tollgate PUD/DRI may be split into two (2) parcels and one of the parcels being 3.4 acres will be permitted to utilize conventional zoning. The remainder 0.26-acre parcel is excluded from Interchange Activity Center #9. [This portion of Activity Center #9 is depicted on a FLUM Series Inset Map.] The mixture of uses allowed in Interchange Activity Center #9 shall include all land uses allowed in the Mixed Use Activity Centers; additionally, industrial uses shall be allowed in the northeast and southeast

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quadrants of I-75 and Collier Boulevard, and in the southwest quadrant of Collier and Davis Boulevards. ~~The above allowed uses notwithstanding, commercial zoning shall not exceed 55% of the total acreage (635.9 ac.) of Interchange Activity Center #9.~~ The actual mix of uses shall be determined during the rezoning process based on consideration of the same factors listed under the Mixed Use Activity Center Subdistrict ~~and based on the adopted IMP.~~

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V. OVERLAYS AND SPECIAL FEATURES [page 102]

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K. Collier Boulevard / Interstate 75 Innovation Zone Overlay [page 159]

The Collier Boulevard / Interstate 75 Innovation Zone Overlay encompasses approximately 1,245 acres and is located at the intersections of Collier Boulevard and I-75 and Collier Boulevard and Davis Boulevard (SR 84)/Beck Boulevard. It is intended to promote economic growth and diversify the economy of Collier County by attracting and retaining qualified targeted industry business as defined by Florida Statute 288.106. Ordinance 2018-39, adopted by the Board of County Commissioners on July 10, 2018, established the Interchange Activity Center No. 9 Innovation Zone to spur economic development in Collier County by targeting specific industries with the potential to add high wage employment opportunities with the intention that doing so will help accelerate this area’s development, thereby creating both high wage jobs as well as a healthy tax base for the citizens of Collier County. In addition to the uses allowed by the underlying Future Land Use Map designations, this Overlay adds qualified targeted industry business uses in Manufacturing, Global Logistics and Trade, Finance and Insurance, Information Technology, Professional, Scientific and Technical Services, Educational Services, Medical and Diagnostic Laboratories, Space Research and Technology, Patent Owners and Lessors, Child Day Care Services, Job Training, Management, and Corporate Headquarters.

A zoning overlay shall be established to implement this Overlay by specifying permitted and conditional uses and development standards and/or performance standards to ensure compatibility with nearby properties. The Overlay is depicted on the Collier Boulevard / Interstate 75 Innovation Zone Overlay Map.

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FUTURE LAND USE MAP SERIES [page 159]

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Mixed Use & Interchange Activity Center Maps [amended Activity Center #9 Map in series]

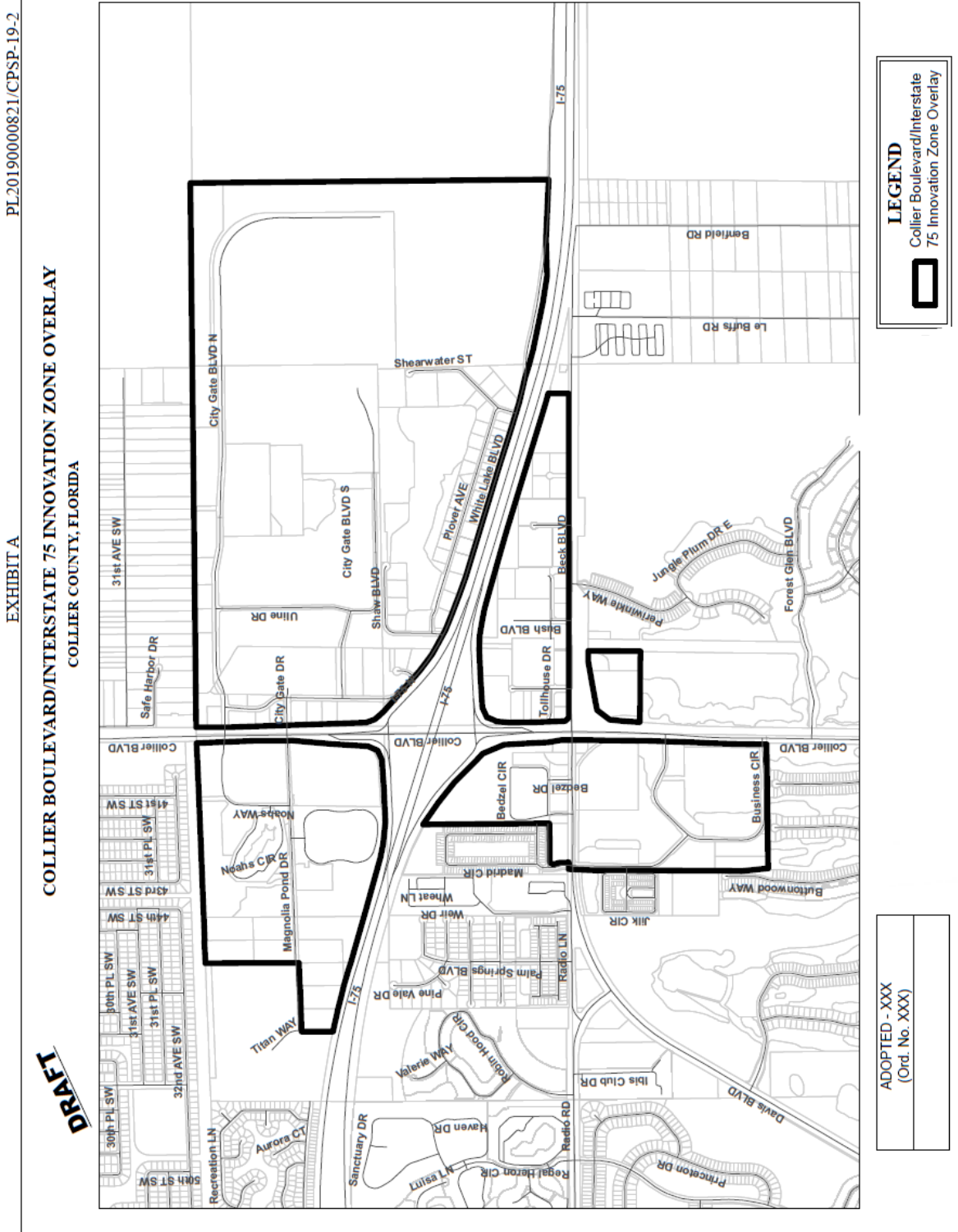
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Collier Boulevard / Interstate 75 Innovation Zone Overlay Map [page 160; new map in series]

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Text underlined is added; text ~~struck through~~ is deleted; *** = text break

EXHIBIT "A"



[This Exhibit "A" is the to-be-adopted Innovation Zone]

EXHIBIT "A"

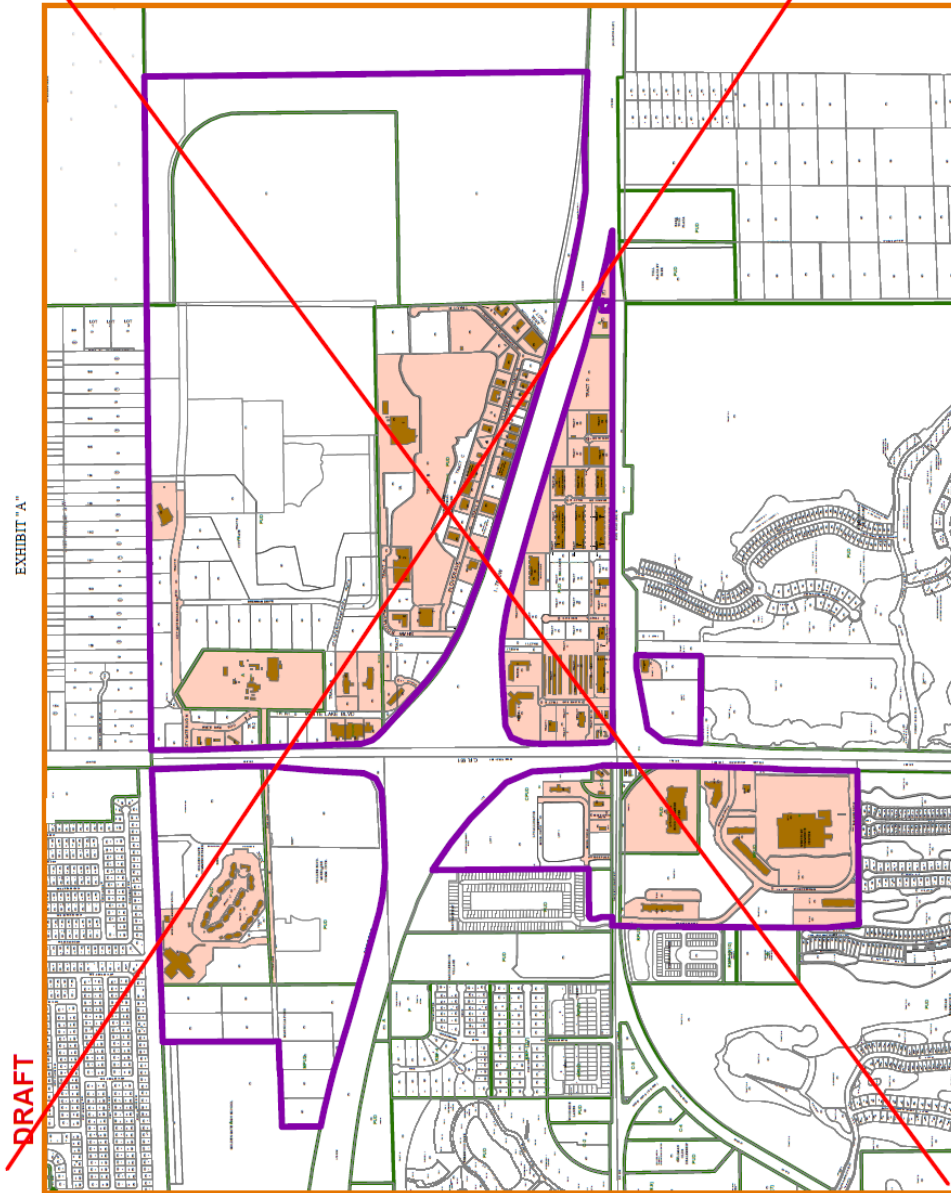
PL20190000821/CPSP-19-2
ACTIVITY CENTER #9
CR 861 - INTERSTREETS
Collier County, Florida

AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)
AMENDED - SEPTEMBER 23, 2020 (Ord. No. 2020-25)
AMENDED - XXXX (Ord. No. XXXX)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
- EXISTING BUILDINGS AND STRUCTURES
- DEVELOPED LAND USE

NOT TO SCALE. THIS IS A PRELIMINARY DRAFT AND DOES NOT CONSTITUTE AN OFFICIAL SOURCE OF ZONING INFORMATION. THE ZONING MAP USES WHICH IS PART OF THE OFFICIAL ZONING MAP, WHICH IS A PUBLIC DOCUMENT, IS THE OFFICIAL SOURCE OF ZONING INFORMATION. (ORDINANCE NO. 18-41, AS AMENDED) 1/2020



[This Exhibit "A" is to-be-deleted as an example of the Innovation Zone convergence with Activity Center #9]

example

No changes to the Countywide FLUM image/face.

For the Countywide FLUM, in the Legend:

- (a) under OVERLAYS AND SPECIAL FEATURES, add at bottom of list “Collier Boulevard/Interstate 75 Innovation Zone Overlay (see Note #6)”

[add this text only, as there is no color, pattern, or other reasonable means of denoting the Overlay on the map face due to the “busyness” of the FLUM – 4 different colors, 3 roads and the interchange diamond shape within the Overlay boundaries] (Example below)



[The image above is NOT an Exhibit, but an example copied from the Countywide FLUM.]

- (b) add under NOTE: “(6) See Collier Boulevard/Interstate 75 Innovation Zone Overlay map within the Future Land Use Map series for the boundaries of that Overlay.”

