

ORDINANCE NO. 89- 05

AN ORDINANCE ENACTING AND ESTABLISHING A GROWTH MANAGEMENT PLAN FOR COLLIER COUNTY, FLORIDA PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT OF 1985 AND CHAPTER 9J-5, FLORIDA ADMINISTRATIVE CODE, MINIMUM CRITERIA FOR REVIEW OF LOCAL GOVERNMENT COMPREHENSIVE PLANS AND DETERMINATION OF COMPLIANCE AND WHICH CONTAINS THE FOLLOWING ELEMENTS : AVIATION ELEMENT; CAPITAL IMPROVEMENT ELEMENT; CONSERVATION AND COASTAL MANAGEMENT ELEMENT; FUTURE LAND USE ELEMENT; HOUSING ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; MASS TRANSIT ELEMENT; PUBLIC FACILITIES ELEMENT; RECREATION AND OPEN SPACE ELEMENT; TRAFFIC CIRCULATION ELEMENT; AND THE FOLLOWING APPENDICES : MONITORING AND EVALUATION PROCEDURES; PUBLIC PARTICIPATION PROCEDURES; PLAN AMENDMENT PROCESS; PLAN INTERPRETATIONS PROCESS; REQUIRED MAPS SHOWING FUTURE CONDITIONS; PROVIDING THAT THE GROWTH MANAGEMENT PLAN SET OUT HEREIN SHALL SUPERSEDE ANY AND ALL PREVIOUS COMPREHENSIVE PLANS APPLICABLE TO THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA; SEVERABILITY; AND PROVIDING EFFECTIVE DATE.

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CLERK
COLLIER COUNTY
FLORIDA

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CLERK OF STATE
TALLAHASSEE, FLORIDA

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WHEREAS, Chapter 163, Part II, Florida Statutes also known as the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 and Chapter 9J-5, Florida Administrative Code, also known as the Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance requires that Collier County prepare and adopt a new Comprehensive Plan (Growth Management Plan); and

WHEREAS, Collier County has prepared a Growth Management Plan consisting of the following elements: Future Land Use, Capital Improvement, Public Facilities, Traffic Circulation, Mass Transit, Aviation, Housing, Conservation and Coastal Management, Recreation and Open Space, and Intergovernmental Coordination; and

WHEREAS, Collier County has held public hearings to provide for and encourage public participation throughout the plan preparation process; and

WHEREAS, Collier County did submit the proposed Growth Management Plan to the State Land Planning Agency for preliminary review on August 1, 1988; and

WHEREAS, the State Land Planning Agency did review and make written objections to certain sections of the proposed Plan and transmitted the same in writing to Collier County within the time provided by law; and

WHEREAS, Collier County has sixty days from receipt of the written objections from the State Land Planning Agency to adopt or adopt with changes the proposed Growth Management Plan; and

WHEREAS, the Collier County Planning Commission in a manner prescribed by law did hold a public hearing concerning the adoption of the Growth Management Plan on December 22, 1988 and recommended its adoption by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners did take action in the manner prescribed by law and did hold public hearings on January 4, 1989 and January 10, 1989; and

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

WHEREAS, the State Land Planning Agency, within forty-five days of receipt of Collier County's adopted Growth Management Plan, must review and determine if the Plan is in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 directs that land development regulations be brought into conformance with the revised Comprehensive Plan no later than one year after submission of the proposed Plan for initial State Land Planning Agency review or by August 1, 1989.

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

SECTION ONE:

This Ordinance, as described herein, shall be known and cited as the Growth Management Plan for Collier County, Florida. The Collier County Growth Management Plan, attached hereto and incorporated herein by reference, consisting of goals, objectives and policies for each of the elements listed herein; requirements for capital improvements implementation; procedures for monitoring and evaluation; and required maps showing future conditions, shall be the Growth Management Plan of Collier County and shall supersede any and all previous comprehensive plans applicable to the unincorporated area of Collier County.

SECTION TWO:

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:

This Ordinance shall become effective upon receipt of notice from the Secretary of State that this Ordinance has been filed with the Secretary of State.

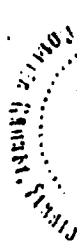
DATED: January 10, 1989

ATTEST:
JAMES C. GILES, Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: Virginia Magri
Virginia Magri
Deputy Clerk

BY: Burt L. Saunders
BURT L. SAUNDERS, CHAIRMAN



Approved as to form and legal sufficiency:

Marjorie M. Student
Marjorie M. Student
Assistant Collier County Attorney

This ordinance filed with the Secretary of State's Office the 17th day of Jan, 1989 and acknowledgement of that filing received this 8th day of Jan 1989
By: James C. Giles
Deputy Clerk

STATE OF FLORIDA)
COUNTY OF COLLIER)

I, JAMES C. GILES, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true copy of:

Ordinance No. 89-05

which was adopted by the Board of County Commissioners on the 10th day of January, 1989, during Regular Session, via emergency procedure.

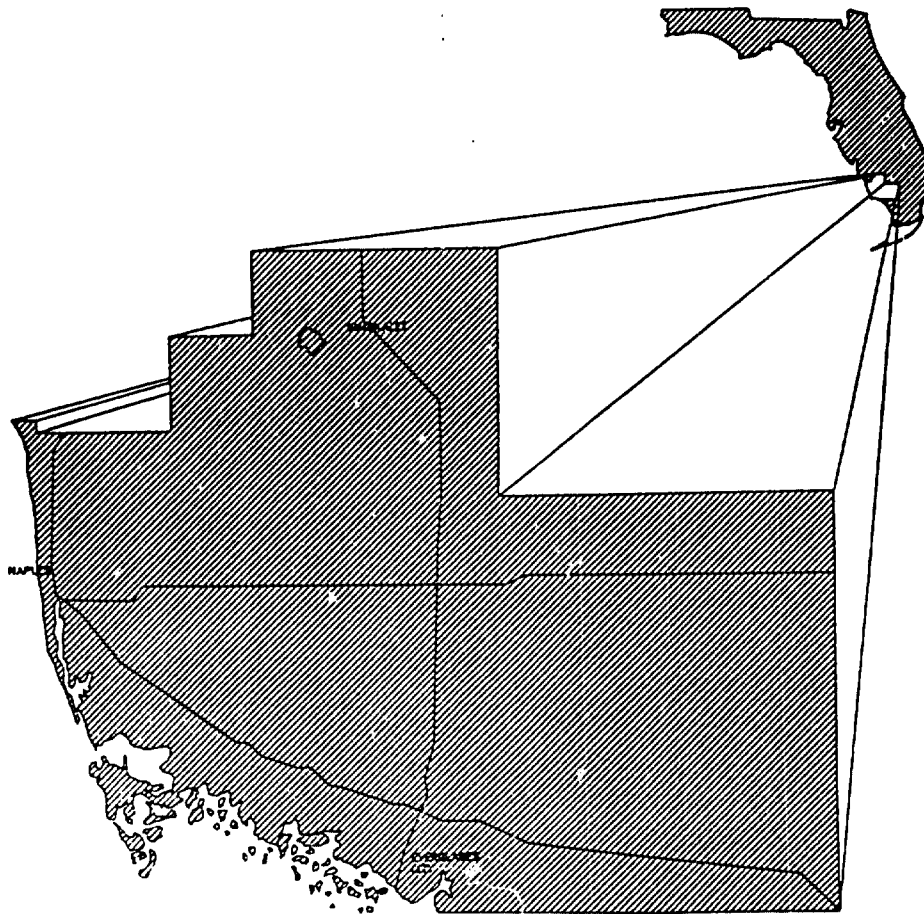
WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 12th day of January, 1989.

JAMES C. GILES
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

By: *Virginia Magri*
Deputy Clerk

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COLLIER COUNTY GROWTH MANAGEMENT PLAN



JANUARY 1989

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COLLIER COUNTY
GROWTH MANAGEMENT PLAN

* MONITORING AND EVALUATION PROCEDURES
AMENDMENT PROCESS
INTERPRETATIONS

Community Dev. Division
July 20, 1988

* Indicates Portions To Be Adopted

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MONITORING AND EVALUATION PROCEDURES

Rule 9J-5.005(7), Florida Administrative Code, requires that monitoring and evaluation procedures be adopted to evaluate the implementation of the Growth Management Plan. The information obtained will be used in the preparation of required evaluation and appraisal reports (EAR).

As a minimum, 9J-5 requires an evaluation of the following:

- Citizen participation in the planning process;
- How baseline data and measurable objectives are updated;
- Accomplishments of the Growth Management Plan as the goals, objectives and policies were reached;
- Problems resulting in the underachievement of goals, objectives and policies;
- New or modified Goals, Objectives and Policies needed to correct problems; and
- How the plan will be continuously monitored.

Monitoring of plan implementation is an important part of the planning process. Progress toward adopted goals, objectives and policies can be measured and problems, such as level of service difficulties, can be identified as they happen. The informational data base developed as part of this Plan's development can also be kept current. Without a continuous monitoring program, evaluation of the Plan would only occur every five years as the EAR is prepared.

The procedures for monitoring and evaluating the Growth Management Plan are as follows:

- Each element will be monitored by the Division or Department responsible for its preparation;
- Annual reports evaluating each element will be prepared at the start of each fiscal year and sent to the Growth Management Department; and
- These reports will be presented to the County Manager, Planning Commission and Board of County Commissioners annually and form the basis for any County initiated Plan amendments and for the required EAR.

A typical outline for the annual reports is shown below:

- I. Summary of citizen participation during the previous year.
- II. Data update.
- III. Progress toward element objectives.
 - A. Accomplishments which show progress made toward adopted goals, objectives and policies.
 - B. Problems preventing the achievement of Goals, Objectives and Policies.
 - C. Report on maintenance of level of service standards.
- IV. Recommended changes to Goals, Objectives and Policies.

AMENDMENT PROCESS

As the Growth Management Plan is implemented, changes to the Plan may be necessary from time to time. Therefore, in order to coordinate amendments and to ensure their complete evaluation, the amendment procedure adopted by Resolution 86-144 will continue to be followed.

This procedure allows for one formal amendment procedure each year. The permitted second amendment process will be reserved for use when deemed appropriate.

A. The general requirements to initiate an amendment to the Collier County Growth Management Plan or one of its elements are as follows:

1. An amendment may be proposed by the Board of County Commissioners (BCC), the Collier County Planning Commission (CCPC) designated as the Local Planning Agency pursuant to Chapter 163.3174, Florida Statutes, any department or agency of the County, or any person other than those listed above provided, however, that no such person shall propose an amendment for a land use designation change for property which he or she does not own (except as an agent or attorney for the owner).
2. The procedures provided herein shall apply to all Plan amendments. Amendments proposed in conjunction with a Florida Quality Development, a DRI or in cases of emergency, as defined in Section 163.3187(1)(a), Florida Statutes, shall follow the procedure except for the filing dates and public hearing dates for final adoption. Amendments to the Capital Improvement Element shall follow the procedures set forth in Section C.
3. All Plan amendments will be reviewed annually in one cycle starting on the fourth Friday in January with the exception of those noted in number 5 below. Proposed amendments submitted after that date will not be considered until the following review cycle. The review process including staff review, state and regional review and local public hearings will take approximately 9 to 11 months to complete.
4. All required copies of the application to amend the Collier County Growth Management Plan and supporting documentation along with a filing fee of \$1,000 must be submitted to the Community Development Division prior to 5:00 p.m. of the fourth Friday in January. The Community Development Division will be the responsible agency for processing the application and preparing a recommendation.
5. Growth Management Plan amendments related to proposed small scale development activities may be approved outside of the regular amendment cycle provided all of the conditions are met as set forth in Section 163.3187(1)(c), Florida Statutes 1985, as amended by Chapter 86-191, Laws of Florida.

B. The procedure to amend the Collier County Growth Management Plan or one of its elements (except the Capital Improvement Element) is as follows:

1. A pre-application conference shall occur between the petitioner, the Community Development Division and other appropriate County staff to ensure that the procedure set out herein is understood and adhered to.
2. Staff shall perform an initial review of the proposed amendment to determine whether additional information is necessary for the formal review and whether other amendments of the Plan will be necessary to maintain internal consistency. Within 30 calendar days following the filing deadline noted in section A4, staff shall notify the petitioner, in writing that:
 - (a) the petition is adequate for formal review; or
 - (b) the petition is inadequate for formal review in which case the notice shall set forth in detail the additional information deemed necessary.
3. The petitioner shall have 30 calendar days to supplement the application in response to the initial review.
4. County staff shall review the application and may consult with other County Departments or agencies as it deems necessary to evaluate the proposed amendment. Within 45 calendar days, staff shall prepare a report with a preliminary recommendation and shall advertise the petition for a Public Hearing to be scheduled for the first CCPC meeting following said 45 day period.
5. The CCPC shall hold an advertised Public Hearing with due public notice as defined by Chapter 163, Florida Statutes, during which staff will present their review and make a preliminary recommendation to the CCPC. All interested parties may appear and be heard. Written comments of the general public filed with the Community Development Division will also be considered at the public hearing. Following the CCPC Public Hearing, the proposed amendment shall be forwarded to the BCC with the recommendation of the CCPC.
6. Within 30 calendar days of the CCPC Public Hearing the BCC shall hold an advertised Public Hearing on the proposed amendment during which the staff review and preliminary recommendation, and any recommendation made by the CCPC shall be presented. The Public Hearing shall be held on a weekday no sooner than 7 days after the first advertisement is published. The intent of the BCC to advertise and hold a second Public Hearing to consider the adoption of the proposed amendment shall be announced. All interested parties may appear and be heard. Written comments filed with the Community Development Division will also be considered at the Public Hearing. Following the BCC Public Hearing, the BCC will transmit the appropriate number of copies of the proposed amendment to the Department of Community Affairs (DCA).
7. Upon receipt of the proposed Plan amendment the state land planning agency, the regional planning council and other

government agencies will review said amendment pursuant to Section 163.3184, Florida Statutes. The state land planning agency shall transmit in writing its comments to the local government along with any objections and any recommendations for modifications.

8. Upon receipt of the review comments from the state land planning agency, the BCC shall have 60 days to adopt the amendment, adopt the amendment with changes, or determine that it will not adopt the amendment.
9. The BCC shall hold the second Public Hearing regarding the proposed amendment during which the final staff review and recommendation, the CCPC recommendation, state and regional review comments and public comment will be presented. The Public Hearing shall be held on a weekday no sooner than 7 days after the advertisement is published. The BCC shall then adopt, adopt with modifications or deny the proposed amendment. Adoption of an amendment to the Growth Management Plan must be by Ordinance and shall require four affirmative votes of the Board of County Commissioners.
10. The adopted amendment to the Growth Management Plan will be transmitted to the Department of Community Affairs within five (5) working days after adoption for final compliance review.

C. The procedure to amend the Capital Improvement Element of the Growth Management Plan is as follows:

1. The County will produce a preliminary assessment of the status of the Capital Improvement Element in November of each year in conjunction with the release of the preliminary Bureau of Economic and Business Research population estimates and projections. This assessment will include an update of population estimate and projections, revised forecasts of land uses, analysis of the status of the capital projects funded during the prior fiscal year, the projects funded during the current fiscal year along with an assessment of existing and projected service levels compared to the adopted level of service standards. The purpose of this preliminary assessment is to determine the extend of the annual Capital Improvement Element update.
2. The formal annual Capital Improvement Element update will begin in January of each year in conjunction with the preliminary assessment done in November, the County's annual budget process and the release of the official Bureau of Economic and Business Research population estimates and projections. The update will include:
 - (a) Revision of population projections
 - (b) Update of facility inventory
 - (c) Update of facility unit costs

- (d) Update of the facilities requirements analysis in order to project 10 years needs (by fiscal year). This analysis will be the basis for programming capital projects to meet the adopted level of service standards.
 - (e) Update revenue forecasts in order to evaluate financial feasibility and the County's ability to finance those capital improvements needed to meet the existing or proposed level of service standards.
 - (f) Revise and develop capital improvement projects for the next five fiscal years. The first year's schedule of projects will be incorporated into the County's annual budget effective the following October 1st.
 - (g) Update the public education and health facilities analysis.
3. The annual update of the Capital Improvement Element will follow the amendment schedule as outline in section "B".

INTERPRETATIONS

The Growth Management Plan is designed to provide a framework for guiding decision making on land uses, public facilities, housing, natural resources and other areas. However, in some instances the intent and purpose may be debatable and subject to interpretation. In particular, this may occur with the Future Land Use Element.

The following administrative interpretation procedures are established to resolve disputes, avoid unnecessary litigation, and ensure predictability and consistency in Plan Implementation.

Interpretations

The procedures for interpretations of the Growth Management Plan are as follows:

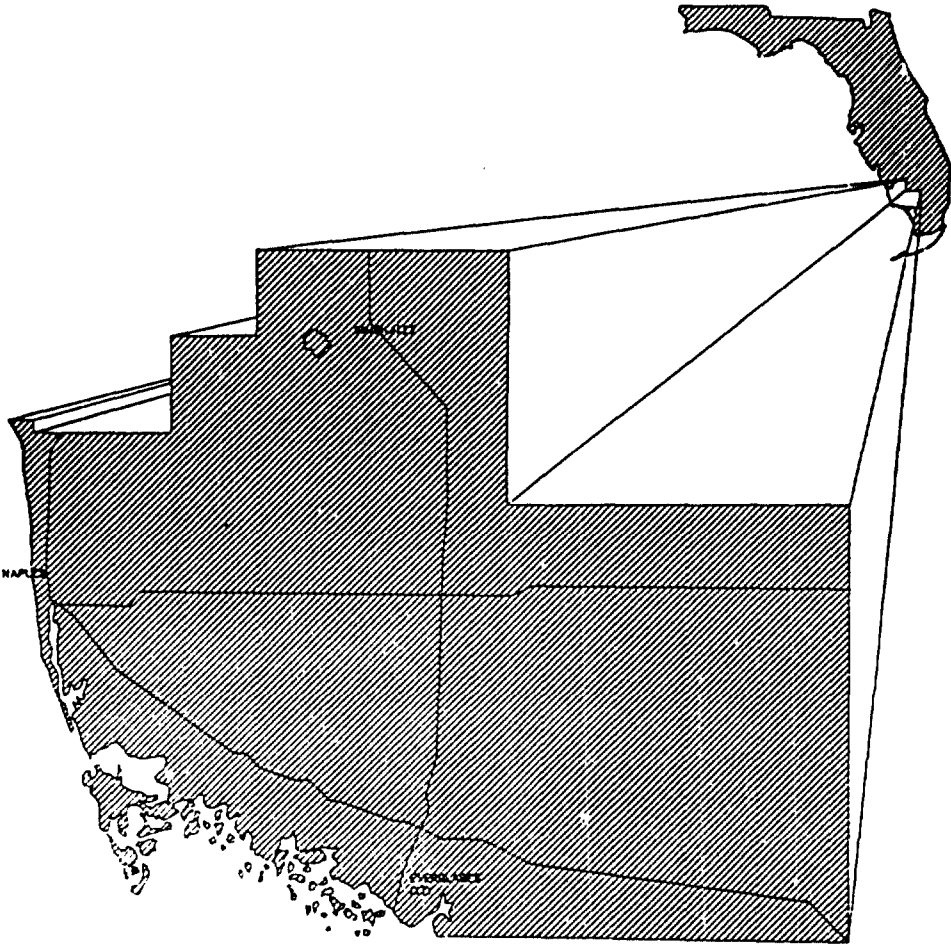
1. Plan interpretations shall be administrative in nature and be the responsibility of the County Manager. The County Manager may assign the interpretation to the appropriate Division or Department depending on the subject matter;
2. Anyone seeking interpretation of the Plan shall submit a formal request to the County Manager. If the interpretation is requested by a County agency, a proposed interpretation may be submitted along with the request;
3. The County Manager or his designee shall prepare the requested interpretation and distribute it to affected County Divisions and Departments and the County Attorney for review within 10 days. Comments shall be returned to the Manager's office within 10 days of receipt. The Manager shall issue a formal interpretation within 10 days of the end of the review period;
4. Any appeals to administrative interpretations shall be filed with the Manager within 10 days of the date of the formal interpretation. The Board of County Commissioners shall act on the appeal within 20 day of the filing date.
5. Where appropriate and necessary all administrative interpretations rendered by the County Manager shall be proposed for incorporation into the Plan during the next Growth Management Plan amendment process.

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PROPOSED PROCEDURES GMP

COLLIER COUNTY GROWTH MANAGEMENT PLAN

FUTURE LAND USE ELEMENT



JANUARY 1989

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FUTURE LAND USE ELEMENT
OF THE
COLLIER COUNTY GROWTH MANAGEMENT PLAN

January, 1989

Prepared by:
COLLIER COUNTY
GROWTH PLANNING DEPARTMENT

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* Indicates items adopted.

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SUMMARY

The Future Land Use Element includes three major sections: Overview, Implementation Strategy and Land Use Data and Analysis.

The Overview simply provides an introduction as to the purpose, basis, underlying concepts and special issues addressed by the Element.

The Implementation Strategy is where the Element is brought into effect. Included are the Goal, Objectives, Policies and Future Land Use Map.

The third section consists of Support Document: Land Use Data and Analysis. The information found there provides a basis for the Implementation strategy and serves to meet the requirements of Section 9J-5.006, Florida Administrative Code, minimum requirements for the Future Land Use Element.

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I. OVERVIEW

A. PURPOSE

The geographic framework for growth in Collier County is established by the Future Land Use Element. As such, the Element is central to planning for and management of natural resources, public facilities, coastal development, housing and urban design. The Element is also important to the County's system of land development regulation and to private property rights.

The purpose of the Future Land Use Element is to guide decision-making by Collier County on regulatory, financial and programmatic matters pertaining to land use. Most directly, this Element controls the location, type, intensity and timing of new or revised uses of land. The land use strategy in this Element is closely coordinated with a strategy for provision of public facilities as found in the Capital Improvements and Public Facility Elements of this Growth Management Plan.

B. BASIS

This Element is based in large part on the Future Land Use Element adopted as part of the 1983 Collier County Comprehensive Plan. The land use strategy put forth in that Plan has served Collier County well therefore a general continuation is provided. The best characteristics of the 1983 Comprehensive Plan include the use of a binding Future Land Use Map with designated "Urban" areas and the confinement of intensive Zoning Districts thus intensive land uses to those areas; and the use of a Point Rating System to determine permissible residential densities. An Evaluation and Appraisal Report on the 1983 Plan is included in the Support Document to this Element.

In addition, this Element is based on the Support Document: Land Use Data and Analysis and the summation of the detailed planning conducted for each of the other portions of the Growth Management Plan. Data, analysis and implementation strategies from the various elements have contributed to the geographic framework through the configuration of the designations on the Future Land Use Map and the associated standards for use of land.

New and existing research and literature have also contributed to the Future Land Use Element. A reference list of pertinent literature is found within the Support Document.

The State Comprehensive Plan and the Southwest Florida Regional Comprehensive Policy Plan form another basis for the Future Land Use Element. Chapter 163, Florida Statutes, the "Local Comprehensive Planning and Land Development Regulation Act" and Chapter 9J-5, Florida Administrative Code, "Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance" provide detailed requirements on the scope and content of the Element.

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Finally, major contributions to this Element have been provided by the public through the Collier County Growth Management Citizens Advisory Committee, Collier County Planning Commission and other groups and individuals.

C. UNDERLYING CONCEPTS

The land use strategy established by this Element is based on a series of concepts which emerge from the foundation cited earlier. The policy direction and implementation mechanisms closely relate to these underlying concepts.

Protection of Natural Resource Systems

Collier County is situated in an unique, sensitive and intensely interactive physical environment. Natural resources are abundant: a subtropical climate with annual wet and dry seasons; enormous groundwater productivity; vast wetland areas; large ranges of habitat with diverse and unique flora and fauna; extensive and highly productive estuarine systems; and many miles of sandy beach. These natural resources perform functions which are vital to the health, safety and welfare of the human population of the County, and serve as a powerful magnet to attract and retain visitors and residents. Therefore, protection and management of natural resources for long-term viability is essential to support the human population, ensure a high quality of life, and facilitate economic development. Important to this concept is management of natural resources on a system-wide basis.

The Future Land Use Element is designed to protect and manage natural resource systems in several ways. Urban Designated Areas on the Future Land Use Map are located and configured to guide concentrated population growth and intensive land development away from areas of great sensitivity and toward areas more tolerant to development. Within the Urban Designated Areas this Element encourages Planned Unit Development zoning and assigns maximum permissible residential density based on the gross land area. Through site plan review procedures in the County's Land Development Regulations land alteration and construction is guided to the portions of the property more tolerant to development, thus in effect an on-site transfer of development rights. Also, a broader Transfer of Development Rights provision exists in County Land Development Regulations.

An Area of Critical State Concern Overlay is included on the Future Land Use Map to ensure implementation of all applicable Land Development Regulations in the Okaloacoochee Slough, Big Cypress Swamp, Fakahatchee Strand and Ten Thousand Islands areas. To be a part of the County's Land Development Regulations are standards for protection of groundwater particularly in close vicinity to public water supply wells as explained in the Natural Groundwater Aquifer Recharge Element.

Of crucial importance to the relationship between natural resources and land use is the completion and implementation of multi-objective watershed management plans as described in the Water Management

Element. Water is the great integrator of the physical environment in that it links together dynamic ecological and human systems. Therefore, the watershed management plans must take into account not only the need for drainage and flood protection but also the need to maintain water table levels and an approximation of natural discharge to estuaries. The watershed management plans will have implications for both water management and land use practices.

Finally, natural resources are also protected through close spatial and temporal coordination of land development with the availability of adequate infrastructure (public or private facilities) to ensure optimized accommodation of human impacts particularly in relation to water supply, sewage treatment and management of solid waste. This coordination is accomplished through the provision of public facilities as detailed in the Capital Improvement and Public Facility Elements and through the Level of Service Standards found herein.

Coordination of Land Use and Public Facilities

At the heart of Florida's Growth Management Act (Chapter 163, Florida Statutes) is the requirement that adequate service by public facilities must be available at the time of demand by new development. This requirement is achieved by spatial coordination of public facilities with land uses through the Future Land Use Map; and temporal coordination through Level of Service Standards. The Level of Service Standards are binding, no final local Development Order may be issued which is not consistent with the Concurrency Management System. Binding Level of Service Standards have been established for roads, water supply, sewage treatment, water management, solid waste and parks. While the standards in the Capital Improvement and Public Facility Elements serve to guide public provision of infrastructure, within the context of the Future Land Use Element the Standards serve to assure the availability of adequate facilities whether public or private.

The Urban Service Area concept manifested in this Element is crucial to successful coordination of land development and the provision of adequate public facilities. It is within Urban Designated Areas on the Future Land Use Map that the more intensive Zoning Districts are permissible thus the more intensive land uses. Since Urban Designated Areas are where intensive land uses are guided, it is also where fiscal resources are concentrated for the provision of roads, water supply, sewage treatment and water management. Also, facilities and services such as parks, government buildings, schools and emergency services are primarily located within Urban Designated Areas. Outside of the Urban Designated Areas only lower intensity land use is permissible thus fewer roads and a lower level of water management is provided and there is no, or very limited, central water and sewer. It is important that the Urban Designated Area not be so large that public facilities cannot be efficiently and effectively planned for and delivered; and not be so small that the supply of land available for development is extremely limited with resultant lack of site selection options and competition leading to

elevated land prices. It is also important that the time frames for land use and public facility planning be coordinated as discussed later in this Overview.

Management of Coastal Development

Two major coastal development issues in Collier County are the protection of natural resources and the balancing of risk in natural hazard areas.

Extensive populated areas in Collier County are vulnerable to periodic salt water inundation from tropical storms. It is extremely important that an acceptable balance between at-risk population and evacuation capability be achieved. In addition public and private investment in such vulnerable areas must be carefully considered.

This issue is addressed here and in the Hurricane Evacuation Element through several measures. A Coastal Management Area is identified on the Future Land Use Map essentially as all lands seaward of U.S. 41. This line is based on the close fit to the storm Category 1 SLOSH area (potential for salt water flooding from 1 storm in 12 years) and evacuation planning areas. Within the Coastal Management Area maximum permissible residential density is limited in recognition of the level of risk, the existing deficiency of evacuation shelter space and existing patterns of density. A Coastal High Hazard Area is identified in the Hurricane Evacuation Element and policies are provided. Finally, coastal natural hazards are addressed through Land Development Regulations already in effect relating to coastal building standards per Chapter 161, Florida Statutes, and protection of structures from floods per County participation in the FEMA Flood Insurance Program.

Provision of Adequate and Affordable Housing

An emerging issue in Collier County is the availability of adequate and affordable housing for low and moderate income populations. The Future Land Use Element encourages the creation of affordable housing through provisions which allow for increased residential density if the proposed dwelling units would be affordable based on the standards found in the Housing Element.

Attainment of High Quality Urban Design

The report of the Regional/Urban Design Team for the Naples area dated April 1987 and subsequent recommendations of the R/UDAT Citizen Committee provide another underlying concept. While the Growth Management Plan as a whole provides the requisite foundation for superior urban design through a sound framework for growth (protection of natural resources, thoughtful guidance of land uses, adequate public facilities and adequate housing), the Future Land Use Element provides several additional measures.

Major attention is given to the patterns of commercial development in Collier County. Concern about commercial development relates to transportation impacts both on a micro (access to road network) and macro (distribution of trip attractors and resultant overall traffic circulation) level and it relates to aesthetics and sense of place. Within the Traffic Circulation Element a commitment to adopt standards for road access as a part of the Land Development Regulations is included. The Future Land Use Element includes improved locational criteria for commercial development. Also, this Element provides for Commercial Activity Centers located away from areas subject to long range traffic congestion.

The Activity Centers are intended to provide for concentrated commercial development but with carefully configured access to the road network. Superior urban design is therefore promoted by carefully managing road access, avoiding commercial strip development, improving overall traffic circulation patterns and providing for community focal points.

A second urban design initiative relates to Corridor Management Plans. The Future Land Use Element commits to the completion of such plans for two roadways initially and to extend the concept to other roads in the future. The plans will identify an urban design theme for a particular road and recommend a package of Land Development Regulations (land use, height, setback, landscaping, signage, lighting, etc.) and public works (landscaping, lighting, signage, etc.) to achieve that theme. The City of Naples and Collier County are cooperating on the first roads to be treated with this approach.

Improved Efficiency and Effectiveness in the Land Use Regulatory Process

Attention has been devoted to improving the land use regulatory process through straight forward requirements and procedures. This has led to the style and structure of this Plan; a commitment to reorganize the County's development review process; and through future effort to compile all Land Development Regulations into single code.

Protection of Private Property Rights

Important to every facet of this Element is maintenance of a careful balance between private property rights and the general public interest. Although sound land use management by definition establishes limits on use of property, care has been taken to ensure the limits are rational; fair; based on the health, safety and welfare of the public; and that due process is provided. Of particular importance is the issue of vested rights which is addressed later in this Overview.

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D. SPECIAL ISSUES

Coordination of Land Use and Public Facility Planning

It is important that the time frames of land use planning and public facilities planning be coordinated. During the development of this Growth Management Plan it became clear that an incongruity exists in that under the 1983 Collier County Comprehensive Plan enough land in the western coastal area was designated Urban for approximately 317,200 dwelling units (exclusive of City of Naples) which would take until the year 2050 to build-out. Of this approximately 53,800 dwelling units were built and 120,100 dwelling units zoned but unbuilt as of January 1988 (exclusive of City of Naples). In the Immokalee Urban Area enough land had been included for a build-out time horizon of 2105. This is contrasted by the time frames for public facility planning which are at 10 years for all facilities except roads where a 2015 plan for the majority of the western coastal Urban Designated Area is nearing completion. The 2015 plan is designed to accommodate approximately 153,400 dwelling units (exclusive of City of Naples).

As previously discussed, Level of Service Standards for public facilities which are binding on land development are adopted for roads, water supply, sewage treatment, water management, parks and solid waste. Of these, the first four are most closely tied to the development of a property - adequate roads, water, sewer and water management must be on or adjacent to a property for it to be developable. Parks and solid waste are a matter of ensuring adequate countywide capacity. To narrow the issue further, it is recognized that the approach to adequate water management is regulatory - a level of on-site storm flood protection is required. In the case of water and sewer, although County provided systems are substantial and expanding, a large amount of such service is self-provided without major adverse ramifications. Thus, the critical issue becomes coordination of land use and transportation time frames.

The difficulties that this incongruity could lead to include:

- An internally inconsistent Plan;
- Failure to reserve adequate right-of-way at time of zoning;
- Condemnation of land after zoning or after development in order to obtain adequate right-of-way;
- Temporary prohibitions on issuance of Development Orders due to violations of Level of Service Standards; and
- Progressive lowering of Level of Service Standards.

This Growth Management Plan responds to the time frame discrepancy through immediate action and through process oriented commitments. First, the Traffic Circulation Element includes an Objective to

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coordinate with the Future Land Use Element and a policy to complete long range transportation planning which coincides with the time frame of the Future Land Use Map. Second, the Density Rating System has been adjusted to moderate maximum permissible densities in areas subject to long range congestion. Third, commercial development opportunities in the form of Activity Centers are provided away from areas subject to long range traffic congestion. Level of Service Standards that are binding on the issuance of Development Orders are adopted as part of this Element, as well as the Capital Improvement Element. Finally, a Zoning Evaluation Program has been established.

The areas identified as subject to long range traffic congestion consist of the western coastal Urban Designated Area seaward of a boundary marked by Airport Road (including an imaginary extension north to the Lee County boundary), Davis Boulevard, County Barn Road and Rattlesnake Hammock Road (including an imaginary extension to the east). The basis for this determination is the proposed 2015 Transportation Plan which forecasts future land use based on existing development, potential development and population projections. The land use forecasts are the basis for projected unconstrained traffic circulation from which once compared to the existing roadway network future roadway needs are derived. Since the 2015 roadway needs have not met with public acceptance, concern has developed about the acceptability of the roadway needs anticipated by 2050, the time frame of the western coastal Urban Designated Area. Therefore, the strategy discussed above is promoted (i.e., extend time frame of transportation planning, moderate maximum permissible densities in areas subject to long range congestion, provide commercial development opportunities which serve to modify the overall traffic circulation pattern and reevaluate existing zoning).

Level of Service Standards

Standards for adequate service for roads, water, sewer, water management, parks and solid waste are adopted as a part of this Element as well as the Capital Improvement Element. While a major purpose of the standards in the Capital Improvement Element is to drive the funding of facility expansion commensurate with the demand created by population growth, the major purpose for inclusion in this Element is to serve as a regulatory tool.

Objective 2 states:

. . . No local Development Order shall be issued unless required public facilities meet the requirements of the Concurrency Management System found in the Capital Improvement Element . . .

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As discussed in the previous section, implementation of the Standards will rely on the following strategies:

Parks - Annual Certification of Adequate Capacity;

Solid Waste - Annual Certification of Adequate Capacity;

Water Management - Project-Specific Regulatory Requirement;

Sewage - Project-Specific Capacity Test (may be provided publicly or privately as a central or individual system);

Water - Project-Specific Capacity Test (may be provided publicly or privately as a central or individual system); and

Roads - Project-Specific Capacity Test.

It is recognized that difficulties may arise in situations where the County is not providing the facility or service but is responsible for implementation of a regulatory Level of Service Standard. This is the case with State Roads running through the County; with independent and City of Naples water and sewer districts within the County; and conversely, with County Roads running through the City of Naples. In these instances effort has been made to coordinate the "regulatory" Level of Service Standard with the "funding" Level of Service Standard. However, if there is a failure by the service provider, adjustment to the regulatory effort may be forced. For example, if the State Department of Transportation allows a road to fall below its "funding" standard (which is the same as the County's "regulatory" standard) and there is no commitment to accelerate funding and construction, four options appear available:

- A moratorium may be imposed but may not be sustainable if there is no commitment to improve the road by a definite and reasonable time;
- The County may improve the road;
- The private sector may improve the road; or
- The regulatory Level of Service Standard may be lowered through a Comprehensive Plan amendment process that would take about six months.

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Vested Rights

The issue of vested rights for approved but unbuilt development is an important consideration in the Future Land Use Element. The issue emerges with regard to existing zoning which is inconsistent with this Plan; with regard to the magnitude of approved but unbuilt residential dwelling units in relation to the difficulty of forecasting development trends and resultant facility needs; with regard to transportation planning time frames and right-of-way needs; and with regard to approved but unbuilt commercial zoning in light of the Commercial Land Use Study which found that of the approximately 4,500 acres of commercially zoned land in the County as of 1986, only 25% is developed (see Support Document).

This Growth Management Plan responds to the vested rights issue by establishing a program which reviews all previously approved zoning. Within three years after Plan adoption, all zoning will be reviewed. If it is determined to be inappropriate and is not vested, the zoning will be adjusted to an appropriate classification. Annually thereafter, zoning will be reevaluated on the fifth anniversary of its approval. This Plan commits to establishment of such a process by August 1989 (see Appendix C of the Support Document for a complete discussion of the vested rights issue).

E. FUTURE LAND USE MAP

The Future Land Use Map depicts the desired extent and geographical distribution of land uses in the County. Mixed use categories are used to generally describe the character of allowed development. Within each of these categories, a range of uses are permitted based upon specific standards as described in the Description Section of this Element. These uses include residential, commercial, industrial, agricultural, recreational, conservation, educational and public facilities.

The Future Land Use Map series includes seven additional maps: Future Land Use Map - Public Facilities, which shows existing and planned public facilities; Future Land Use Map - Natural Resources: Waterwells, Cones of Influence, Rivers, Bays, Lakes, Floodplains, Harbors and Minerals (this map also shows those properties proposed for public acquisition by the State Department of Natural Resources' Conservation and Recreational Lands Program (CARL) and the South Florida Water Management District's Save Our Rivers Program); Future Land Use Map - Natural Resources: Wetlands; Future Use Map - Natural Resources: Future Land Use Map - Natural Resources: Soils; and Future Land Use Map - Interstate Activity Center (three maps showing the boundaries of the Activity Centers located at the three Interstate Interchanges).

With the exception of Activity Center maps, these maps are located at the end of the Future Land Use Element. Activity Center maps are located within the Element.

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FUTURE LAND USE ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL:

To guide land use decision-making so as to achieve and maintain a high quality natural and human environment with a well planned mix of compatible land uses which promote the public's health, safety and welfare consistent with State planning requirements and local desires.

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FUTURE LAND USE ELEMENT

OBJECTIVE 1:

Unless otherwise permitted in this Growth Management Plan, new or revised uses of land shall be consistent with designations outlined on the Future Land Use Map. The Future Land Use Map and companion Future Land Use Designations, Districts and Subdistricts shall be binding on all Development Orders effective with the adoption of this Growth Management Plan. Through the magnitude, location and configuration of its components, the Future Land Use Map is designed to coordinate land use with the natural environment including topography, soil and other resources; promote a sound economy; coordinate coastal population densities with the Regional Hurricane Evacuation Plan; and discourage unacceptable levels of urban sprawl.

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FUTURE LAND USE ELEMENT

POLICY 1.1:

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

- A. URBAN - MIXED USE DISTRICT
 - (1) Urban Residential
 - (2) Urban Residential Fringe
 - (3) Industrial under Criteria
 - (4) Commercial under Criteria
- B. URBAN - COMMERCIAL DISTRICT
 - (1) Activity Center
 - (2) Future Activity Center
 - (3) PUD Neighborhood Commercial
- C. URBAN - INDUSTRIAL DISTRICT
 - (1) Industrial under Criteria

Standards and permitted uses for each Future Land Use District and Subdistrict are identified in the Designation Description Section.

POLICY 1.2:

The AGRICULTURAL/RURAL Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

- A. AGRICULTURAL/RURAL - MIXED USE DISTRICT
 - (1) Agricultural/Residential Subdistrict
 - (2) Commercial under Criteria
- B. RURAL - INDUSTRIAL DISTRICT
- C. RURAL - SETTLEMENT AREA DISTRICT

Standards and permitted uses for each Future Land Use District and Subdistrict are identified in the Designation Description Section.

POLICY 1.3:

The ESTATES Future Land Use Designation shall include a Future Land Use District and Subdistrict for:

- A. ESTATES - MIXED USE DISTRICT
 - (1) Residential Estates Subdistrict
 - (2) Commercial under Criteria

Standards and permitted uses for the Future Land Use District and Subdistricts identified in the Designation Description Section.

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FUTURE LAND USE ELEMENT

POLICY 1.4:

The CONSERVATION Future Land Use Designation shall include a Future Land Use District and Subdistrict for:

- A. CONSERVATION - MIXED-USE DISTRICT
(1) Public Lands Acquired For Conservation

Standards and permitted uses for the Future Land Use District and Subdistrict are identified in the Designation Description Section.

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FUTURE LAND USE ELEMENT

OBJECTIVE 2:

In order to ensure the coordination of land use with the availability of public facilities, the following standards for land development shall be required by the time mandated for the adoption of Land Development Regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto. No local Development Order shall be issued unless required public facilities meet the requirements of the Concurrency Management System contained in the Capital Improvement Element. A level of service ordinance will be prepared as part of the land development regulations that will provide guidelines to implement level of service standards. "Local Development Order" shall be defined as any approval by the County having the effect of permitting development.

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FUTURE LAND USE ELEMENT

POLICY 2.1:

Level of Service Standard - Roads

Adequate capacity shall be available as defined by the standards in the Capital Improvement Element. As part of the development of a Level of Service ordinance and implementing program, a network of "envelopes" shall be developed around major road segments which represent geographic areas where development may impact that road. Any regulatory measures resulting from an insufficient Level of Service for a roadway shall be applied throughout an entire "envelope". The Level of Service standards are based on peak season peak hour volume.

POLICY 2.2:

Level of Service Standard - Water Supply

Adequate capacity shall be available as defined by the standards found in the Capital Improvement Element.

POLICY 2.3:

Level of Service Standard - Sewage

Adequate capacity shall be available as defined by the standards found in the Capital Improvement Element.

POLICY 2.4:

Level of Service Standard - Water Management

Adequate flood protection shall be available as defined by the standards in the Capital Improvement Element.

POLICY 2.5:

Level of Service Standards - Parks

Adequate capacity shall be available as defined by the standards in the Capital Improvement Element.

POLICY 2.6:

Level of Service Standard - Solid Waste

Adequate capacity shall be available as defined by the standards in the Capital Improvement Element.

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FUTURE LAND USE ELEMENT

OBJECTIVE 3:

In order to ensure protection of natural and historic resources, ensure the availability of suitable land for utility facilities, ensure consistency of development with level of service standards, promote compatible land uses within the airport noise zone and generally provide for management of growth in an efficient and effective manner, the following regulatory strategy shall be followed:

Land Development Regulations to implement this Growth Management Plan shall be adopted and codified and the development review process shall be evaluated and improved by the time mandated for the adoption of Land Development Regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto. These Regulations shall encourage creative solutions which address the unique situations of Collier County.

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POLICY 3.1:

Adopt Land Development Regulations that contain provisions to implement this Growth Management Plan and which at a minimum:

- A. Regulate the subdivision of land. The existing subdivision ordinance shall be updated and procedural requirements streamlined.
- B. Protect environmentally sensitive lands and provide for open space. This shall be accomplished in part through integration of State of Florida Big Cypress Area of Critical State Concern regulations into the Land Development Code.
- C. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management. This shall be accomplished through continued adherence to South Florida Water Management District Surface Water Management regulations.
- D. Protect potable water wellfields and aquifer recharge areas. This shall be accomplished through the creation and implementation of a wellfield protection ordinance. The ordinance shall establish cones of influence based on groundwater travel time, restrict land uses and activities within the cones of influence and establish development standards for those activities beyond the cones of influence which may endanger the wellfields and aquifer recharge areas based on their potential for pollution.
- E. Regulate signage. The existing Sign Ordinance shall be updated. As a minimum, the ordinance shall amend the frontage requirements for signs, consider allowing shared signs for smaller properties, define terms within the ordinance to clarify its intent and establish an amortization schedule for non-conforming signs.
- F. Ensure safe and convenient on-site traffic flow and vehicle parking needs through strict enforcement of the Zoning Ordinance and development of detailed site planning and design standards including access requirements from roadways, lighting, surfacing materials, locational requirements relative to the parcel they serve and landscaping and buffering criteria.
- G. Provide that no "Local Development Order" be issued unless required public facilities meet the requirements of the Concurrency Management System contained in the Capital Improvement Element. "Local Development Order" shall be defined as any approval by the County having the effect of permitting development to occur. The Land Development Regulation which implements the Concurrency Management System shall include provision for review of existing and planned public facility capacity relative to existing and committed land use at time of application for rezoning, definition of and prohibition of issuance of a "local development order" that would be inconsistent with the Concurrency Management System and establishment of a time limit on zoning approvals, requiring that if no development has occurred within a defined period of time after approval of a zoning, the zoning would revert to a lower classification.

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FUTURE LAND USE ELEMENT

- H. Ensure the availability of suitable land for utility facilities necessary to support proposed development. For privately provided facilities this shall be accomplished through continued compliance with the Zoning Ordinance which requires the identification and location of all utilities which will serve the development.
- I. Protect historically significant properties. This shall be accomplished through amendment to the existing Zoning Ordinance based on recommendations in the Historic and Archeologic Survey. The amendments shall include provisions which require identification of and mitigation for known historic resources on a property as a part of project review at time of rezoning.
- J. Mitigate incompatible land uses, with the area designated as the Naples Airport Noise Zone receiving first priority Zone. This shall be accomplished through adoption of regulations which require soundproofing for all new residential structures within the 65 LDN Contour as identified on the Future Land Use Map. Also, all property records of the County shall indicate that the respective properties are within the Airport Noise Zone. The boundary of the Naples Airport Noise Zone shall be made consistent with the 65 LDN contour identified in the Naples Airport Part 150 Study when approved by the Federal Aviation Authority.

Establish procedures to notify the Naples Airport Authority of all development proposals within 20,000 feet of the airport which exceed height standards established by the Federal Aviation Administration.

- K. Establish a zoning reevaluation program for unimproved property that shall be carried out within two years of the adoption of this Plan for all commercially zoned property and within three years of the adoption of this Plan for all other property. All zoning districts and approvals shall be reviewed. If the zoning is determined to be inappropriate and is not determined to be vested, the zoning shall be changed to an appropriate zoning classification which is consistent with this Plan or compatible with surrounding land uses. Annually thereafter, all zoning approvals shall be reevaluated on the fifth anniversary of the approval. Until the vested or nonvested status of such property has been determined and, if not vested, until notice has been given that such property will be considered for rezoning to an appropriate classification pursuant to this program, development permits shall be granted for uses permitted by the zoning classification in effect at the time of Plan adoption or for a less intensive zoning classification approved by the County in accordance with this Plan.
- L. In order to ensure that adequate public facilities are available concurrent with service demands generated by new growth and development in accordance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3161 et. seq. Florida Statutes (1987), it shall be the policy of Collier County to achieve "concurrency" through a Concurrency Management System adopted as part of this Plan in the Capital

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FUTURE LAND USE ELEMENT

Improvement Element. In addition, as the second element of the County's concurrency program, the County shall, as a part of the land development regulations to be prepared and adopted within one year of the submittal date of this Plan, implement a program to bring planned, permitted and zoned development capacity into alignment with the capacity of existing, programmed and planned capital improvements. The program of aligning development capacity with capital improvements capacity shall provide for the recognition and protection of vested property rights and shall provide individual property owners with a reasonable opportunity to take advantage of existing investment backed development expectations.

POLICY 3.2:

As part of the process to formulate the Land Development Regulations, the development review process shall be evaluated and improved by the time mandated for the adoption of Land Development Regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto. Improvements shall focus on efficiency and effectiveness through unification of all review staff in a single organizational unit and through a streamlining of procedures. Also, an assessment shall be made of integrating all appropriate Land Development Regulations into a single Ordinance.

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FUTURE LAND USE ELEMENT

OBJECTIVE 4:

In order to improve coordination of land uses with natural and historic resources, public facilities, economic development, housing and urban design, the Future Land Use Element shall be continually refined through detailed planning. Future studies might address specific geographic or issue areas. All future studies must be consistent with the Growth Management Plan and further its intent.

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POLICY 4.1:

A detailed Sector Plan for Golden Gate Estates shall be developed and incorporated into this Growth Management Plan by August 1991. The Sector Plan shall address Natural Resources, Future Land Use, Water Management, Public Facilities and other considerations.

POLICY 4.2:

Corridor Management Plans shall be developed by Collier County in conjunction with the City of Naples and incorporated into this Growth Management Plan by August 1991. The Plans shall identify appropriate urban design objectives and recommend Land Development Regulations and Capital Improvements to accomplish those objectives. Plans shall be completed for the following road corridors: Goodlette Road and Golden Gate Parkway from U.S. 41 to Santa Barbara Boulevard. A major purpose of the corridor plans shall be elimination or reduction of uses inconsistent with the community's character.

POLICY 4.3:

An Industrial Land Use Study shall be developed and incorporated into this Growth Management Plan by August 1991. The study shall include a detailed inventory of industrial uses, projections of demand for industrial land and recommendations for future land use allocations and locational criteria. The study shall be coordinated with the Economic Development Council of Collier County.

POLICY 4.4:

Access Management Plans for each of the Activity Centers designated on the Future Land Use Map shall be developed and incorporated into this Growth Management Plan by August 1990. The Access Management Plans are intended to minimize the number of access points to the roadway network through methods such as frontage roads, bypass roads and interconnection of projects.

POLICY 4.5:

Maintain and update on an annual basis the following demographic and land use information: Existing permanent population, existing seasonal population, projected population, existing dwelling units and projected dwelling units. Included with this data base shall be a forecast of the geographic distribution of anticipated growth.

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FUTURE LAND USE ELEMENT

OBJECTIVE 5:

In order to promote sound planning, ensure compatibility of land uses and further the implementation of the Future Land Use Element, the following general land use policies shall be implemented upon the adoption of the Growth Management Plan.

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FUTURE LAND USE ELEMENT

POLICY 5.1:

New residential zoning shall only be permitted at a density equal to or less than that defined by the Density Rating System. However, any change to an existing Development Order, whether residential, commercial or industrial which constitutes a reduction in or equivalent density or intensity shall be deemed consistent with the Future Land Use Element. Any rezone will be subject to zoning reevaluation as described in Policy 1.3.1K.

POLICY 5.2:

All proposed development shall be reviewed for compliance with the Comprehensive Plan and those found incompatible shall not be permitted.

POLICY 5.3:

Discourage unacceptable levels of urban sprawl in order to minimize the cost of community facilities by confining urban intensity development to areas designated as Urban on the Future Land Use Map and by requiring that any changes to the Urban Designated Areas be contiguous to an existing Urban Area boundary.

POLICY 5.4:

New developments shall be compatible with and complimentary to the surrounding land uses.

POLICY 5.5:

Encourage the use of existing land zoned for urban intensity uses before permitting development of other areas. This shall occur by planning for the expansion of County owned and operated public facilities and services to existing zoned land before servicing other areas.

POLICY 5.6:

Permit the use of cluster housing, Planned Unit Development techniques and other innovative approaches to conserve open space and environmentally sensitive areas. Amend the zoning and subdivision regulations as necessary to allow innovative land development techniques.

POLICY 5.7:

Encourage recognition of identifiable communities within the urbanized area of western Collier County. Presentation of economic and demographic data shall be based on Planning Communities and commonly recognized neighborhoods.

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FUTURE LAND USE ELEMENT

POLICY 5.8:

Adult Congregate Living Facilities (ACLF) and other types of elderly housing shall be permitted within the Urban Designated Area at a maximum density of 26 units per acre. Applications shall be reviewed on a case by case basis with the actual density being calculated during this process. As part of the Land Development Regulations, the Zoning Ordinance shall be amended to establish permitted densities for this type of development based on the size of the living units.

POLICY 5.9:

Properties which do not conform to the Future Land Use Element but are developed or are found to have vested zoning rights through the zoning reevaluation program described in Policy 1.3.1K shall be deemed consistent with the Future Land Use Element. These non-conforming properties shall be allowed to expand to the extent of their zoning boundaries and zoning standards in existence at the time of Plan adoption.

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FUTURE LAND USE ELEMENT

OBJECTIVE 6:

In order to provide safe, decent and sanitary housing for all Collier County residents, the number of substandard housing units shall be reduced by 10% annually after adoption and implementation of the Housing Code Ordinance.

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FUTURE LAND USE ELEMENT

POLICY 6.1:

As part of the process to formulate Land Development Regulations, a Housing Code Ordinance shall be adopted by the time mandated for the adoption of Land Development Regulations pursuant to Chapter 163.3202 F.S., including any amendments thereto. The ordinance shall address the minimum structural standards for housing units.

POLICY 6.2:

The County shall continue to seek housing related grants through state and federal programs. Examples of these programs include the Community Development Block Grant program (CDBG), the Community Reinvestment Act (CRA), the State Housing Finance Agency and the Farmers Home Administration.

POLICY 6.3:

By August 1, 1989, a Code Enforcement Board shall be established. This Board shall have the authority to impose fines and other non-criminal penalties as a method to enforce the codes and ordinances of Collier County when violations occur. One of the codes that will be enforced by this Board is the Housing Code.

POLICY 6.4:

A detailed Sector Plan for the Immokalee Community shall be developed and incorporated into this Growth Management Plan by August 1990. The Sector Plan shall address Natural Resources, Future Land Use, Public Facilities, Housing, Urban Design, Land Development Regulations and other considerations. Major purposes of the Sector Plan shall be coordination of land use and transportation planning, redevelopment or renewal of blighted areas and elimination of land uses inconsistent with the community's character.

FUTURE LAND USE ELEMENT

FUTURE LAND USE DESIGNATION
DESCRIPTION SECTION

The following section describes the land use designations shown on the Future Land Use Map. These designations generally indicate the types of land uses for which zoning may be requested. However, these land use designations do not guarantee that a zoning request will be approved. Requests may be denied by the Board of County Commissioners based on criteria in the Zoning Ordinance or in special studies completed for the County.

URBAN DESIGNATION

Urban Designated Areas on the Future Land Use Map include two general portions of Collier County: areas with the greatest residential densities and areas in close proximity which have, or are projected to receive, future urban support facilities and services. It is intended that Urban Designated Areas accommodate the majority of population growth and that new intensive land uses be located within them.

The boundaries of the Urban Designated Areas have been established based on several factors including: patterns of existing development, patterns of approved but unbuilt development, natural resources, water management, hurricane risk, existing and proposed public facilities as well as population projections and the land needed to accommodate the growth.

The Urban Designation will also accommodate future non-residential uses including essential services as defined by the most recent Collier County Zoning Ordinance. Other permitted non-residential land uses may include: parks, open space and recreational use; community facilities such as churches, cemeteries, schools, fire and police stations; utility and communication facilities; earth mining, oil, extraction and related processing; agriculture; and travel trailer recreational vehicle parks provided that the following criteria are met - the site has direct access to a road classified as an arterial and the use will be compatible with surrounding land uses. Support medical facilities such as physicians' offices, medical clinics, treatment, research and rehabilitative centers and pharmacies (as long as the dominant use is medical related) may also be permitted provided they are located within 1/2 mile of hospitals or major treatment centers that are existing or approved at the time of Plan adoption. In addition, certain land uses are permitted under criteria as described later.

A. URBAN - MIXED USE DISTRICT

This District is intended to accommodate a variety of residential land uses including single family, multi-family, duplex, mobile home and mixed use (Planned Unit Development). Certain industrial and commercial uses are also allowed under criteria.

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FUTURE LAND USE ELEMENT

1. URBAN RESIDENTIAL SUBDISTRICT

The purpose of this subdistrict is to provide for higher densities in an area with relatively few natural resource constraints and where existing and planned public facilities are concentrated.

Maximum eligible residential density in the Coastal Urban Subdistrict shall be determined through a Density Rating System. Water-dependent and water-related land uses shall be encouraged within the coastal region of this subdistrict.

2. URBAN RESIDENTIAL FRINGE SUBDISTRICT

The purpose of this subdistrict is to provide transitional densities between the Urban Designated Area and the Agricultural/Rural Area. Residential land uses may be allowed at a maximum density of 1.5 units per gross acre subject to the following conditions:

- a. All rezones must be in the form of a Planned Unit Development; and
- b. Proposed development in the area shall be fully responsible for all necessary water management improvements, including the routing of all on-site and appropriate off-site water through the project's water management system, and a fair share cost of necessary improvements to the CR 951 canal/outfall system made necessary by new development in the area.

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FUTURE LAND USE ELEMENT

DENSITY RATING SYSTEM

Within Urban Designated Areas as identified on the Future Land Use Map a base density of 4 residential dwelling units per gross acre is permitted. However, that base level of density may be adjusted depending on the characteristics of the project.

Consistency with the following characteristics would add to the base density:

(1) Conversion of Commercial Zoning

If the project includes conversion of commercial zoning which is not located within an Activity Center or which is not consistent with adopted siting criteria for commercial land use, a bonus of 16 dwelling units may be added for every 1 acre of commercial zoning which is converted. These dwelling units may be distributed over the entire project. The project must be compatible with surrounding land uses.

(2) Proximity to Activity Center

If the project is in close proximity to an applicable Activity Center, the following density may be added:

If the project is within an Activity Center, up to 16 residential units per gross acre may be permitted.

If the project is within 1 mile of the Activity Center, 3 residential units may be added.

The density band around an Activity Center shall be measured by the radial distance from the center of the intersection around which the Activity Center is situated. If 50% or more of a project is within the density band, the additional density applies to the entire project. Density bands shall not apply within the Estates Designation.

(3) Affordable Housing

Provision of Affordable Housing as defined in the Housing Element would add 8 dwelling units per gross acre. This bonus may be applied to portions of projects. An Affordable Housing Density Bonus Ordinance must be adopted prior to application of this provision. Until the adoption of the Land Development Regulations that define Affordable Housing and establishes a monitoring system, the Entry Level Rental Housing provisions of the Zoning Ordinance may be applied to this bonus provision.

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FUTURE LAND USE ELEMENT

(4) Residential Infill

To encourage residential infill, 3 residential dwelling units per gross acre may be added if the project is 10 acres or less in size located within an area with central public water and sewer service. The following conditions must be met: the project must be compatible with surrounding land uses; the property in question has no common site development plan with adjoining property; there is no common ownership with any adjacent parcels; and the parcel in question was not created to take advantage of the in-fill residential density.

(5) Roadway Access

If the project has direct access to 2 or more arterial or collector roads as identified in the Traffic Circulation Element or if there is project commitment for provision of interconnection of roads with existing or future adjacent projects, 1 residential dwelling unit per gross acre may be added. Density credits based on future roadways will be awarded if the developer commits to construct a portion of the roadway (as determined by the County Transportation Department) or the road is scheduled for completion during the first five years of the CIP.

Consistency with the following characteristic would subtract density:

- (1) If the project is within the area identified as subject to long range traffic congestion which consists of the western coastal Urban Designated Area seaward of a boundary marked by Airport Road (including an imaginary extension north to the Lee County boundary), Davis Boulevard, County Earn Road and Rattlesnake Hammock Road (including an imaginary extension to the east), 1 dwelling unit per gross acre would be subtracted.

Conditions:

- (1) In no case shall maximum permitted density exceed 16 residential dwelling units per gross acre.
- (2) The maximum permitted density shall not exceed 4 residential dwelling units per gross acre within the Traffic Congestion Area which includes the Coastal Management Area, unless it is increased through conversion of commercial zoning, provision of affordable housing, use of the provision for residential infill, or for density awarded within the boundaries of an Activity Center. Properties adjacent to the Traffic Congestion Area shall be considered part of the Traffic Congestion Area if their principal access is to a road forming the boundary of the Area.

FUTURE LAND USE ELEMENT

- (3) The maximum permitted density shall not exceed 4 residential dwelling units per gross acre within a portion of the Coastal Management Area which is bounded by the City of Naples to the west, U.S. 41 to the north and the Area of Critical State Concern to the east.
- (4) Travel Trailer Recreational Vehicle Parks shall be allowed to develop at a density consistent with the Zoning Ordinance.

3. INDUSTRIAL UNDER CRITERIA

The Industrial Land Use Designation provides for the full array of industrial land uses as described in the Zoning Ordinance for Industrial and Light Industrial Zoning Districts. The Plan also allows for limited expansion adjacent to those Industrial Designations provided certain conditions are met regarding access, traffic circulation and infrastructure provision. In addition, certain Industrial land uses may be permitted within Urban Designated Areas under criteria.

The following criteria must be met:

The proposed project must be in the form of an Industrial Planned Unit Development. Intensities of use shall be limited to: technological research, design, and product development; light manufacturing, processing and packaging in fully enclosed building; corporate headquarters; medical laboratories, clinics, treatment facilities and research and rehabilitative centers; printing; lithographing and publishing; and laboratories.

The boundaries of the proposed project must be transitional, therefore, the uses along the perimeters must be compatible with non-industrial uses. The project must have direct access to an arterial and an internal circulation network which prohibits industrial traffic from travelling through predominantly residential areas. The project must have central water and sewer and shall not generate noise or odor so as to be incompatible with surrounding land uses.

As a part of the County's Land Development Regulations, an Industrial Planned Unit Development Zoning District shall be established and include standards for the following:

Standards for an overall Master Development Plan for the entire parcel of land and require Site Development Plan approval for each lot or building area;

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FUTURE LAND USE ELEMENT

List of permitted uses;

Minimum tract size and lot area;

Buffering, landscaping and open space requirements;

Regulations regarding signage, lighting, outdoor storage, parking and loading; and

Setback requirements and maximum building height.

4. COMMERCIAL UNDER CRITERIA

Within the Urban-Mixed Use District certain infill commercial development may be permitted. This shall only apply in areas already substantially zoned or developed for such uses. The following standards which limit the intensity of uses must be met:

- a) The proposed use must be bounded by existing commercial zoning on both sides with the exception of uses that meet the intent of the C-6 Zoning District and the parcel should not exceed 200 feet in width, although the width may be greater at the discretion of the Board of County Commissioners;
- b) The proposed use must not generate in excess of ten percent of the average daily traffic on abutting streets; and
- c) The proposed use must not exceed a floor area of 25,000 square feet.

B. URBAN - COMMERCIAL DISTRICT

Through the use of Activity Centers and neighborhood centers within large PUDs, this District is intended to accommodate virtually all new commercial zoning within Urban Designated Areas.

1. ACTIVITY CENTER SUBDISTRICT

Commercial Activity Centers have been designated on the Future Land Use Map. The locations are based on intersections of major roads and on spacing criteria. The Activity Center concept is designed to concentrate almost all new commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development and to create focal points within the community.

FUTURE LAND USE ELEMENT

With the exception of the three Interchange Activity Centers, the Activity Centers are all of the same configuration and size - square, $\frac{1}{2}$ mile on a side, measured from the center point of the intersection, totalling 160 acres. Activity Centers at the I-75 interchanges have been specifically defined on the following maps.

Activity Centers are intended to be mixed-use in character. The actual mix of the various land uses (i.e., commercial, residential, institutional) shall be determined during the rezoning process based on consideration of the following factors:

- ° The amount, type and location of existing zoned and developed commercial uses within or in close proximity of the Activity Center;
- ° Existing patterns of land use within or in close proximity of the Activity Center;
- ° Market demand and service area for the proposed commercial land uses to be used as a guide to explore the feasibility of the requested land uses;
- ° Adequacy of infrastructure capacity, particularly roads;
- ° Compatibility of the proposed development with and adequacy of buffering for adjoining properties;
- ° Natural or man-made constraints;
- ° Criteria identified in the Zoning Ordinance; and
- ° Other relevant factors.

As a part of all Petitions for Rezone within Activity Centers the applicant shall include an evaluation of the factors cited above. In addition, the applicant shall generally identify development trends within the Activity Center and demonstrate compatibility with existing and proposed development through urban design criteria such as buffering and architectural controls and how the proposed project would limit adverse impacts on the highway network by controlling road access points and coordinating on and off-site movement of traffic with surrounding properties. If any project is 75% within an Activity Center, the entire project shall be considered to be within the Activity Center.

The standard for intensity of uses within each Activity Center is that the full array of commercial uses may be allowed. It is preferred that all new commercial zoning within Activity Centers shall be in the form of a Planned Unit Development.

FUTURE LAND USE ELEMENT

There shall be no minimum acreage limitation for such Planned Unit Developments. All new residential zoning shall be consistent with the Density Rating System. Hotels and motels that locate within an Activity Center will be allowed to develop at a density consistent with the Zoning Ordinance.

Existing commercially zoned and developed areas which are not within an Activity Center or do not meet other commercial siting criteria will be allowed to expand only to the extent permitted under the zoning classification for that property. Expansion involving aggregation of additional property occurring after adoption of this Plan shall be subject to the policies of this Plan.

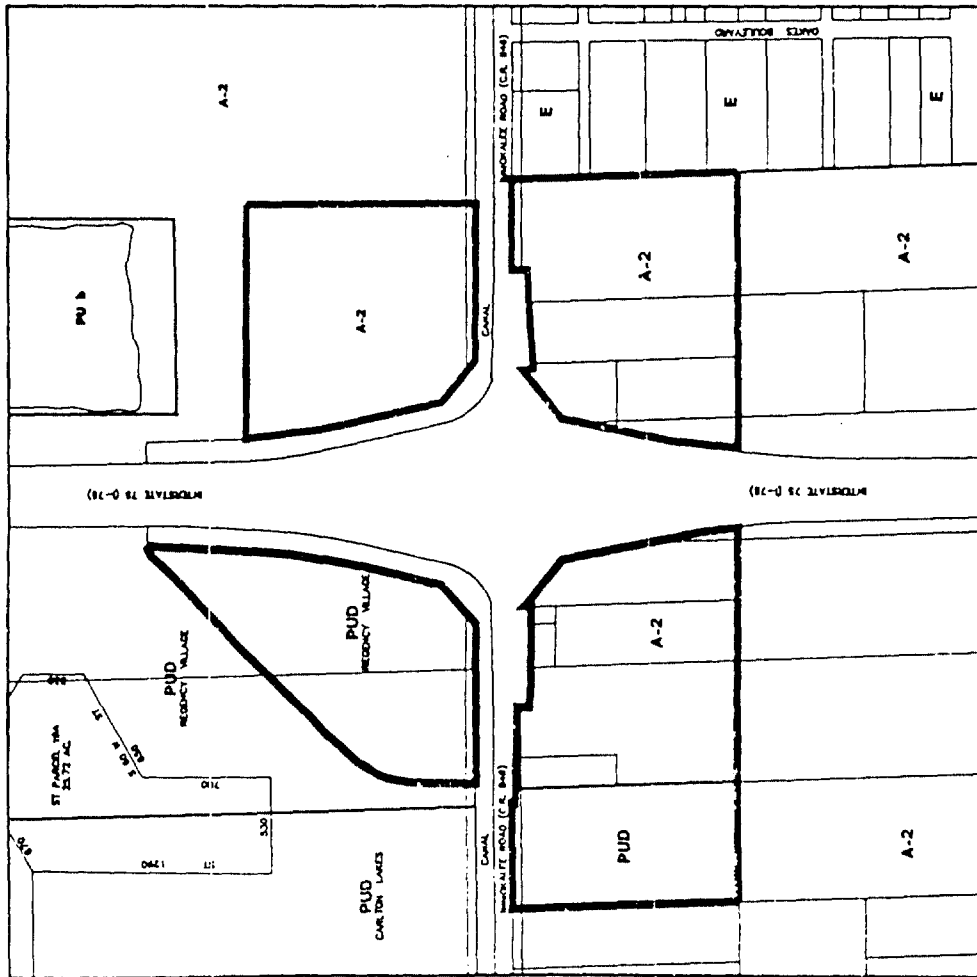
From time to time new Activity Centers may be proposed. The minimum level of intersection which may be eligible for other new Activity Centers is one with an arterial - collector junction. Also, no two centers may be closer than two miles from each other based on center points. New Activity Centers would require market justification and must meet size, spacing and use limitations expressed earlier.

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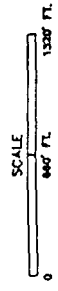
January, 1989

LU-I-34

INTERSTATE ACTIVITY CENTER - FUTURE LAND USE MAP
 IMMOKALEE ROAD (C.R. 846) - INTERSTATE 75
 Collier County, Florida



LEGEND	
	ACTIVITY CENTER BOUNDARY
	RSF-3 EXISTING ZONING

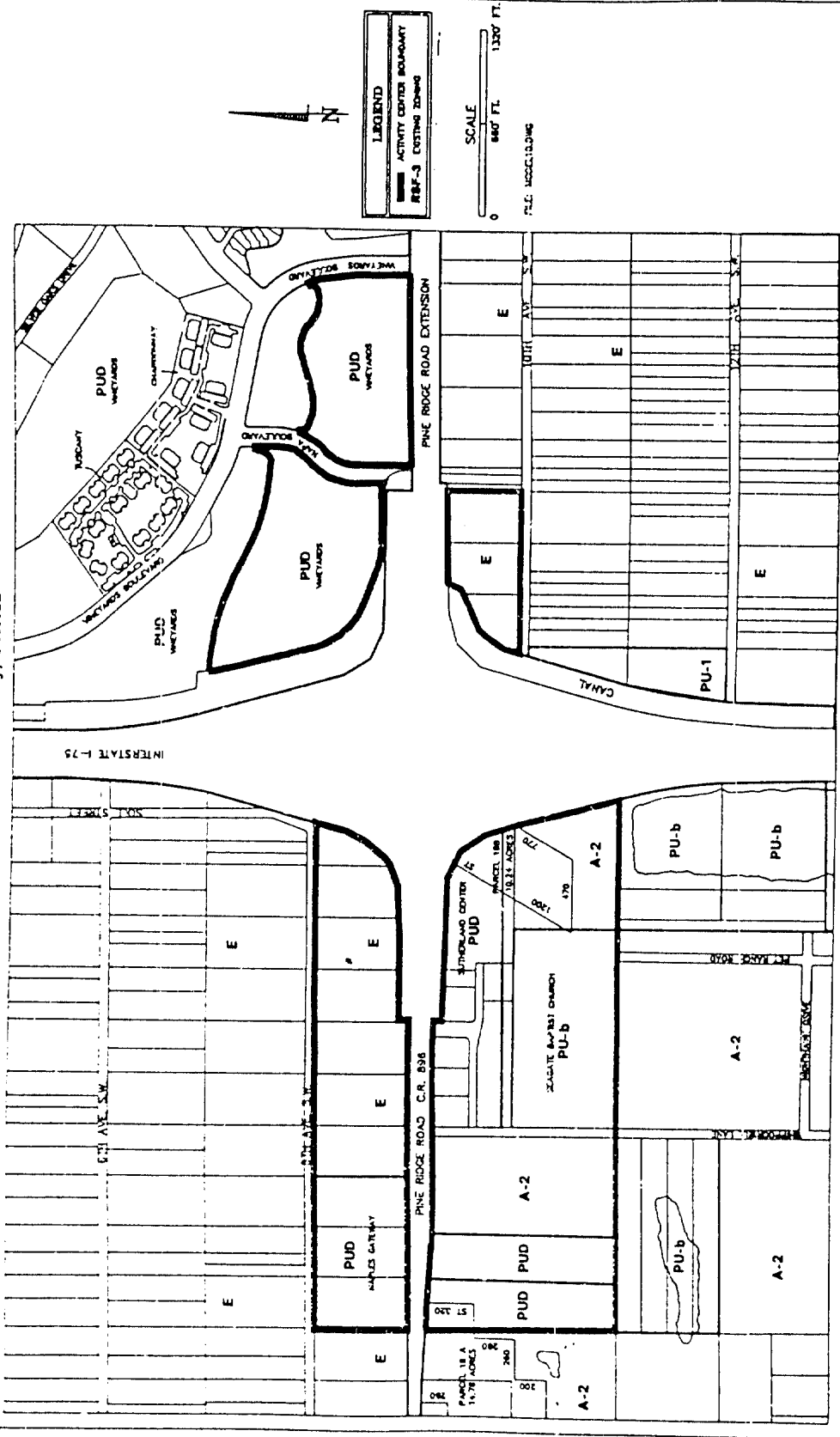


PREPARED BY COLLIER COUNTY COMMUNITY DEVELOPMENT DIVISION 8/7/88
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BOOK 034 PAGE 92

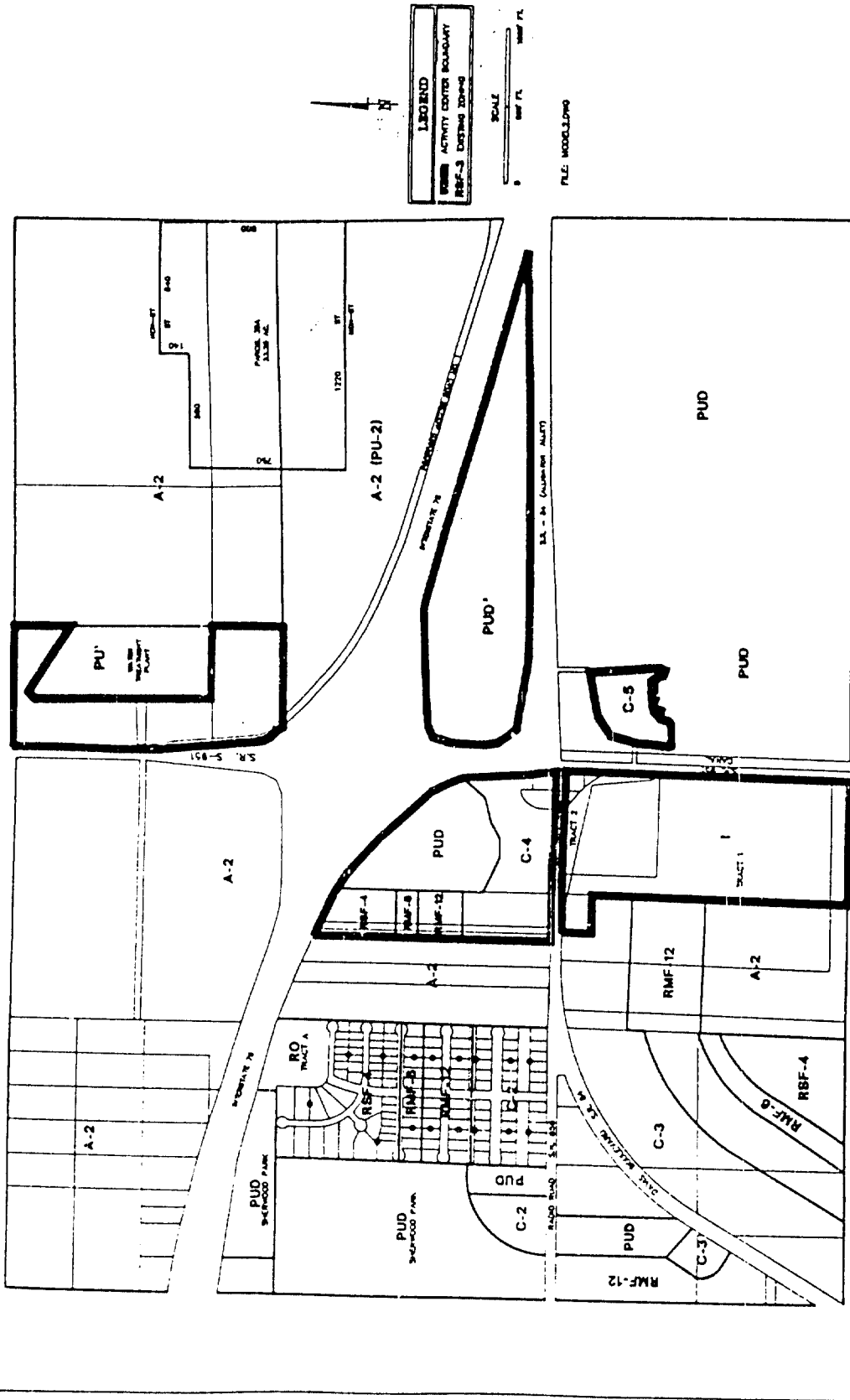
AS RECOMMENDED BY CCPC ON 12/22/88
 INTERSTATE ACTIVITY CENTER - FUTURE LAND USE MAP
 PINE RIDGE RD. (C.R. 896) - INTERSTATE 75
 Collier County, Florida



PREPARED BY COLLIER COUNTY COMMUNITY DEVELOPMENT DIVISION 11/88 REV:12/88

LU-I-36

INTERSTATE ACTIVITY CENTER - FUTURE LAND USE MAP
 S.R. 951 - INTERSTATE 75
 Collier County, Florida



LEGEND
 [Symbol] ACTIVITY CENTER BOUNDARY
 [Symbol] EXISTING ZONING

SCALE
 1" = 1000'

FILE: M0033.DWG

PREPARED BY COLLIER COUNTY COMMUNITY DEVELOPMENT DIVISION 10/20/88

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FUTURE LAND USE ELEMENT

The intersection of Airport-Pulling Road and Vanderbilt Beach Road is designated as a Future Activity Center. Upon completion of Vanderbilt Beach Road from CR 951 to US 41 this intersection shall automatically become an Activity Center and at that time become eligible for commercial zoning requests.

Access from the roadway network into the Activity Centers shall be carefully managed. Policy 1.4.4 of this Element makes a commitment to develop access management plans for each Activity Center by August 1990. During the interim to the extent possible access points shall be kept to a minimum and individual projects shall be encouraged to combine points of access. Coordination of access with existing and future projects shall be required as appropriate at time of zoning and site plan approval.

It is recognized that new development within the Traffic Congestion Area as identified on the Future Land Use Map will be difficult to accommodate on the existing and planned road network. Therefore, proposals for commercial development within the area shall be subject to thorough transportation review and appropriate requirements shall be imposed to coordinate and minimize access points onto the road network and to ensure mitigation of all impacts on road capacity.

2. PUD NEIGHBORHOOD COMMERCIAL SUBDISTRICT

For PUD's of 300 acres or more or with 1,000 dwelling units or more, a neighborhood commercial center may be allowed subject to the following standards:

- a. Commercial zoning shall be no closer than two miles to the nearest Activity Center and no closer than two miles from the nearest PUD commercial zoning of ten acres or greater in size.
- b. The configuration of the commercial parcel shall allow no more frontage than depth;
- c. The commercial parcel shall be no greater than 15 acres in size; and
- d. No construction in the commercial designated area shall be allowed until 50% of the building permits for the development are issued unless otherwise authorized by the Board of County Commissioners.

FUTURE LAND USE ELEMENT

C. URBAN - INDUSTRIAL DISTRICT

The Industrial Land Use District is intended for industrial type uses and shall be reserved for that. Intensities of use shall be those related to light manufacturing, processing, storage and warehousing, wholesaling, distribution and other basic industrial uses as described in the Zoning Ordinance for Industrial and Light Industrial Zoning Districts. The boundaries of Industrial Districts are transitional; therefore, the uses along their perimeters must be compatible with non-industrial uses. All industrial areas should have direct access to an arterial and an internal circulation network which prohibits industrial traffic from travelling through predominantly residential areas.

It is possible that due to changing conditions within the County, there may be a need for additional industrial land. These conditions may include build-out or lack of future services and facilities for current sites. New industrial land use may be approved outside of the Industrial District, however, the following criteria must be met: the rezone shall be in the form of a Planned Unit Development; the proposed site must not be "spot industrial" and therefore must be adjacent to existing land designated or zoned industrial; the proposed land use must be compatible with adjacent land uses; and, necessary infrastructure including an internal road network and central water and sewer must be provided or in place. In addition, non-contiguous industrial use may be permitted in the Urban Designated Area under the criteria cited earlier.

FUTURE LAND USE ELEMENT

AGRICULTURAL/RURAL DESIGNATION

The Agricultural/Rural Land Use Designation is for those areas that are remote from the existing development pattern, lack public facilities and services, are environmentally sensitive or are in agricultural production. Urbanization is not promoted, therefore allowable land uses are of low intensity. A limited selection of land uses other than low density residential and agriculture will be permitted. Such uses include: essential services as defined in the most recent Collier County Zoning Ordinance; parks, open space and recreational use; community facilities such as churches, cemeteries, schools, fire and police stations; utility and communication facilities; earth mining, oil extraction and related processing; migrant labor housing as provided in the most recent Zoning Ordinance; agriculture; and travel trailer recreational vehicle parks providing that the following criteria are met - the site has direct access to a road classified as an arterial and the use will be compatible with surrounding land use.

A. AGRICULTURAL/RURAL - MIXED USE DISTRICT

1. AGRICULTURAL/RESIDENTIAL SUBDISTRICT

The purpose of this subdistrict is to protect and encourage agricultural activities while providing for low density residential use in outlying areas. Residential land uses may be allowed at a maximum density of 1 unit per 5 gross acres.

2. COMMERCIAL UNDER CRITERIA

Within the Agricultural/Rural-Mixed Use District Commercial development may be allowed providing the following standards for intensity of use are met:

- a) The project is 2.5 acres or less in size;
- b) The project is no closer than 5 miles from the nearest developed commercial area, zoned commercial area or designated Activity Center (measured by radial distance);
- c) The proposed uses are considered lowest order goods and services;
- d) The project is located on an arterial or collector roadway; and
- e) The project is buffered from adjacent properties.

FUTURE LAND USE ELEMENT

B. RURAL -- INDUSTRIAL DISTRICT

The Industrial Land Use District is intended for industrial type uses and shall be reserved for that. Intensities of use shall be those related to light manufacturing, processing, storage and warehousing, wholesaling, distribution and other basic industrial uses as described in the Zoning Ordinance for Industrial and Light Industrial Zoning Districts. The boundaries of Industrial Districts are transitional; therefore, the uses along their perimeters must be compatible with non-industrial uses. All industrial areas should have direct access to an arterial and an internal circulation network which prohibits industrial traffic from travelling through predominantly residential areas.

It is possible that due to changing conditions within the County, there may be a need for additional industrial land. These conditions may include build-out or lack of future services and facilities for current sites. New industrial land use may be approved outside of the Industrial District, however, the following criteria must be met: the rezone shall be in the form of a Planned Unit Development; the project shall have direct access to an arterial roadway; the proposed site must not be "spot industrial" and therefore must be adjacent to existing land designated or zoned industrial; the proposed land use must be compatible with adjacent land uses; and, necessary infrastructure including an internal road network and central water and sewer must be provided or in place.

C. RURAL - SETTLEMENT AREA DISTRICT

1. SETTLEMENT AREA DISTRICT

Consists of Sections 13, 14, 23, and 24, Township 48 South, Range 27 East (the former North Golden Gate subdivision), which was zoned and platted between 1967 and 1970. In settlement of a lawsuit pertaining to the permitted uses of this property, this property has been "vested" for the uses specified in that certain "PUD by Settlement" zoning granted by the County as referenced in that certain SETTLEMENT AND ZONING AGREEMENT dated the 27th day of January, 1986.

By designation in the Growth Management Plan as Settlement Area, the Plan recognized the property as an area which is outside of the Urban Designation and which is currently far removed from supportive services and facilities. Expansion of the Settlement Area in terms of additional lands or dwelling units, shall be discouraged. It's existence will have no precedential value or effect so far as justifying similar uses on surrounding or adjacent property. The Settlement Area Land Use District is limited to the area described above and shall not be available as a land use district for any other property in the County.

January, 1989

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FUTURE LAND USE ELEMENT

The uses permitted include:

- a) Agricultural uses and related facilities;
- b) Residential uses, not to exceed two living levels in height, and a maximum number of 2,100 dwelling units;
- c) Neighborhood commercial uses and hotel, motel and transient lodging facilities, not to exceed 22 acres in size;
- d) Golf courses, parks, playgrounds, and other similar recreation and open space uses;
- e) Community facilities, such as a fairgrounds site, agricultural extension station, fire and police stations;
- f) Educational facilities, religious facilities, governmental activities and child care center;
- g) Earth mining; and
- h) Essential services as defined by the most recent Collier County Zoning Ordinance.

All in accordance with the ZONING AND DEVELOPMENT DOCUMENT for the property as approved by the County.

January, 1989

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FUTURE LAND USE ELEMENT

ESTATES DESIGNATION

The Estates Land Use Designation are lands which are already subdivided into semi-rural residential lots (2.25 acres as an average) essentially consisting of the Golden Gate Estates Subdivision. The area is identified as having potential for population growth far removed from supportive services and facilities. Expansion of the area will be discouraged.

In recognition of the Estates area, it is also recognized that it will require certain non-residential uses including: essential services as defined by the most recent Collier County Zoning Ordinance; recreation, parks and open space; community facilities such as churches, cemeteries, schools, rest homes, hospitals, fire and police stations; and utility and communication facilities.

A. ESTATES - MIXED USE DISTRICT

1. RESIDENTIAL ESTATES SUBDISTRICT

Single family residential development may be allowed within the Estates-Mixed Use District at a maximum density of 1 unit per 2½ gross acres.

2. COMMERCIAL UNDER CRITERIA

Within the Estates - Mixed Use District commercial development may be allowed providing the following standards which limit the intensity of use are met:

- a) The project is 2.5 acres or less in size;
- b) The project is no closer than 5 miles from the nearest developed commercial area, zoned commercial area or designated Activity Center (measured by radial distance);
- c) The proposed uses are considered lowest order goods and services;
- d) The project is located on an arterial or collector roadway; and
- e) The project is buffered from adjacent properties.

FUTURE LAND USE ELEMENT

CONSERVATION DESIGNATION

The overall purpose of the Conservation Designation is to conserve and maintain the natural resources of Collier County and their associated environmental and recreational benefits. All native habitats possess ecological and physical characteristics that justify attempts to maintain these important natural resources. Barrier Islands, coastal bays and wetlands deserve particular attention because of their ecological value and their sensitivity to perturbation. It is because of this that all proposals for development in the Conservation Designation must be subject to rigorous review to ensure that the impacts of the development do not destroy or unacceptably degrade the inherent functional values.

The Conservation Land Use Designation is intended to protect certain vital natural resource areas of the County owned by the public. Standards for development of these areas are found in the Conservation and Coastal Management Element and the County's Land Development Regulations. The Conservation Designation will accommodate future non-residential uses including essential services as defined in the most recent Collier County Zoning Ordinance; parks, open space and recreational use; community facilities such as churches, cemeteries, schools, fire and police stations; utility and communication facilities; earth mining; agriculture; and oil extraction and related processing. The boundaries of the Conservation District may periodically change as properties are acquired.

A. PUBLIC LANDS - MIXED USE DISTRICT

This District includes such areas as Everglades National Park, Big Cypress National Preserve, Fakahatchee Strand State Preserve, Collier-Seminole State Park, Rookery Bay National Estuarine Sanctuary Research Reserve, Delnor-Wiggins State Park and Audubon Corkscrew Swamp Sanctuary (privately owned). Single family residential development may be allowed within these areas at a maximum density of 1 unit per 5 gross acres. However, within the Big Cypress National Preserve private in-holdings may be developed for residential use with a maximum density of 1 unit per 3 gross acres. Also, within the National Preserve land zoned for A-1 agricultural use may be developed for low density residential use without active agricultural operations.

AREA OF CRITICAL STATE CONCERN OVERLAY

The Big Cypress Area of Critical State Concern was established by the 1974 Florida Legislature. The Critical Area is displayed on the Future Land Use Map as an overlay area. All Development Orders within the area shall comply with Chapter 27F-3, Florida Administrative Code, "Boundary and Regulations for the Big Cypress Area of Critical State Concern".

January, 1989

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FUTURE LAND USE ELEMENT

The regulations include:

a) Site Alteration

- 1) Site alteration shall be limited to 10% of the total site size, and installation of non-permeable surfaces shall not exceed 50% of any such area. However, a minimum of 2,500 square feet may be altered on any permitted site.
- 2) Except for roads, any non-permeable surface greater than 20,000 square feet shall provide for release of surface run off, collected or uncollected, in a manner approximating the natural surface water flow regime of the area.
- 3) Soils exposed during site alteration shall be stabilized and retention ponds or performance equivalent structures or systems maintained in order to retain run off and siltation on the construction site. Restoration of vegetation to site alteration areas shall be substantially completed within 180 days following completion of a development. Revegetation shall be accomplished with pre-existing species or other suitable species except that undesirable exotic species (see list below) shall not be replanted or propagated.

Australian Pine - Casuarina equisetifolia
Bishopwood - Bischofia javanica
Brazilian Pepper (holly) - Shinus
terebinthifolius
Castor Bean - Ricinus communis
Common Papaya - Carica papaya
Common Snakeplant - Sansevieria trifasciata
Day Jessamine - Cestrum diurnum
Hunters Robe - Raphidophora aurea
Melaleuca (cajeput) - Melaleuca leucadendra
Queensland Umbrella Tree - Schefflera
actinophylla
Trailing Wedelia - Wedelia trilobata

- 4) No mangrove trees or salt marsh grasses shall be destroyed or otherwise altered. Plants specifically protected by this regulation include:

Red Mangrove - Rhizophora Mangle
Black Mangrove - Avicennia Nitida
White Mangrove - Laguncularia racenosa
Needlerush - Juncus roemerianus
Salt Cordgrasses - S. patens S. cynosuroides,
S. spartinae, Spartina
alterniflora,
Seashore Saltgrass - Distichlis spicata

January, 1989

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FUTURE LAND USE ELEMENT

- 5) Fill areas and related dredge or borrow ponds shall be aligned substantially in the direction of local surface water flows and shall be separated from other fill areas and ponds by unaltered areas of vegetation of comparable size. Dredge or borrow ponds shall provide for the release of storm waters as sheet flow from their downstream end into unaltered areas of vegetation. Access roads to and between fill areas shall provide for the passage of water in a manner approximating the natural flow regime and designed to accommodate the 50 year storm. Fill areas and related ponds shall not substantially retain or divert the total flow in or to a slough or strand or significantly impeded tidal action in any portion of the estuarine zone.
- 6) Man-made lakes, ponds, or other containment works shall be constructed with a maximum slope of 30 degrees to a depth of six feet of water. Whenever mineral extraction is completed in new quarrying lakes, shoreline sloping, revegetation and disposal of spoils or tailings shall be completed before abandonment. Existing quarrying lakes are except from this provision, except that whenever any person carries out any activity defined in Section 380.04, Florida Statutes, as development or applies for a development permit as defined Section 380,031, Florida Statutes, to develop any existing quarrying lake area, these regulations shall apply.
- 7) Finger canals shall not be constructed in the Critical Area.
- 8) This rule shall not apply to site alterations undertaken in connection with the agricultural use of land or for the conversion of land to agricultural use.

b) Drainage

- 1) Existing drainage facilities shall not be modified so as to discharge water to any coastal waters, either directly or through existing drainage facilities. Existing drainage facilities shall not be expanded in capacity or length except in conformance with paragraph (2) below; however, modifications may be made to existing facilities that will raise the ground water table or limit salt water intrusion.
- 2) New drainage facilities shall release water in a manner approximating the natural local surface flow regime, through a spreader pond or performance equivalent structure or system, either on site or to a natural retention, or natural filtration and flow area. New drainage facilities shall also maintain a ground water level sufficient to protect wetland vegetation through the use of weirs or performance equivalent structures or systems. Said facilities shall not retain, divert, or otherwise block or channel the naturally occurring flows in a strand, slough or estuarine area.

January, 1989

LU-I-46

FUTURE LAND USE ELEMENT

- 3) New drainage facilities shall not discharge water to any coastal waters either directly or through existing drainage facilities.
- 4) This rule shall not apply to drainage facilities modified or constructed in order to use land for agricultural purposes or to convert land to such use.

c) Transportation

- 1) Transportation facilities which would retain, divert or otherwise block surface water flows shall provide for the reestablishment of sheet flow through the use of interceptor spreader systems or performance equivalent structures and shall provide for passage of stream, strand, or slough waters through the use of bridges, culverts, piling construction or performance equivalent structures or systems. Channelization of such areas shall be the minimum length necessary to maintain reasonable flow and prevent weed blockage.
- 2) Transportation facilities, constructed substantially parallel to the local surface flow, shall maintain a ground water level sufficient to protect wetland vegetation through the use of weirs or performance equivalent structures or systems and as feasible, the flows in such works shall be released to natural retention filtration and flow areas.
- 3) Transportation facility construction sites shall provide for siltation and runoff control through the use of settling ponds, soil fixing or performance equivalent structures or systems.

d) Structure Installation

- 1) Placement of structures shall be accomplished in a manner that will not adversely affect surface water flow or tidal action.
- 2) Minimum lowest floor elevation permitted for structures shall be at or above the 100 year flood level, as established by the Administrator of the Federal Flood Insurance Administration. The construction of any structure shall meet additional Federal Flood Insurance Land Management and Use Criteria (24 CFR 1910), as administered by the appropriate local agency.
- 3) This rule shall not apply to structures used or intended for use in connection with the agricultural use of the land.

All Development Orders issued for projects within the Big Cypress Area of Critical State Concern shall be rendered to the State of Florida Department of Community Affairs for review with the potential for appeal to the Administration Commission per Chapter 9J-1, Florida Administrative Code, "Development Order Requirements for Areas of Critical State Concern".

January, 1989

LU-I-47

FUTURE LAND USE ELEMENT

Port of the Islands is a unique development which is located within the Urban Designated Area, but is also totally within the Big Cypress Area of Critical State Concern. However, a portion of the development was determined "vested" by the State of Florida, thus exempting it from the requirements of Chapter 380, Florida Statutes. Further, there is an existing Development Agreement between Port of the Islands, Inc. and the State of Florida Department of Community Affairs dated July 2, 1985, which regulates land uses at Port of the Islands. Given the unique and isolated location, and the existing Development Agreement, development within Port of the Islands shall be regulated by the Development Agreement and the overall residential density and commercial shall not exceed that permitted under zoning at time of adoption of this Plan.

AREA OF ENVIRONMENTAL CONCERN OVERLAY

Areas of environmental concern are identified on the Future Land Use Map. Primarily, these represent marshes, hardwood swamps and cypress forests; wet prairies and low pinelands; and, brackish marshes. These are included as general representations for informational purposes. This overlay does not constitute new development standards. Standards for development are found in the Conservation and Coastal Management Element and the Land Development Regulations.

FUTURE LAND USE ELEMENT 1

January, 1989

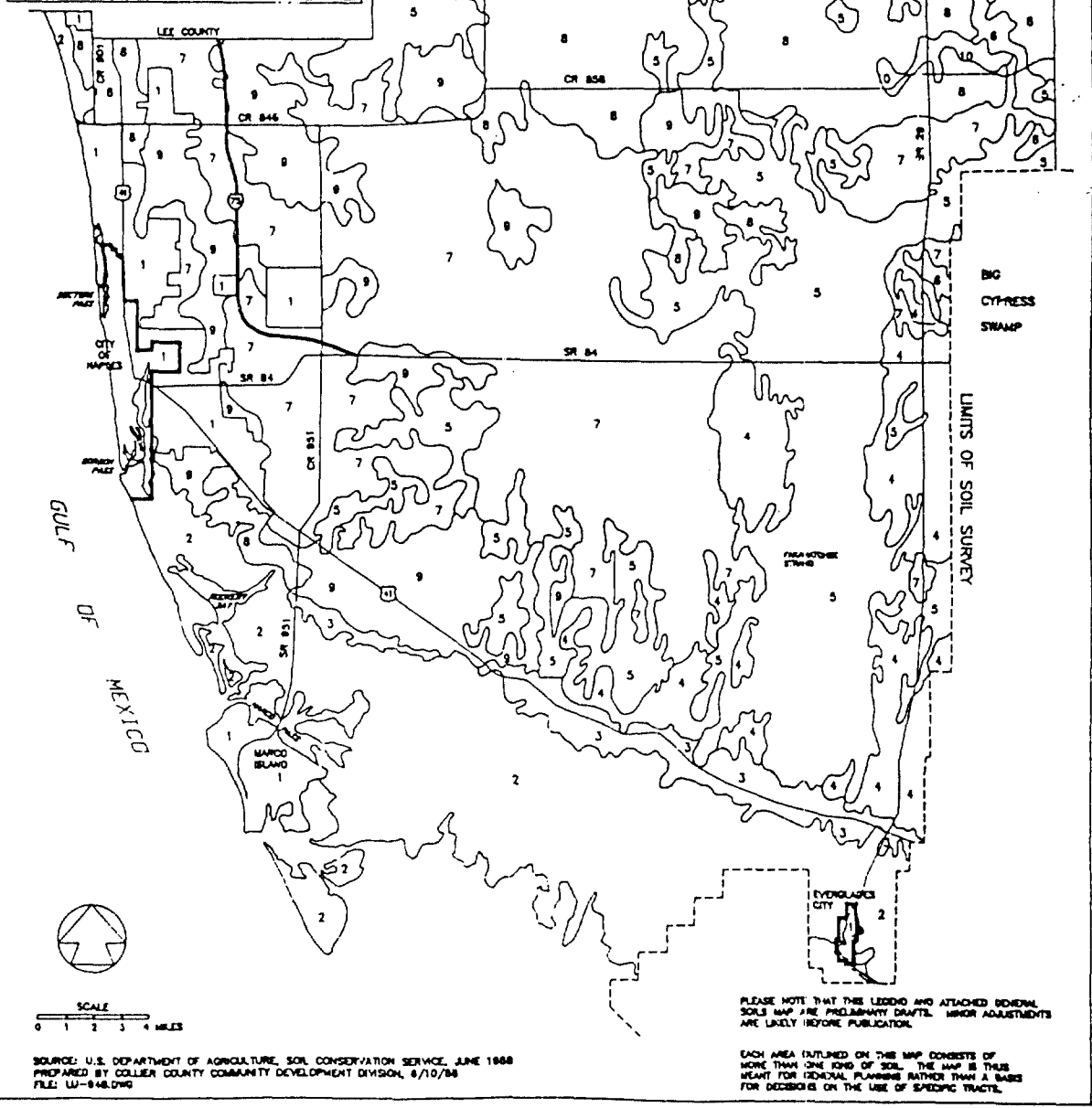
LU-I-48

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MAP 5 SOILS-FUTURE LAND USE MAP Western Collier County, Florida

LEGEND	
SOILS OF THE MARSHLAND AREAS	
1	UNIMPROVED - UROCKWORTH - SWAMPY ASSOCIATION
SOILS OF THE TIDAL AREAS	
2	SUNBELT - PALMER - SPANISH ASSOCIATION
3	NEEDHAM - FRIELER - FRENCH ASSOCIATION
SOILS OF THE SWAMPS, FRINGS AND FRESHWATER MARSHES	
4	INDROPE - PINEBLADE ASSOCIATION
5	RIVERS - SOGA - COPPLELAND ASSOCIATION
6	SWAMP - RIVERS - CHOCOMA ASSOCIATION
SOILS OF THE FLATWOODS, BLOUDES AND MARSHOOD	
7	PERNA - SOGA - HILLDALE ASSOCIATION
8	BARONALE - SWAMPY - BLOUDES ASSOCIATION
9	HOLMES - SWAMPY - BARONALE ASSOCIATION
10	SWAMPY - SWAMPY - HOLMES ASSOCIATION

PLEASE NOTE THAT THIS LEGEND AND ATTACHED GENERAL SOILS MAP ARE PRELIMINARY DRAFTS. MINOR ADJUSTMENTS ARE LIKELY BEFORE PUBLICATION.



LU-I-49

PAGE 107 CONSISTS OF (4) MAPS, WHICH WILL BE KNOWN
AS A,B,C,AND D. THIS WILL BE BOTH SIDES OF THE MAPS.

Page 107

MARSHES, HARDWOOD SWAMPS
AND CYPRESS FORESTS



WET PRAIRIES AND LOW PINELANDS



BRACKISH MARSHES



MANGROVE SWAMPS AND BARRIER BE



COLLIER COUNTY



R 30 E

R 31 E

R 32 E

R 33 E

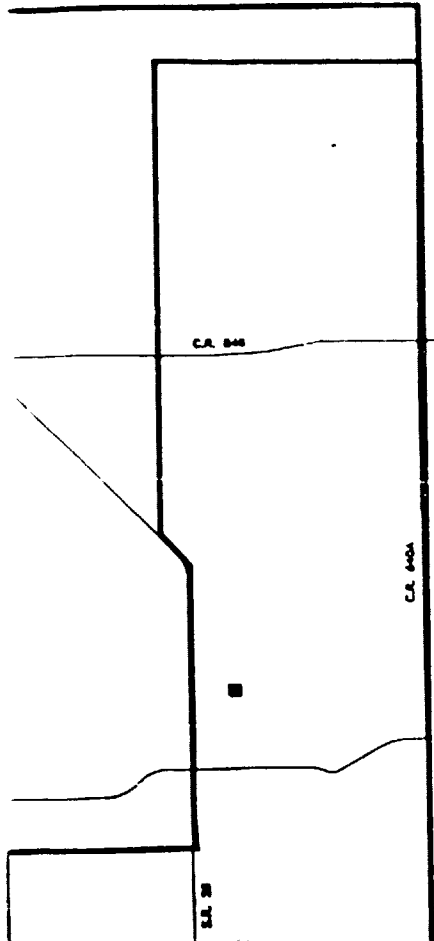
R 34 E

FUTURE LAND USE MAP MAP 3 NATURAL RESOURCES

(WATERWELLS, CONES OF INFLUENCE, RIVERS,
BAYS, LAKES, FLOODPLAINS, HARBORS AND MINERALS)

AS ADOPTED ON JANUARY 10, 1989

NTY



T 48 S

T 47 S

T 48 S

T 49 S

LEGEND

<p>RIVERS</p> <ol style="list-style-type: none"> 1. COCONATCHEE RIVER 2. ROCK RIVER 3. GORDON RIVER 4. HALDENHAM CREEK 5. HENDERSON CREEK 6. JOHN STEVENS CREEK 7. BIG MARCO RIVER 8. ROYAL PALM HAMMOCK CREEK 9. BLACK WATER RIVER 10. MATHIEY RIVER 11. PUMPHIN RIVER 12. LITTLE WOOD RIVER 13. WOOD RIVER 14. FALAMATCHEE RIVER 15. EAST RIVER 16. PARADISE RIVER 17. FERGLISON RIVER 18. BARRON RIVER 19. HALFWAY CREEK 20. TURNER RIVER <p>— 100 YEAR FLOODPLAIN</p>	<p>ESTUARINE BAYS</p> <ol style="list-style-type: none"> A. HICKORY BAY B. CLAM BAY C. DOCTORS BAY D. MAPLES BAY E. DOLLAR BAY F. ROOKERY BAY G. JOHNSON BAY H. TARPON BAY I. MELVANTIE BAY J. UNKNOWN BAY K. ADDISON BAY L. BARFIELD BAY M. GULLYMAN BAY N. GOODLAND BAY O. PALM BAY P. BLACKWATER BAY Q. BUTTWOOD BAY R. PUMPHIN BAY S. FAKA UNION BAY T. FALAMATCHEE BAY U. FERGLISON BAY V. BARRON BAY W. TURNER BAY X. CROSS BAY 	<p>CONSERVATION</p> <p>— AREA OF CRITICAL STATE CONCERN</p> <p> LANDS ACQUIRED FOR CONSERVATION</p> <p> LANDS PROPOSED FOR ACQUISITION FOR CONSERVATION</p> <ol style="list-style-type: none"> I. BIRD ROOKERY SWAMP II. ROOKERY BAY III. SOUTH BOLDEN GATE ESTATES IV. NORTH FALAMATCHEE STRAND V. S.R. 38 CORRIDOR VI. TEN THOUSAND ISLANDS VII. NORTHEASTERN BIG CYPRESS VIII. HORNS ISLAND <p> COMMERCIAL MINERAL EXTRACTION SITES</p> <p> WELLFIELDS</p> <p> PROPOSED WELLFIELDS</p> <p> WELLFIELDS AND CONE OF INFLUENCE</p>
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NOTE: DETAILED DRAWINGS OF INDIVIDUAL WELLS AND CONES OF INFLUENCE ARE FOUND IN THE LAND USE SUPPORT DOCUMENT

HENDRY COUNTY

COLLIER COUNTY

VII

R 25 E

R 26 E

R 27 E

R 28 E

R 29 E

HENDRY COUNTY

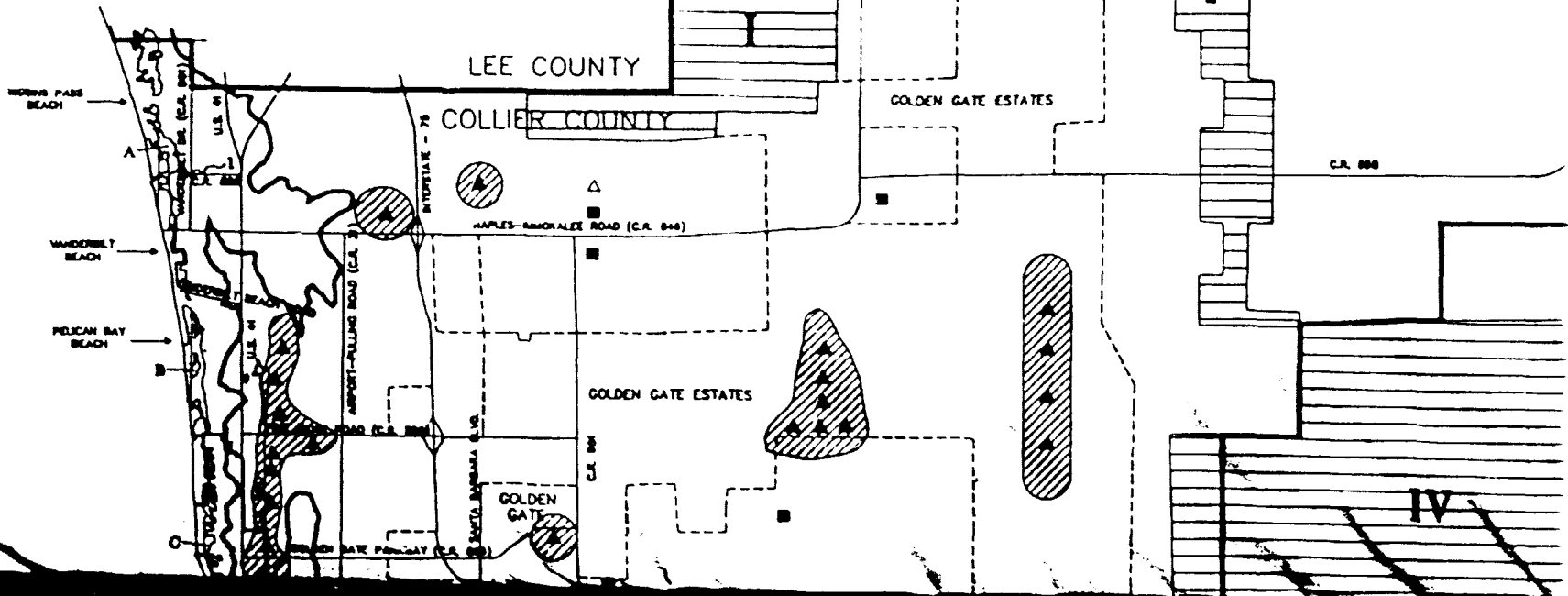
Collier County Florida

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T 49 S





BROWARD COUNTY
DADE COUNTY

T 50 S
T 51 S
T 52 S
T 53 S

COLLIER COUNTY

MONROE COUNTY

R 30 E
R 31 E
R 32 E
R 33 E
R 34 E

TREE STRAND
STATE
RESERVE

B.C. CYPRESS
NATIONAL
PRESERVE

COPELAND

VI

EVERGLADES
CITY

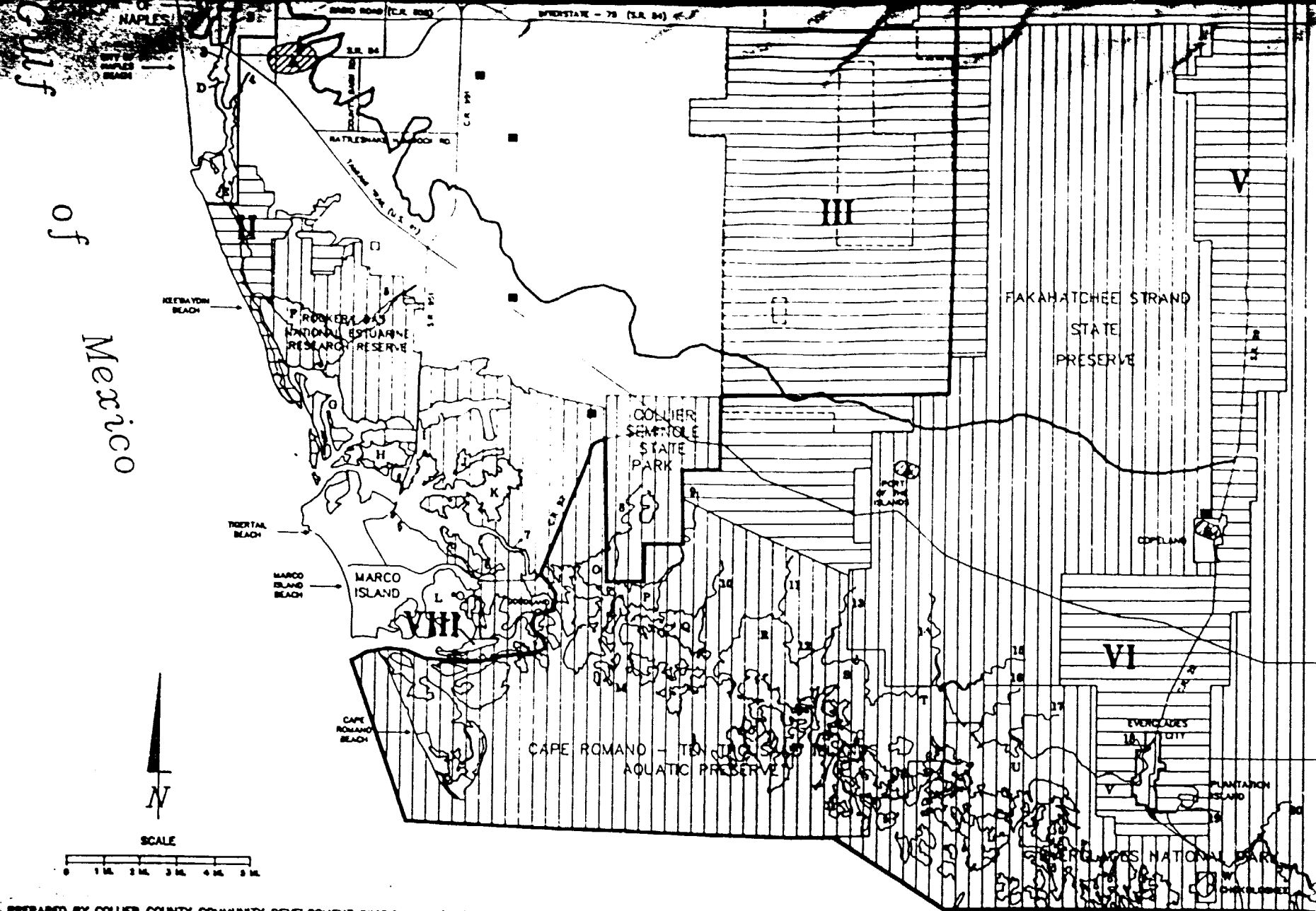
PLANTATION
ISLAND

EVERGLADES NATIONAL PARK

Gulf of Mexico

T 50 S
T 51 S
T 52 S
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R 25 E R 26 E R 27 E R 28 E R 29 E R 30



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JNTY

FUTURE LAND USE MAP

MAP 2

PUBLIC FACILITIES

AS ADOPTED ON JANUARY 10, 1989

LEGEND

PUBLIC FACILITIES	EXISTING	PLANNED
ROADS	---	---
WATER TREATMENT PLANTS	◆	◇
WASTEWATER TREATMENT PLANTS	◆	⊕
EXISTING OR MODIFIED WATER RETENTION STRUCTURES	▲	⊕
SOLID WASTE FACILITIES	●	X
PARKS	Y	P
BOAT RAMPS	▲	⊕
GOVERNMENT BUILDINGS	○	○
SHERIFF'S STATIONS AND SUBSTATIONS	•	•
JAILS	●	○
LIBRARIES	□	○
EMERGENCY MEDICAL STATIONS	E	E
FIRE STATIONS	F	P
PUBLIC HEALTH SYSTEMS AND HOSPITALS	H	H
AIRPORTS	✈	A
SCHOOLS	■	■
HISTORIC RESOURCES	●	
--- COASTAL MANAGEMENT BOUNDARY		

HENDRY COUNTY

COLLIER COUNTY

T 46 S

T 47 S

T 48 S

T 49 S

R 25 E

R 26 E

R 27 E

R 28 E

R 29 E

R 30

HENDRY COUNTY

Collier County Florida

T 46 S

T 47 S

T 48 S

T 49 S

LEE COUNTY

COLLIER COUNTY

IMMOKALEE

LAKE TRAYLOR

C.R. 800

C.R. 846

NAPLES-IMMOKALEE ROAD (C.R. 846)

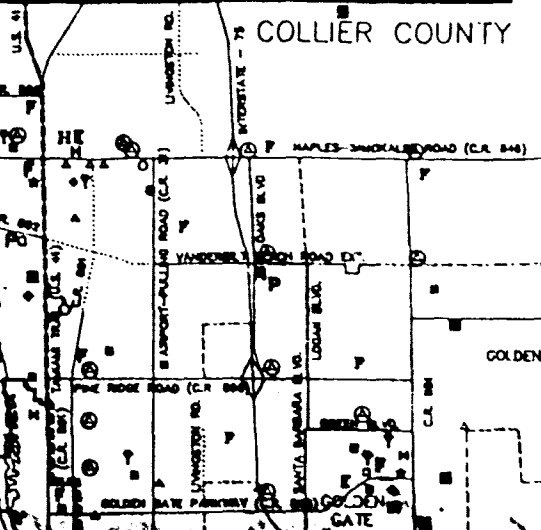
C.R. 856

GOLDEN GATE ESTATES

NAPLES-IMMOKALEE ROAD (C.R. 846)

GOLDEN GATE BLVD.

GOLDEN GATE ESTATES



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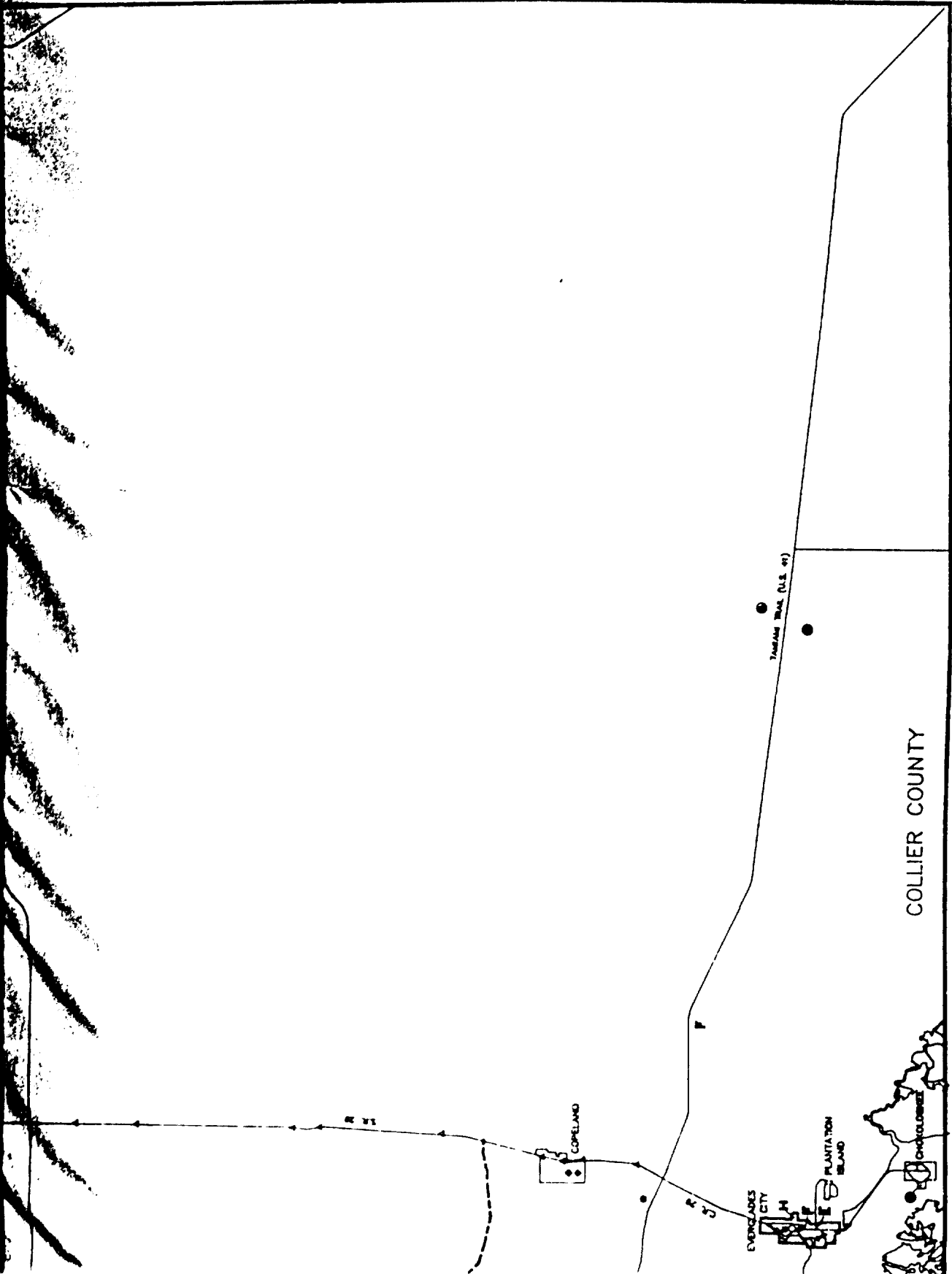
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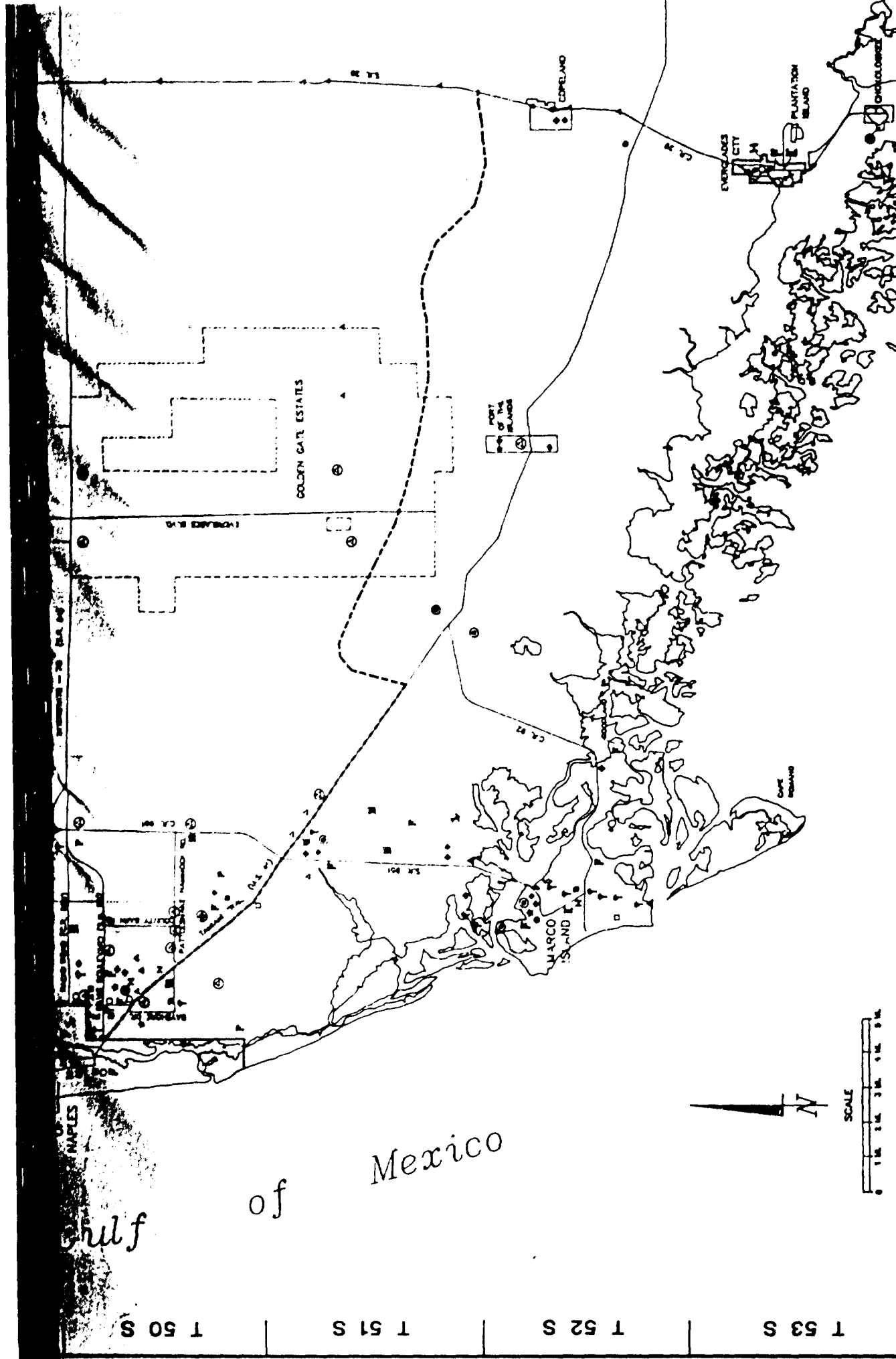
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Gulf of Mexico

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FUTURE LAND USE MAP

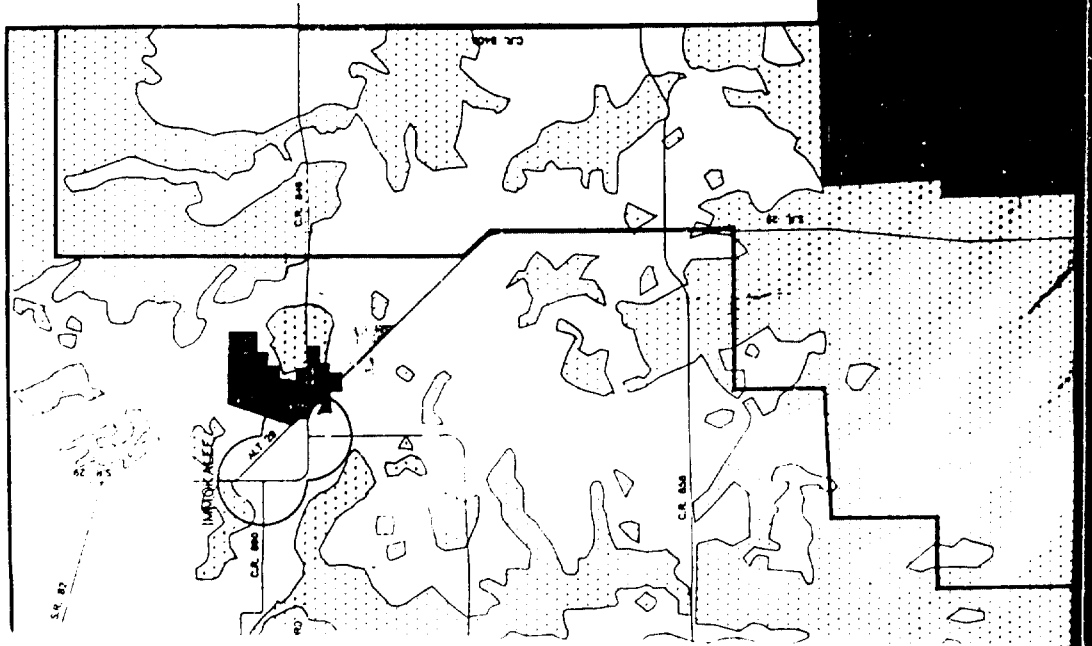
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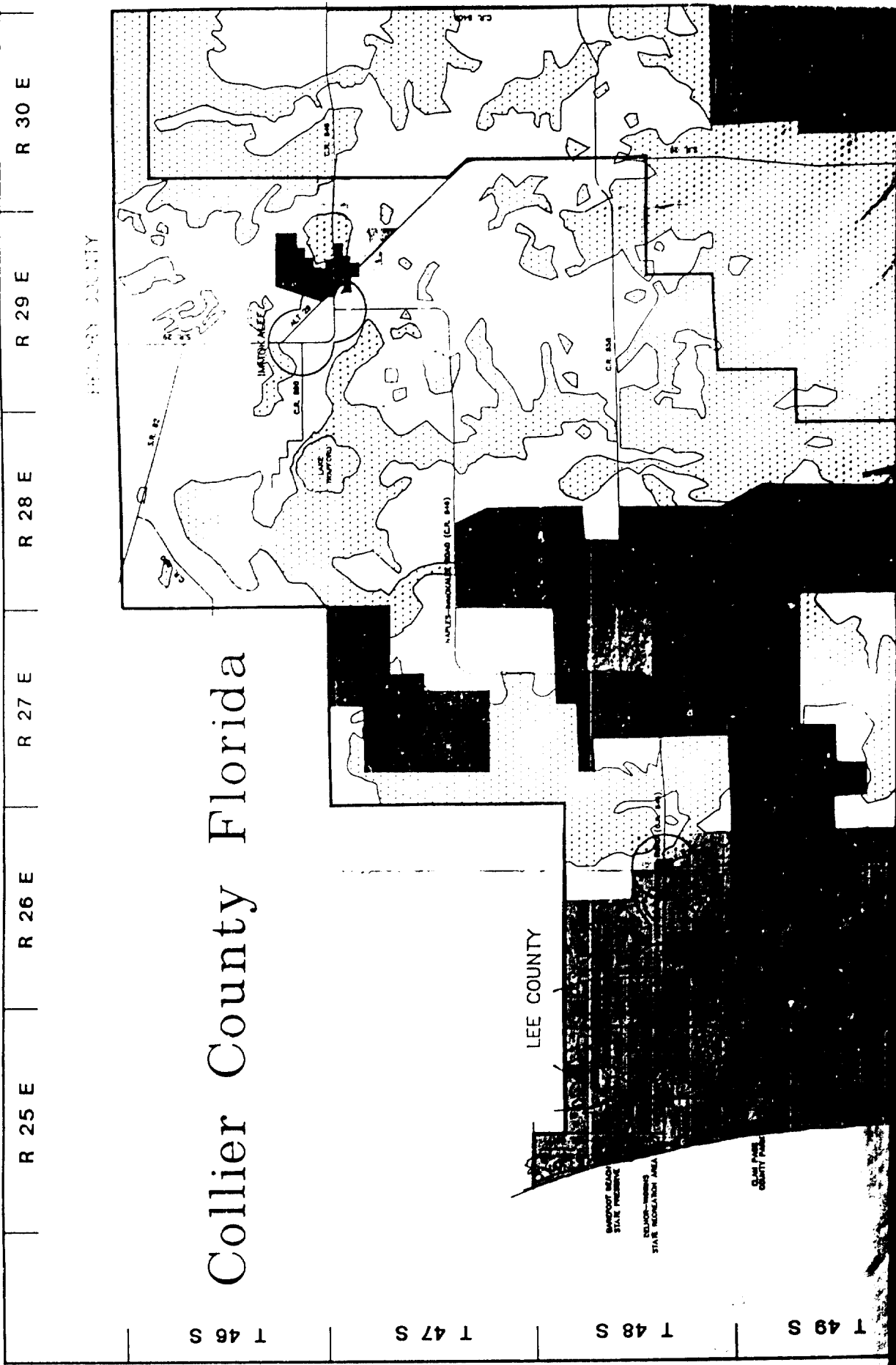
- | | | | | | |
|--|--|---------------------------------------|--|--------------------------------------|--|
| URBAN MIXED USE | | CONSERVATION | | OVERLAYS AND SPECIAL FEATURES | |
| URBAN RESIDENTIAL | | LANDS ACQUIRED FOR CONSERVATION | | INCORPORATED AREAS | |
| URBAN RESIDENTIAL PRINCE | | AGRICULTURAL / RURAL MIXED USE | | AREAS OF ENVIRONMENTAL CONCERN | |
| PUD NEIGHBORHOOD COMMERCIAL UNDER CRITERIA | | AGRICULTURAL / RESIDENTIAL | | COASTAL MANAGEMENT BOUNDARY | |
| COMMERCIAL UNDER CRITERIA | | SETTLEMENT AREA | | TRAFFIC CONGESTION BOUNDARY | |
| INDUSTRIAL UNDER CRITERIA | | INDUSTRIAL | | AREA OF CRITICAL STATE CONCERN | |
| COMMERCIAL ACTIVITY CENTER | | COMMERCIAL UNDER CRITERIA | | AIRPORT NOISE AREA | |
| ACTIVITY CENTER | | GOLDEN GATE ESTATES MIXED USE | | RESIDENTIAL DENSITY BANDS | |
| FUTURE ACTIVITY CENTER | | RESIDENTIAL | | | |
| INTERSTATE ACTIVITY CENTER | | COMMERCIAL UNDER CRITERIA | | | |
| INDUSTRIAL | | | | | |
| INDUSTRIAL | | | | | |

NOTE :

- (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- (2) EXACT BOUNDARIES OF INTERSTATE ACTIVITY CENTERS ARE IDENTIFIED IN THE FUTURE LAND USE ELIEMENT.
- (3) THE AREAS OF ENVIRONMENTAL CONCERN OVERLAY IS A GENERAL REPRESENTATION OF WETLANDS.
- (4) THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS AREAS ARE ACQUIRED AND MAY INCLUDE OUTPARCELS. THE FUTURE LAND USE MAP SERIES IDENTIFIES AREAS PROPOSED FOR PUBLIC ACQUISITION.
- (5) THE FUTURE LAND USE MAP SERIES INCLUDES THE FOLLOWING FUTURE LAND USE: PUBLIC FACILITIES; NATURAL RESOURCES; NATURAL RESOURCES (WETLANDS); SOILS; AND INTERSTATE ACTIVITY CENTERS.

HENDRY COUNTY





Collier County Florida

LEE COUNTY

FLORIDA COUNTY

- SANDWICH BEACH STATE PRESERVE
- DELIVER-MORNING STATE RECREATION AREA
- COLLIER COUNTY PARK

T 46 S

T 47 S

T 48 S

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R 25 E

R 26 E

R 27 E

R 28 E

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BROWARD COUNTY

DADE COUNTY



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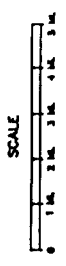
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Gulf of Mexico



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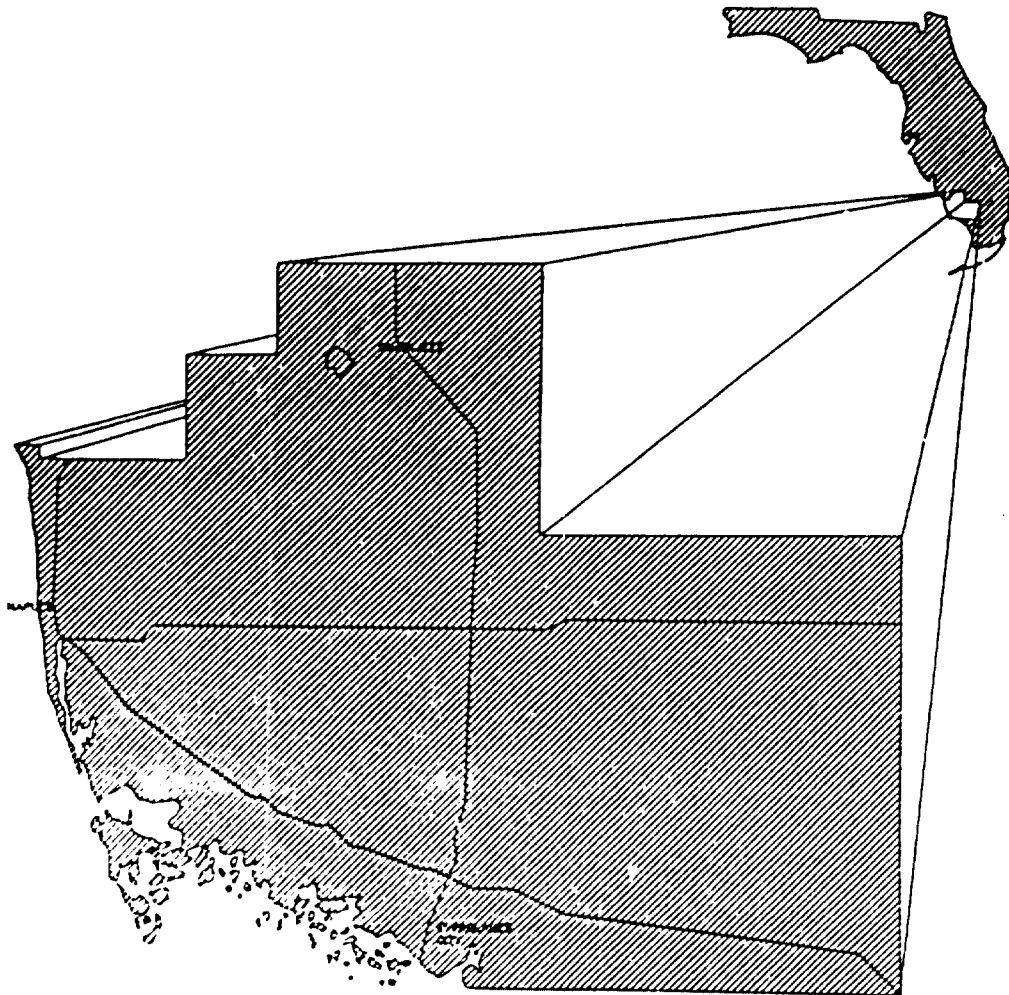
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COLLIER COUNTY GROWTH MANAGEMENT PLAN

CONSERVATION AND COASTAL MANAGEMENT
ELEMENT



JANUARY 1989

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CONSERVATION AND COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: The County shall continue to plan for the protection, conservation, management and appropriate use of its natural resources.

OBJECTIVE 1.1:

By August 1, 1994, the County will complete the development and implementation of a comprehensive environmental management and conservation program that will ensure that the natural resources of Collier County are properly, appropriately, and effectively identified, managed, and protected.

Policy 1.1.1:

By August 1, 1989, appoint, and establish operational procedures for a technical advisory committee to advise and assist the County in the activities involved in the development and implementation of the County Environmental Resources Management Program.

Policy 1.1.2:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto incorporate the goals, objectives, and policies contained within this Element into the County's land development regulations as interim environmental resources protection and management standards.

Policy 1.1.3:

By January 1, 1990, the County will have in place an appropriately administered and professionally staffed governmental unit capable of developing, administering, and providing long-term direction for the Collier County Environmental Resources Management Program.

Policy 1.1.4:

Ensure adequate and effective coordination between the Environmental Resources Management Program staff and all other units of local government involved in land use activities and regulations.

Policy 1.1.5:

Avoid unnecessary duplication of effort and continue coordination and cooperation with private, Regional, State, and Federal agencies and organizations. Work with other local governments to identify and manage shared natural resources.

Policy 1.1.6:

When developing the County conservation program, attempt to equitably balance the relationship between the benefits derived and the costs incurred to both the public and private sectors.

Policy 1.1.7:

By August 1, 1994, complete the phased preparation and adoption of all natural resources management and environmental protection standards and criteria needed for use in the Collier County land development review process. Implementation shall occur on an annual basis as standards and criteria are developed.

OBJECTIVE 1.2:

By January 15, 1990 have in place the framework for an integrated, computer-based environmental resources data storage, analysis, and graphics system.

Policy 1.2.1:

As much as possible, the system will be compatible and capable of being tied into existing geographic information and/or data management systems currently utilized by the South Florida Water Management District, Southwest Florida Regional Planning Council, the Florida Department of Natural Resources, and the Florida Natural Areas Inventory.

Policy 1.2.2:

Data gathering will be coordinated with that of Federal, State and Private resource management organizations to minimize duplication of effort and enhance the quality of information.

Policy 1.2.3:

Collected and/or compiled data will be organized by established watershed and sub-basin units.

Policy 1.2.4:

County environmental resources data will be made available to both public and private entities in order to promote and improve local environmental resources planning and management.

Policy 1.2.5:

The system will be maintained by the County staff and updated on a cooperative basis by qualified public and private organizations.

OBJECTIVE 1.3:

By August 1, 1994, complete the phased delineation, data gathering, management guidelines and implementation of the County Natural Resources Protection Areas (NRPA) program.

Policy 1.3.1:

The program will include the following:

- A. Identification of the NRPAs in map form as an overlay to the Future Land Use Plan Map;
- B. A process for verifying the existence and boundaries of NRPAs during development permit applications;
- C. Guidelines and standards for development of NRPAs including conservation guidelines to protect natural resource values, to maintain ecologically functioning systems, and to restore or mitigate NRPAs already degraded;
- D. A review process, integrated into the normal development application review, to ensure that the guidelines and standards are being met and, in those cases where Environmental Impact Statements are prepared, that the site-specific and cumulative environmental impacts of development are being adequately assessed and addressed;
- E. A program to defer development of NRPAs. First consideration should be fee simple purchase (based on public referenda approving and funding purchases). Other options should include, but not be limited to, tax incentives and transfer of development rights;
- F. A program to pursue Delegation of Authority agreements with State and Federal permitting agencies for local regulation of activities that may alter the biological and physical characteristics of NRPA
- G. The County shall seek assistance from and support State (e.g. CARL, SOR) or Federal land acquisition programs for County areas qualifying as NRPAs.

Policy 1.3.2:

By August 1, 1990, designate and adopt management guidelines for the undeveloped coastal barrier and estuarine natural resources protection area.

Policy 1.3.3:

Guided by the Technical Advisory Committee, between August 1, 1990 and August 1, 1994, designate and adopt management guidelines and performance standards for County natural resource protection areas. Implementation shall occur on an annual basis as NRPAs and their implementation criteria are developed.

Policy 1.3.4:

Where possible, the implementation of the NRPA program shall be coordinated with the preparation and implementation of watershed and sub-basin management plans.

GOAL 2: The County shall protect its surface and estuarine water resources.

OBJECTIVE 2.1:

By January 1, 1993, the County shall prepare Watershed Management Plans.

Policy 2.1.1:

These Plans will evaluate activities in the watersheds that drain into the estuaries in order to evaluate cumulative impacts on the estuarine system as well as impacts within the watersheds themselves.

Policy 2.1.2:

The Plans will provide for various tasks such as monitoring land disturbing activities in the watersheds, collecting canal flow and water quality data, stormwater quality data, and assessing habitat changes.

Policy 2.1.3:

The Plans will also evaluate structural and nonstructural controls for restoring historical hydroperiods in impacted watersheds where possible and for reducing the impacts of canal and stormwater discharges to estuaries.

Policy 2.1.4:

All watershed Management Plans should address the following concepts:

- A. Appropriate wetlands are conserved;
- B. Drainage systems do not unacceptably affect wetland and estuary ecosystems;
- C. Surface water that potentially could recharge ground water is not unduly drained away;
- D. When feasible the extent and effects of salt water intrusion are lessened;
- E. The timing and flow of fresh water into the estuaries from the watershed shall, as a minimum not degrade, estuarine resource value;
- F. The needs of the watershed's natural resources and human populations are balanced;
- G. The effects on natural flood plains, stream channels, native vegetative communities and natural protective barriers which are involved in the accommodation of flood waters; and

H. Nonstructural rather than structural methods of surface water management should be considered first in any proposed new works.

Policy 2.1.5:

As appropriate, integrate environmental resources data collection, planning, and management activities with the water management basin studies described in other parts of this Plan.

Policy 2.1.6:

Promote intergovernmental cooperation between Collier County and the municipalities of Naples and Everglades City for consistent watershed management planning.

Policy 2.1.7:

Until the completion and adoption of individual watershed management plans, promote water management permitting on a basin by basin approach.

OBJECTIVE 2.2

All canals, rivers, and flow ways discharging into estuaries shall meet all applicable Federal, State, or local water quality standards.

Policy 2.2.1:

Wastewater treatment plants shall not be allowed to discharge directly to rivers, canals or jurisdictional wetlands unless they meet DER regulations and are not in violation of other goals, objectives, and policies of this element.

Policy 2.2.2:

In order to limit the specific and cumulative impacts of stormwater runoff, stormwater systems should be designed in such a way that discharged water does not degrade receiving waters and an attempt is made to enhance the timing, quantity and quality of fresh water to the estuarine system. Non-structural methods such as discharge and storage in wetlands is encouraged.

Policy 2.2.3:

Chemical spraying for aquatic weed control should be conducted with extreme caution. The use of appropriate biological and mechanical (use of harvesting equipment to remove vegetation) controls in both the canal system and stormwater detention ponds is encouraged. Manufacturers and EPA guidelines for chemical use in aquatic habitat will be followed.

Policy 2.2.4:

Continue and expand when needed the existing water quality monitoring program for sampling canals and rivers and assess the data annually.

OBJECTIVE 2.3:

By January 1, 1992, all estuaries shall meet all applicable federal, state and local water quality standards.

Policy 2.3.1:

No new untreated point source discharge shall be permitted directly to the estuarine system or rivers or canals that flow into the estuarine system.

Policy 2.3.2:

Stormwater systems discharging directly to estuaries shall be designed to meet the same requirements as stated in Policy 2.2.2.

Policy 2.3.3:

In an attempt to increase ground water levels and to restore the natural hydroperiod for the natural freshwater input to the estuarine system, any future modification of public water control structures in the watershed above the control structure which would amount to 50% or more of the cost of a new structure shall be designed to retain as much water as appropriate.

Policy 2.3.4:

By March 1, 1990, develop and implement a water quality and sediment monitoring program for the estuarine system.

Policy 2.3.5:

By April 1, 1989, initiate the development of an interlocal agreement with the City of Naples regarding coordinated and cooperative planning, management, and funding programs for limiting specific and cumulative impacts on Naples Bay and its watershed. At a minimum this agreement shall include the following:

- A. Insure adequate sites for water dependent uses,
- B. Prevent estuarine pollution,
- C. Control runoff,
- D. Protect living marine resources,
- E. Reduce exposure to natural hazards,
- F. Ensure public access,
- G. Provide a continuing monitoring program.

Policy 2.3.6:

Restrict development activities where such could adversely impact coastal water resources.

OBJECTIVE 2.4:

By October 1, 1989, pursue an agreement with the Department of Natural Resources regarding coordinated and cooperative planning, management and monitoring programs for Rookery Bay and Cape Romano-Ten Thousand Islands Aquatic Preserves and their watersheds.

Policy 2.4.1:

At a minimum the County shall notify DNR of proposed land development projects that could affect these preserves.

Policy 2.4.2:

The County shall request the Department of Natural Resources staff participate in the development of future coastal and watershed management plans.

Policy 2.4.3:

The County will request the cooperation of the Department of Natural Resources to gather data and information needed for monitoring water quality, habitat changes and land use activities within the watersheds of these preserves.

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OBJECTIVE 2.5:

By August 1, 1992, the County will complete the development of an estuarine management program.

Policy 2.5.1:

Identify land use activities that have the potential to degrade the estuarine environmental quality.

Policy 2.5.2:

This management program shall incorporate information obtained from the various watershed management plans described elsewhere in this element.

Policy 2.5.3:

This program shall in part be based on the estuarine data analyses and management recommendations contained in the County's coastal management program's technical reports.

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GOAL 3: The County shall protect the County's ground water resources to ensure the highest water quality practical.

OBJECTIVE 3.1:

By January 1, 1989; the County shall develop and implement a well construction compliance program.

Policy 3.1.1:

County inspectors who are appropriately trained and knowledgeable of drilling and grouting techniques required in Collier County will inspect the drilling and grouting process of all types of wells drilled in the County.

Policy 3.1.2:

Amend ordinance 85-54 to include well drillers as a licensed contractor in Collier County.

Policy 3.1.3:

By April 1, 1989 adopt South Florida Water Management District's well construction standards in a new ordinance that will provide for inspections and penalties if well drillers do not follow these standards.

Policy 3.1.4:

Establish a committee of well contractors and drillers, County staff, Health Department staff, and South Florida Management District staff to evaluate the need for well construction standards that are more specific to Collier County and reflect Collier County conditions.

Policy 3.1.5:

Begin informing well contractors and drillers and the public on the necessity for proper well construction. Hold workshops for well drillers on proper techniques for well construction in Collier County.

Policy 3.1.6:

The County shall cooperate with the South Florida Water Management District in identifying and plugging improperly abandoned wells.

OBJECTIVE 3.2:

By August 1, 1989, identify and map zones of influence and contribution around potable wellfields in order to identify activities that must be regulated to protect ground water quality near wellfields. (Refer to Objective 1.1 in the Natural Ground Water Aquifer Recharge Sub-Element.)

Policy 3.2.1:

Develop and maintain a 3-dimensional computer model that calculates cones of depression around significantly sized existing and planned potable wellfields

Policy 3.2.2:

Use the results of this analysis to modify the calculated "cones of influence" and amend the Comprehensive Plan to include these areas as "environmentally sensitive lands".

Policy 3.2.3:

Identify existing land uses that possess the greatest potential for wellfield contamination.

Policy 3.2.4:

Establish technically and legally defensible criteria for determining and mapping zones of protection.

OBJECTIVE 3.3:

By August 1, 1989 adopt a local ground water protection ordinance to protect existing and future potable wellfields. (Refer to Objective 1.2 in the Natural Ground Water Aquifer Recharge Sub-element.)

Policy 3.3.1:

The ordinance will address both existing and projected future land use and surface activities including, but not limited to:

- A. Petroleum storage tanks,
- B. Other identified hazardous materials and wastes of a specified quantity,
- C. Mineral extraction
- D. Industrial and domestic wastes
- E. Stormwater.

Policy 3.3.2:

The ordinance will provide for an appropriate level of protection for all of Collier County and include demonstrated performance standards.

Policy 3.3.3:

The ordinance will address the breaching of confining units by improper well construction, rock mining, excavations, blasting and other similar activities.

Policy 3.3.4:

The County will implement the ordinance in a manner to minimize duplication of effort between the County and other state agencies.

Policy 3.3.5:

The County will implement regulations and permitting review procedures.

OBJECTIVE 3.4:

Collect and evaluate data and information designed to monitor the quality of ground water in order to identify the need for additional protection measures. (Refer to Objective 1.3 in the Natural Ground Water Aquifer Recharge Sub-element.)

Policy 3.4.1:

Continue the existing water quality monitoring program to provide base-line data, evaluate long-term trends, identify water quality problems, and evaluate the effectiveness of the County's ground water protection program.

Policy 3.4.2:

Coordinate data gathering activities with state and federal agencies to minimize duplication of efforts and enhance the quality of information gathered.

Policy 3.4.3:

Assess the data annually to determine whether monitoring activities and County ordinances require expansion, modification or reduction.

Policy 3.4.4:

Gather and use appropriate data to refine and improve the data base used in the County's 3-dimensional ground water model.

GOAL 4: The County shall conserve, protect and appropriately manage the County's fresh water resources.

OBJECTIVE 4.1:

By June 1, 1989, establish a mechanism to collect and evaluate data and information designed to more accurately determine water use in Collier County.

Policy 4.1.1:

Use as much as possible the existing reporting requirements and computer data base of the South Florida Water Management District.

Policy 4.1.2:

Work with the agricultural community to devise a method for determining agricultural pumpage.

Policy 4.1.3:

Compile from appropriate local, state, federal and private organizations the water use requirements of the native plant and animal community associations within the County.

OBJECTIVE 4.2:

The County will promote conservation of its water supply and by January 1, 1991, develop a comprehensive conservation strategy which will identify specific goals for reducing per capita potable water consumption.

Policy 4.2.1:

Continue to rely on the South Florida Water Management District to take appropriate measures to conserve water in emergency situations.

Policy 4.2.2:

Negotiate agreements with area golf courses to accept and use treated wastewater effluent for irrigation when and where same is available from existing and future wastewater treatment plants.

Policy 4.2.3:

Identify existing and future publicly owned lands suitable for irrigation with treated wastewater effluent, such as government building grounds, parks and highway medians, and incorporate these into future planning for effluent disposal.

Policy 4.2.4:

Identify existing and future privately owned lands suitable for irrigation with treated wastewater effluent, such as cemeteries, agricultural operations, nurseries and commercial/industrial parks, and incorporate these into future planning for effluent disposal.

Policy 4.2.5:

By December 31, 1989, develop a public information program and adopt a resolution informing the public about the use of treated wastewater effluent for residential irrigation.

Policy 4.2.6:

By December 31, 1989, develop a public information program and adopt a resolution promoting the use of plants native to southwestern Florida in all landscaping and promote the 'xeriscape' concept as defined by the South Florida Water Management District.

GOAL 5: The County shall protect, conserve and appropriately use its mineral and soil resources.

OBJECTIVE 5.1:

Allow the extraction or use of mineral resources in the County provided such activities comply with applicable industry and government standards regarding health, safety, and environmental protection.

Policy 5.1.1:

The County shall allow mineral extraction operations as provided in the zoning code.

Policy 5.1.2:

A water use plan must be prepared by the applicant and approved by the County Water Management Department before new mineral operations are permitted.

Policy 5.1.3:

Mineral extraction operations shall comply with standards and criteria as provided in the County's Excavation and Blasting Ordinances.

Policy 5.1.4:

Depth of excavation and dewatering shall be restricted in areas where saline water can intrude into the bottom of the pits. (Also, refer to Policy 3.3.1).

Policy 5.1.5:

Monitoring shall be required to determine compliance with state water quality standards. Mining activities shall stop if water quality standards are violated as a result of the mining operation.

OBJECTIVE 5.2:

By August 1, 1992, develop a program to ensure adequate assessment and mitigation of site specific and cumulative impacts resulting from mineral extraction activities.

Policy 5.2.1:

The Program will define reclamation standards for the protection and restoration of wildlife habitat.

Policy 5.2.2:

Pursue memoranda of understanding with applicable state agencies to avoid duplication of effort.

OBJECTIVE 5.3:

By August 1, 1992, determine the quantity of existing mineable mineral resources in Collier County.

Policy 5.3.1:

Work with the Department of Natural Resources and the Florida Geological Survey and local mining industry officials to inventory and evaluate the existing mineral reserves in Collier County.

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OBJECTIVE 5.4:

By December 1989, the County shall establish a program to control soil erosion.

Policy 5.4.1:

Review Florida Department of Environmental Regulation and Florida Department of Transportation best management practices for soil erosion and control and establish guidelines for temporary and permanent erosion control practices for construction and other non-agricultural land disturbing activities.

Policy 5.4.2:

Incorporate these guidelines where appropriate as stipulations for land development orders.

Policy 5.4.3:

Establish design criteria for reducing sedimentation into receiving waters from soil erosion of stormwater conveyance channels and outlets.

Policy 5.4.4:

Rely on Soil Conservation Service and Institute of Food and Agriculture Service to provide the County with appropriate soil conservation guidelines for agriculture.

GOAL 6: The County shall identify, protect, conserve and appropriately use its native vegetative communities and wildlife habitat.

OBJECTIVE 6.1:

By August 1, 1992, identify, define and prepare development standards criteria for all important native County habitats.

Policy 6.1.1:

By August 1, 1990, inventory, define and prepare development standards and criteria, based on the presence of dominant or indicative species for intertidal and coastal strands, undeveloped coastal barriers, and xeric scrub habitats, with criteria for development and standards for land clearing in these habitat areas.

Policy 6.1.2:

By August 1, 1991, inventory, define and prepare development standards and criteria, based on the presence of dominant or indicative species, for marine, freshwater, and transitional zone wetlands, and hardwood hammocks.

Policy 6.1.3:

By August 1, 1992, inventory, define and prepare development standards and criteria, based on the presence of dominant or indicative species, for pine flatwoods and dry prairie habitats.

Policy 6.1.4:

All other species associations that may be defined as a discrete habitat community will be considered for development criteria and standards for land clearing as part of this process.

Policy 6.1.5:

The above developed criteria and standards shall be modified as appropriate as individual watershed management plans and NRPA's are developed.

Policy 6.1.6:

Flexibility, in the form of area trade-offs or mitigation, should be allowed in the determination of areas within and among developments to be preserved.

Policy 6.1.7:

Until definitions for habitat associations and standards for development are adopted as land development standards, criteria specified in other objectives and policies of this element will apply.

OBJECTIVE 6.2:

There shall be no unacceptable net loss of viable naturally functioning marine and fresh water wetlands, excluding transitional zone wetlands which are addressed in Objective 6.3.

Policy 6.2.1:

Until such time that Natural Resource Protection programs/plans (Objectives 1.3, 2.5 and 11.6) and development standards for habitat areas (Objective 6.1) are adopted, the following policies shall serve as interim criteria for incorporation into all development orders.

Policy 6.2.2:

All wetlands are designated as environmentally sensitive areas.

Policy 6.2.3:

Altered or disturbed wetlands are considered to be not viable, not naturally functioning, degraded wetland ecosystems.

Policy 6.2.4:

The following policies shall not be construed to prevent timbering operations no long as timbering operations utilize best management practices to minimize the effects on the wetlands.

Policy 6.2.5:

Creation of new wetlands, where mitigation is required, is encouraged first in upland areas where exotics dominate.

Policy 6.2.6:

Marine wetlands are defined as areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.02(17), Florida Administrative Code, "Submerged Marine Species" and seaward of the Coastal Management Boundary as shown on the Future Land Use map, exclusive of subtidal habitats as addressed in Objective 6.6.

Policy 6.2.7:

Mitigation for development in altered marine wetlands shall include enhancement or restoration of other altered wetlands or creation of new wetlands either on at least an equal area basis or where an alternative found appropriate by the Board of County Commissioners mitigates any altered wetlands in order to limit cumulative and specific impacts on Coastal wetland and wildlife resources.

Policy 6.2.8:

All mitigation for development in Coastal area wetlands should occur in the Coastal area.

Policy 6.2.9:

Wetlands, including transitional wetlands, shall be defined pursuant to the current definitions of the Florida Department of Environmental Regulation.

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Policy 6.2.10:

Any development activity within a viable naturally functioning freshwater wetland not part of a contiguous flow way shall be mitigated in accordance with current South Florida Water Management District mitigation rules. Mitigation may also include restoration of previously disturbed wetlands or acquisition for public preservation of similar habitat.

Policy 6.2.11:

For mitigation of freshwater wetlands outside of the Coastal area, first consideration shall be given to mitigation on site, followed by mitigation in the adjacent contiguous area, followed by mitigation in the same watershed, followed by mitigation in adjacent watersheds.

Policy 6.2.12:

For projects that require wetland mitigation an entity shall be designated responsible to monitor the compliance of the mitigation stipulation.

Policy 6.2.13:

Proposed development on parcels containing viable naturally functioning freshwater wetlands shall cluster development to maintain the largest contiguous wetland area practicable and shall be designed to disturb the least amount of native wetland vegetation practicable and to preserve the predevelopment hydroperiod.

Policy 6.2.14:

Where appropriate, incorporate onsite freshwater wetlands into stormwater management plans in order to restore and enhance the historic hydroperiod and ensure the continuity of natural flow way.

OBJECTIVE 6.3:

A portion of the viable, naturally functioning transitional zone wetlands shall be preserved in any new non-agricultural development unless otherwise mitigated through the DER and the COE permitting process and approved by the County.

Policy 6.3.1:

The transitional zone wetland shall be defined as an area of which at least 50% is inhabited by those species, considering all strata, listed in the wetland definition used by the Florida Department of Environmental Regulation.

Policy 6.3.2:

Development activities within the transitional zone areas shall be mitigated on a case by case basis. Mitigation of transitional wetlands may take several forms. Among the types of mitigation that are appropriate are preservation, enhancement or restoration of wetland areas, or preservation, enhancement or restoration of important upland native vegetative communities or wildlife habitat.

Policy 6.3.3:

Credits toward the Park and Recreational Impact Fee shall be given any conservation buffer or transitional zone wetlands preserved on site for passive recreation uses. The credit shall be set on a per acre preserve basis. A conservation easement or other permanent dedication shall be created for any buffer or wetland for which an impact fee credit is given.

OBJECTIVE 6.4:

A portion of each viable, naturally functioning non-wetland native habitat type shall be preserved or retained as appropriate.

Policy 6.4.1:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, appropriate ordinances shall be modified to require that viable naturally functioning native habitat communities be identified on all plans for developments requiring site development plans.

Policy 6.4.2:

Flexibility in the form of area trade-offs or mitigation should be allowed in the determination of areas within developments to be preserved.

Policy 6.4.3:

Require new developments to submit and implement a plan for exotic plant removal and long-term control. Such implementation may be considered as mitigation.

Policy 6.4.4:

Any development proposal in a "ST" zoned area or any other area designated "environmentally sensitive" shall have a site inspection, where appropriate, by County staff and be reviewed for approval as defined in the "ST" zoning procedure.

Policy 6.4.5:

Developments greater than 2.25 acres shall be required to receive a tree removal permit according to the requirements of the Protected Tree Ordinance. Until the adoption of comprehensive land development regulations, tree removal permits shall incorporate criteria contained in all applicable objectives and policies of this Conservation and Coastal Management Element.

Policy 6.4.6:

All new residential developments greater than 2.5 acres in the Coastal Area and greater than 20 acres in the coastal urban area shall retain 25% of the viable naturally functioning native vegetation on site, including both the understory and the ground cover emphasizing the largest contiguous area possible. When several different native plant communities exist on site, the development plans will reasonably attempt to preserve examples of all of them if possible. Areas of landscaping and open space which are planted with native species shall be included in the 25% requirement considering both understory and groundcover. Where a project has included open space, recreational amenities, or preserved wetlands that meet or exceed the minimum open space criteria of Collier County, this policy shall not be construed to require a larger percentage of open space set aside to meet the 25% native vegetation policy. This policy shall not be interpreted to allow development in wetlands, should the wetlands

alone constitute more than 25% of the site. Exceptions shall be granted for parcels that cannot reasonably accommodate both the native vegetation and the proposed activity.

Policy 6.4.7:

All other types of new development shall be required to preserve an appropriate portion of the native vegetation on the site as determined through the County development review process. Preservation of different contiguous habitats is to be encouraged. When several different native plant communities exist on site, the development plans will reasonably attempt to preserve examples of all of them if possible. However, this policy shall not be interpreted to allow development in wetlands, should the wetlands alone constitute more than the portion of the site required to be preserved. Exceptions shall be granted for parcels which can not reasonably accommodate both the preservation area and the proposed activity.

Policy 6.4.8:

Agriculture shall be exempt from the above preservation requirements provided that any new clearing of land for agriculture shall not be converted to non-agricultural development for at least ten years. For any such conversions in less than ten years, any County-imposed restoration measures of the site must be restored to native vegetation.

OBJECTIVE 6.5:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, the County shall amend the zoning code to incorporate native vegetation into landscape designs.

Policy 6.5.1:

Priorities for incorporating non-noxious native vegetation into landscape design shall be as follows:

- A. The first choice is to keep and enhance existing native habitats on site and intact for incorporation into the landscape design.
- B. If this is not practicable, then consideration should be given to transplanting existing species to another location on site.
- C. If this is not practicable, then attempt to use native species to recreate lost native habitat.
- D. If re-creating the native habitat is not practicable, then the new landscape design shall incorporate the use of plants that promote "xeriscape" principles.

Policy 6.5.2:

Landscape ordinances will identify specific plant coverage and assemblage requirements.

OBJECTIVE 6.6:

There shall be no net loss of important, viable, naturally occurring, submerged, marine habitat.

Policy 6.6.1:

By August 1, 1990, identify, inventory, and map both disturbed and undisturbed sea grass beds and other submerged marine habitats that are deemed important.

Policy 6.6.2:

By August 1, 1991, regulate boat traffic and other uses and activities as necessary to conserve, protect, and enhance, as appropriate, these habitats.

Policy 6.6.3:

Where applicable guidelines of Department of Natural Resources and Department of Environmental Regulations for Outstanding Florida Waters and Aquatic Preserves shall be considered to review land development projects in and near sea grass beds.

OBJECTIVE 6.7:

The County will protect, conserve and appropriately use ecological communities shared with or tangential to State and Federal lands and other local governments.

Policy 6.7.1:

The County shall coordinate with adjacent counties, State and Federal agencies, other owners of lands held in the public trust, and the Southwest Florida Regional Planning Council to protect unique communities located along the County's border by controlling water levels and enforcing land development regulations with regard thereto.

Policy 6.7.2:

By January 1, 1990, develop a procedure with the appropriate counties to meet at a specified frequency to discuss upcoming land development projects that would have an impact on ecological communities in both Counties.

Policy 6.7.3:

The County shall assist to assure compliance with all State and Federal Regulations pertaining to endangered and rare species living in such "shared" ecological systems.

OBJECTIVE 6.8:

The County shall protect natural reservations from the impact of surrounding development.

Policy 6.8.1:

All requests for land development within 1000 feet of natural reservations shall be reviewed as part of the County's development review process to insure no unacceptable impact to the natural reservation.

Policy 6.8.2:

Criteria contained in applicable objectives and policies of this element shall apply to development near natural reservations.

GOAL 7: The County shall protect and conserve its fisheries and wildlife.

OBJECTIVE 7.1:

The County shall continue to improve marine fisheries productivity by building additional reefs.

Policy 7.1.1:

By January 1, 1992, the County shall build an additional three artificial reefs.

Policy 7.1.2:

The County will coordinate its activities with the Florida Department of Natural Resources, the Marine Extension Office and other appropriate agencies.

OBJECTIVE 7.2:

By January 1, 1990, West Indian Manatee deaths shall not exceed the 5-year average of 1983 through 1987 of 11 deaths.

Policy 7.2.1:

Characterize and map designated critical manatee critical habitats and evaluate areas of greatest potential threats.

Policy 7.2.2:

Establish restricted boat speed zones, channelized zones or route boat traffic around in areas where the greatest threat to injury of manatees is from boats.

Policy 7.2.3:

In order to protect manatees, marinas shall be discouraged in designated manatee critical habitat unless other protective measures are provided. (Reference Policy 11.1.5).

Policy 7.2.4:

The County will work with appropriate state and federal agencies to identify areas where propeller driven boats will be prohibited.

OBJECTIVE 7.3:

By January 1, 1992, the County shall develop and implement programs for protecting fisheries and other animal wildlife.

Policy 7.3.1:

The County shall to continue to enforce its existing sea turtle protection ordinance which provides standards for shielding outdoor lighting, protecting nests from surrounding construction activities, and relocating nests.

Policy 7.3.2:

Prepare a guide for homeowners and builders which explains the need for protecting sea turtles and how this can be accomplished.

Policy 7.3.3:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, the County will prepare management guidelines to be incorporated as stipulations for land development orders and to inform land owners and the general public of proper practices to reduce disturbances to eagle nests, red-cockaded woodpecker and wood stork habitat. By January 1, 1992, the County will prepare management guidelines for other species of special status.

Policy 7.3.4:

Until management guidelines are prepared, the County will apply applicable Florida Game and Fresh Water Fish Commission protocols and U. S. Fish and Wildlife Service federal guidelines regarding the protection of species of special status as stipulations to development orders.

Policy 7.3.5:

The County's policy is to protect gopher tortoise burrows wherever they are found. It is recognized, however, that there will be unavoidable conflicts which will require relocation of burrows. The suitability of alternate sites should be evaluated as to:

- A. physical suitability of the site,
- B. long-term protection,
- C. conflicts with other management objectives for the land, and
- D. costs of relocation.

Policy 7.3.6:

An appropriate protected species survey using current methodology of the Florida Game and Fresh Water Fish Commission shall be required for developments greater than 10 acres as part of the County's EIS review process.

Policy 7.3.7:

The County shall notify Florida Game and Fresh Water Fish Commission of the existence of any species with special status discovered as a result of the protected species survey required in Policy 7.3.6.

Policy 7.3.8:

The County shall consider recommendations and protocols of the Florida Game and Fresh Water Fish Commission as to any species with special status in issuing development orders on property containing wildlife of special status.

Policy 7.3.9:

By July 1, 1990, the County will review and revise if necessary its existing code providing for appropriate prohibitions and restrictions on the commercial possession, use, and harvesting of undesirable exotic species.

GOAL 8: The County shall maintain Collier County's existing air quality.

OBJECTIVE 8.1:

All activities in the County shall comply with all applicable federal and state air quality standards.

Policy 8.1.1:

The County will rely on the Florida Department of Environmental Regulation, the Florida Division of Forestry or the local fire departments as appropriate under their jurisdiction to permit and visually inspect the permitted air pollutant sources in the County.

Policy 8.1.2:

The fire departments and the County will receive complaints concerning air pollution problems and refer them to the Florida Department of Environmental Regulation, Florida Division of Forestry, or the local fire departments as appropriate.

Policy 8.1.3:

The local fire departments, Florida Department of Environmental Regulation, and the Florida Division of Forestry will investigate and act on complaints that are called in or referred to them.

Policy 8.1.4:

Automobile emissions will be reduced by the policy of the Sheriff's Department to stop smoking vehicles and either warn or ticket the operator for the offense, and by the policy of the County to require bike paths or sidewalks on new subdivisions and major County roadways and improvements.

Policy 8.1.5:

By January 1, 1992, the County shall investigate the need for a more comprehensive local air quality monitoring program.

GOAL 9: The County shall appropriately manage hazardous materials and waste to protect the County's populace and natural resources and to ensure the highest environmental quality.

OBJECTIVE 9.1:

By March 31, 1989 the County shall develop and implement a hazardous materials emergency response plan.

Policy 9.1.1:

The plan shall be developed in cooperation with the Southwest Florida Regional Planning Council and the local planning committee established under Title III.

Policy 9.1.2:

The plan shall identify a community coordinator, facility coordinators, and other federal, state and local agency contacts (especially the City of Naples) including the responsibilities and duties of each agency.

Policy 9.1.3:

The plan shall identify emergency notification procedures and lines of communication among reacting agencies

Policy 9.1.4:

The plan shall provide a description of community and industry emergency equipment and facilities and the identity of persons responsible for them

Policy 9.1.5:

The plan shall address hazardous substances, transportation routes, location of significant hazardous materials, probable affected areas in the event of a release, and emergency evacuation plans.

Policy 9.1.6:

A training program shall be developed for emergency response personnel.

Policy 9.1.7:

The Collier County Emergency Management Department shall be responsible for developing, implementing, and evaluating the effectiveness of the plan, including periodic updates.

OBJECTIVE 9.2:

By September 30, 1992 the County shall verify the disposal practices of 1200 potential generators of hazardous waste.

Policy 9.2.1:

During the verification visits the County shall advise businesses on proper management and disposal of hazardous wastes and shall encourage the reduction of hazardous waste through recycling.

Policy 9.2.2:

The verification visits shall concentrate on businesses generating waste oil and spent solvents and other hazardous waste in areas close to potable wellfields.

OBJECTIVE 9.3:

The Collier County Solid Waste Department shall continue to hold its hazardous waste collection day at least once per year.

Policy 9.3.1:

The hazardous waste collection day shall target residential households but also allow small businesses to participate to some extent.

Policy 9.3.2:

Local community groups shall be involved in developing a public informational campaign.

OBJECTIVE 9.4:

By September 30, 1989, the County shall establish a local storage tank compliance program.

Policy 9.4.1:

The County shall enter into a contract with Department of Environmental Regulation under the Super Act provisions in order to avoid any duplication of effort.

Policy 9.4.2:

The County shall concentrate on storage tank installation, inspection, and contractor certification and oversight of maintenance and monitoring of petroleum contamination sites. The County shall assess the need for secondary containment of storage tank and line systems especially in areas close to potable wellfields.

OBJECTIVE 9.5:

By August 31, 1989 the County shall adopt an ordinance regulating the use of septic tanks serving industrial and manufacturing activities.

Policy 9.5.1:

Establish a monitoring program for small quantity generators that dispose hazardous waste into septic tank systems to determine hazardous constituents in the septage and in the ground water.

COAL-10: The appropriate services and infrastructure as required to maintain the level of service standards shall be provided in the Coastal Area as the proposed development in the Future Land Use Element occurs.

OBJECTIVE 10.1:

The Level of Service standards for the provision of infrastructure sufficient to serve development in the coastal area are identified in the following policies.

Policy 10.1.1: County Roads

County arterial and collector roads: Level of Service as indicated " " below on the basis of peak hours, peak season traffic volume:

Level of Service "E" on the following designated roads:

Roads	From	To
Airport Road	Pine Ridge Rd	to Golden Gate Pkwy
Golden Gate Pkwy	Airport Rd	to Santa Barbara Blvd
Goodlette-Frank Rd	Pine Ridge Rd	to Golden Gate Pkwy
Goodlette-Frank Rd	Golden Gate Pkwy	to US 41
Pine Ridge Rd	Airport Road	to I-75

Level of Service "D" peak hour, peak season on all other County arterial and collector roads, however any section of road may operate at Level of Service "E" for a period not to exceed two fiscal years following the determination of Level of Service "E" in order to provide the County with time to restore Level of Service "D" by making appropriate improvements.

State and Federal Roads

Freeways

- A. Rural/Urban with population less than 50,000 - C
- B. Urbanized Areas with Population 50,000 or more - D
- C. Special Transportation Area - E

Rural Arterials and Extensions of Rural Principal Arterials into and through Urban areas

- A. Rural/Urban - C
- B. Urbanized Areas - D
- C. Special Transportation Area - E

Other Urban Arterials Not Included Above

- A. Rural/Urban - D
- B. Urbanized Areas - E
- C. Special Transportation Area - E

Policy 10.1.2: County Surface Water Management Systems

Future "private" developments - Applicable South Florida Water Management District requirements (present requirements are a 25-year, 3 day storm event except where exempted by Chapter 40E-4.053, F.A.C.

Existing "private" developments and existing or future public drainage facilities - those existing levels of service to be identified (be design storm return frequency event) pursuant to the completion of the Water Management Master Plan by July 1, 1989.

Policy 10.1.3: County Potable Water Systems

County Systems - 135 gallons per day per capita plus 21% for non-residential

City of Naples = 300 gallons per capita per day

Private potable water systems: 135 gallons per capita per day plus 21% for non-residential except where exempted in the Potable Water Sub-element

Policy 10.1.4: County Sanitary Sewer Systems

County systems - 100 gallons per day per capita plus 21% for non-residential

City of Naples = 150 gallons per capita per day

Private sanitary sewer systems: 100 gallons per capita per day plus 21% for non-residential except where exempted in the Sanitary Sewer Element.

Policy 10.1.5: County Solid Waste Disposal Facilities

1.55 tons of solid waste per capita per year

Two years of landfill lined cell disposal capacity at present fill rates

Ten years of landfill raw land capacity at present fill rates.

Policy 10.1.6: County Parks and Recreation Facilities

Regional park land = 2.9412 acres per 1,000 population

Community park land = 1.2882 acres per 1,000 population

Recreation facilities = \$122.00 capital investment per capita (at current cost)

OBJECTIVE 10.2:

It is an objective of Collier County that adequate public facility capacity commensurate with the demand created by developed lands be available in the Coastal Management area. No development order may be issued in violation of the concurring management system and level of service standards adopted as a part of this Plan.

Policy 10.2.1:

By the end of the time period allowed by Chapter 163, Florida Statutes, the County shall adopt a Land Development Regulation to implement the concurrency management system and level of service standards.

Policy 10.2.2:

Development or redevelopment will be allowed within the coastal area as long as it is consistent with the Future Land Use, Conservation and Coastal Management, and Capital Improvement elements. Public facility improvements to ensure infrastructure adequate to serve the allowable development densities and sufficient funding for the provision of this infrastructure shall be provided on a phased basis as shown in the Capital Improvement Element. The phasing of improvements shall be updated annually based on population projections, land use forecasts, service level trends, and capacity analyses. Land uses forecasts shall be based on the following standards in the Future Land Use Element:

- A. New zoning shall be limited to densities consistent with the Future Land Use Element in the Urban Designated portion of the coastal area;
- B. A maximum of one residential unit per 5 gross acres may be permitted in the Rural Designated portion of the coastal area;
- C. Existing zoning which is not vested shall be subject to zoning re-evaluation.

Policy 10.2.3:

Areas of service for public facilities shall concentrate on urban designated areas. Service areas for potable water and sewer shall be those established in the Public Facilities Element.

Policy 10.2.4:

The above Level of Service standard policies are consistent with the Capital Improvement Element and their timely implementation will be ensured through the Concurrency Management Plan outlined in the Capital Improvement Element.

Policy 10.2.5:

Infrastructure projects shall be consistent with coastal area resource protection and safe evacuation measures contained in this element.

GOAL 11: The County shall protect, conserve, manage, and appropriately use its Coastal Barriers including shorelines, beaches and dunes and will plan for, and where appropriate, will restrict activities where such activities will damage or destroy coastal resources.

OBJECTIVE 11.1:

Priorities for shoreline land use shall be given to water dependent uses over water related land uses and shall be based on type of water-dependent use, adjacent land use, and surrounding marine and upland habitat considerations.

Policy 11.1.1:

Priorities for water-dependent uses shall be:

- A. Public Boat Ramps
- B. Marinas
 - 1. commercial (public) marinas over private marinas
 - 2. dry storage over wet storage,
- C. Commercial fishing facilities
- D. Other non-polluting water-dependent industries or utilities

Policy 11.1.2:

No deep water ports shall be allowed.

Policy 11.1.3:

Priorities for water-related uses shall be:

- A. Recreational facilities
- B. Marine supply/repair facility
- C. Residential development

Policy 11.1.4:

The following priority ranking for siting of shoreline development and the resultant destruction or disturbance of native vegetative communities for water dependent/water related land uses shall apply:

- A. areas presently developed,
- B. disturbed uplands,
- C. disturbed freshwater wetlands,

- D. disturbed marine wetlands,
- E. viable, unaltered uplands,
- F. viable, unaltered freshwater wetlands,
- G. viable, unaltered marine wetlands.

Policy 11.1.5:

In order to protect manatees, marinas shall be discouraged in designated manatee critical habitat unless other protective measures are provided. (Reference Policy 7.2.3)

Policy 11.1.6:

New marinas shall conform to the following criteria:

- A. Marinas must provide vehicular parking and sewage pumpout facilities;
- B. Fueling facilities shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water
- C. Marina facilities must be accessible to all public services essential to ensure their safe operation
- D. Marinas and multi-slip docking facilities shall prepare hurricane plans for approval which describe measures to be taken to minimize damage to marina sites and neighboring properties and the environment; this hurricane plan shall be reviewed and approved by the County.
- E. Dry storage should be encouraged over wet storage.

Policy 11.1.7:

Marinas and other water-dependent and water-related uses shall conform to other applicable policies regarding development in marine wetlands. Marinas that propose to destroy wetlands shall provide for use by the general public.

Policy 11.1.8:

All new marinas that propose to destroy viable naturally functioning marine wetlands shall demonstrate, the economic need and feasibility for such development.

Policy 11.1.9:

These policies shall serve as criteria for the review of proposed development in "ST" designated lands.

OBJECTIVE 11.2:

The County shall continue to insure that access to beaches, shores and waterways remain available to the public and by December 31, 1992 develop a program to expand the availability of such access and a method to fund its acquisition.

Policy 11.2.1:

Existing access for the public to the beach shall be maintained by new development. New beachfront development shall show on their site-plans existing beach access ways and the proposed development shall continue that access way, relocate it on the site, or donate it to the County.

Policy 11.2.2:

Evaluate appropriate public access intervals for renourished beaches considering the demand for recreation and the ability of the natural system to support the demand. If existing access is not sufficient, then the County shall acquire additional access points as a part of the renourishment project.

Policy 11.2.3:

A credit towards any developed recreation and open space impact fee shall be given for developments which provide public access facilities.

Policy 11.2.4:

All public access facilities shall include parking facilities and roadway access.

Policy 11.2.5:

The County shall accept donations of shoreline lands suitable for use as public access facilities.

Policy 11.2.6:

The County shall coordinate with State and Federal agencies regarding use of and access to Federal and State owned properties in the Coastal Zone for public use.

OBJECTIVE 11.3:

Until the Coastal Barrier and Beach System Management Plan is adopted (Objective 11.6), undeveloped coastal barriers shall be maintained predominantly in their natural state and their natural function shall be protected, maintained and enhanced.

Policy 11.3.1:

"Undeveloped" coastal barrier systems shall be defined as set forth in the Federal Guidelines based on the amount of structures per acre of fastlands and for which no development approval or permits have been issued by Collier County, or plats recorded. "Fastlands" are the upland area as defined in the Federal Guidelines.

Policy 11.3.2:

Any development activities on an undeveloped coastal barrier must be compatible with protection of the natural form and function of the coastal barrier system.

Policy 11.3.3:

The highest and best use of undeveloped coastal barriers are as functioning natural systems; therefore the first alternative to development should be consideration of acquisition by or for the public benefit to preserve the natural function.

Policy 11.3.4:

Public expenditure shall be limited to property acquisition and for public safety, education, restoration, exotic removal, recreation and research facilities that will not substantially alter the natural characteristics and the natural function of the undeveloped coastal barrier system.

Policy 11.3.5:

Native or other County approved vegetation shall be required as the stabilizing medium in any coastal barrier vegetation or restoration program.

Policy 11.3.6:

Prohibit construction of structures seaward of the Coastal Construction Control Line on undeveloped coastal barriers. Exception shall be for passive recreational structures, access crossovers, and where enforcement would not allow any reasonable economic utilization of such property. In the latter event, require construction that minimizes interference with natural function of such coastal barrier system.

Policy 11.3.7:

Participate in and encourage regional and state programs to acquire naturally functioning, undeveloped coastal barrier systems to insure the preservation of their natural function.

Policy 11.3.8:

Development density on undeveloped coastal barrier systems shall not exceed the lowest density provided in the Future Land Use Element.

Policy 11.3.9:

Native vegetation on undeveloped coastal barriers should be preserved. To the extent that native vegetation is lost during land development activities and the remaining native vegetation can be supplemented without damaging or degrading its natural function, any native vegetation lost during construction shall be replaced by supplementing with compatible native vegetation on site. All exotic vegetation shall be removed and replaced with native vegetation where appropriate.

Policy 11.3.10:

No new bridges, causeways, paved roads or commercial marinas shall be permitted to or on undeveloped barrier systems.

Policy 11.3.11:

Shoreline hardening structures (e.g., rip-rap, seawalls, groins, etc.) shall not be allowed on undeveloped coastal barriers except in the interest of public safety or of land use related hardship.

Policy 11.3.12:

Require the use of the "Planned Unit Development" (PUD) provisions of the zoning ordinance for new developments or redevelopments proposed to take place within areas identified as Coastal Barrier system with the exception of one single family dwelling unit on a single parcel.

Policy 11.3.13:

These policies shall be implemented through the existing "ST" zoning procedures.

Policy 11.3.14:

Substantial alteration of the natural grade on undeveloped coastal barriers by filling or excavation shall be prohibited except as a part of an approved dune and/or beach restoration program, or as part of a DER approved wastewater treatment system or as part of an approved public development plan.

Policy 11.3.15:

Agriculture and timbering are not exempt from the above goals, objectives, and policies related to coastal barrier systems.

OBJECTIVE 11.4:

Until the Coastal Barrier and Beach System Management Plan is adopted (Objective 11.6), protect developed coastal barriers and developed shorelines by establishing mechanisms or projects which limit the effects of development and which help in the restoration of the natural functions of coastal barriers and affected beaches and dunes.

Policy 11.4.1:

Promote environmentally acceptable and economically feasible restoration of the developed coastal barriers and the urban beach and dune systems.

Policy 11.4.2:

Prohibit further shore hardening projects except where necessary to protect existing structures, considering the total beach system and adjacent properties.

Policy 11.4.3:

Prohibit activities which would result in man induced shoreline erosion beyond the natural beach erosion cycle or that would deteriorate the beach and dune system.

Policy 11.4.4:

Require dune stabilization and restoration improvements in land development projects along beach areas.

Policy 11.4.5:

Initiate and support beach and dune restoration and preservation programs where appropriate.

Policy 11.4.6:

Require native vegetation as landscaping in development activities in developed coastal barrier systems and on the beach and dune systems.

Policy 11.4.7:

Prohibit construction seaward of the Coastal Construction Control Line except where the same would be permitted pursuant to the provisions of the Florida Coastal Zone Protection Act of 1985 or where said prohibition would result in no reasonable economic utilization of the property in questions, or for safety reasons. In such cases, construction will be as far landward as is practicable and effects shall be minimized on the beach and dune system and the natural functions of the coastal barrier system.

Policy 11.4.8:

Construction seaward of the Coastal Construction Control Line will be allowed for public access and protection and restoration of beach resources. Construction seaward of the Coastal Construction Control Line shall not interfere with sea turtle nesting, will utilize native vegetation for dune stabilization, will maintain the natural beach profile, will minimize interference with natural beach dynamics, and where appropriate will restore the historical dunes and will vegetate with native vegetation.

Policy 11.4.9:

Seawall construction fronting the Gulf of Mexico shall be prohibited except in extreme cases of hardship.

Policy 11.4.10:

Vehicle traffic or traffic on the beach and primary dunes shall be prohibited except for emergency and approved maintenance purposes. The County shall enforce this requirement with the existing Vehicle On The Beach Ordinance.

Policy 11.4.11:

Develop tax incentives and other land use incentives to encourage additional access or parking areas to provide utilization of the high capacity urban beaches.

Policy 11.4.12:

In permitting the repair and/or reconstruction of shore parallel engineered stabilization structures, require, where appropriate, at a minimum:

- A. All damaged seawalls will be replaced with, or fronted by, riprap.
- B. Where appropriate, repaired structures will be redesigned and/or relocated landward to match up with adjacent structures.

Policy 11.4.13:

Development and redevelopment proposals shall consider the implications of potential rise in sea level.

OBJECTIVE 11.5:

For undeveloped shorelines, provide improved opportunities for recreational, educational, scientific, and esthetic enjoyment of coastal resources by protecting beaches and dunes and by utilizing or where necessary establishing construction standards which will minimize the impact of manmade structures on the beach and dune systems.

Policy 11.5.1:

Recreation that is compatible with the natural functions of beaches and dunes is the highest and best land use.

Policy 11.5.2:

By 1990, prioritize acquisition efforts in order to meet the projected need for additional public beaches.

Policy 11.5.3:

Prohibit activities which would result in man induced shoreline erosion beyond the natural beach erosion cycle or that would deteriorate the beach dune system.

Policy 11.5.4:

Prohibit construction of any structure seaward of the Coastal Construction Control Line. Exception shall be for passive recreational structures, access crossovers, and where enforcement would not allow any reasonable economic utilization of such property. In the latter event, require construction that minimizes interference with natural function of such beaches and dunes.

Policy 11.5.5:

Prohibit motorize vehicles on the beaches and dunes except for emergency and maintenance purposes. The County shall enforce this requirement with the existing Vehicle On The Beach Ordinance.

Policy 11.5.7:

Regulate activities so that they will not threaten the stability of the dunes or the beach itself.

Policy 11.5.8:

Pursue the acquisition of undeveloped beaches and dunes as the first alternative to development.

Policy 11.5.9:

Prohibit shoreline armoring processes and encourage non-structural methods for stabilizing beaches and dunes.

Policy 11.5.10:
Prohibit construction seaward of the Coastal Construction Control Line except as follows:

- A. Construction will be allowed for public access;
- B. For protection and restoration of beach resources;
- C. In cases of demonstrated land use related hardship or safety concerns as specified in the 1985 Florida Coastal Zone Protection Act, there shall be no shore armoring allowed except in cases of public safety.

Policy 11.5.11:
Construction activities shall not interfere with the sea turtle nesting, shall preserve or replace any native vegetation on the site, and shall maintain the natural beach profile and minimize interference with the natural beach dynamics and function.

Policy 11.5.12:
The County will waive all other non-safety related set-back requirements and site planning requirements before allowing construction seaward of the Coastal Construction Control Line.

Policy 11.5.13:
For all beach front land development related projects require dune stabilization and restoration improvements, the removal of exotic vegetation, and replacement with native vegetation, as appropriate.

OBJECTIVE 11.6:

By August 1, 1990, the County shall adopt a Coastal Barrier and Beach System Management Program.

Policy 11.6.1:

The program shall include the management, guidelines and performance standards prepared for the undeveloped coastal barriers contained within the coastal barrier and estuarine NRPA (Policy 1.3.2).

Policy 11.6.2:

The program shall address County resource management policies and procedures for all County jurisdiction beaches, dunes and coastal barriers (both developed and undeveloped).

Policy 11.6.3:

The program shall be based in part on the beach, dune and coastal barrier data, analyses and management recommendations contained in the County's coastal management program technical reports and the Collier County Beach Management Studies.

Policy 11.6.4:

The program shall consider the implications of a potential rise in sea level.

GOAL 12: The County shall provide for the protection, preservation, and sensitive reuse of historic resources.

OBJECTIVE 12.1:

To protect historic and archaeological resources in Collier County.

Policy 12.1.1:

By 01 August 1990, develop and adopt regulations for developments and other land alteration activities that ensure the conservation, sensitive re-use, preservation of significant historic and archaeological resources, or appropriate mitigation in accordance with state standards.

Policy 12.1.2:

In the interim period until adoption of the regulations mentioned in Policy 12.1.1, there shall be no loss of historic or archaeological resources on County-owned property and historic resources on private property shall be protected, preserved or utilized in a manner that will allow their continued existence. Conservation techniques shall include at a minimum:

- A. During the development permit review process, historic or archaeological sites shall be identified and shown on the site plans;
- B. The County shall establish waivers for non-safety related set back requirements and site planning requirements in order to accommodate historic structures or historic sites within a proposed development;
- C. As an alternative to preserving archaeological sites, the Owner may allow excavation of the site by the State of Florida Division of Historic Resources or the approved alternate prior to development. Should a site be scientifically excavated, then development may proceed without preserving the site;
- D. The County shall accept donations of historic or archaeological sites;
- E. Archaeological sites that are to be preserved may be utilized to satisfy required setbacks, buffer strips or open space up to the maximum area required by development regulations. Conservation of such historic or archaeological sites shall qualify for any open space requirements mandated by development regulations.

Policy 12.1.3:

If, during the course of site clearing, excavation, or other constructional activities, an archaeological or historical site, artifact, or other indicator is discovered, development activities at that specific archaeological site shall be immediately stopped and the appropriate agency notified. Development will be suspended for a sufficient length of time to enable the County or a designated consultant to assess the find and determine the proper course of action in regard to its salvageability. The County will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any constructional activity.

GOAL 13: The County shall make every reasonable effort to ensure the public safety, health and welfare of people and property from the effects of hurricane storm damage.

OBJECTIVE 13.1:

Encourage the undertaking of activities necessary to attain by 1994, hurricane evacuation time for a Category 3 storm at a maximum of 28 hours as defined by the 1987 Southwest Regional Hurricane Plan Update, and by 1999, 27.2 hours. Activities will include on-site sheltering for mobile home developments, increased shelter space, and maintenance of equal or lower densities of the Category 1 hurricane vulnerability zone in the land use plan.

Policy 13.1.1:

A comprehensive awareness program will be developed and publicized prior to May 30th of each year. Evacuation zones and routings shall be printed in each local newspaper. By May 30, 1989, each hotel/motel in the Category 1, and 2, and 3 hazard zones will be given a poster denoting the vulnerability zones, shelters, and evacuation routes to the shelter or out of the County. This information shall be made readily available to all guests.

Policy 13.1.2:

Land use plan amendments in the Category 1 hurricane vulnerability zone shall only be considered if such increases in densities provide appropriate mitigation to reduce the impacts of hurricane evacuation times.

Policy 13.1.3:

The County shall identify shelter space that complies with Red Cross standards for 45,000 persons by 1994 and 60,000 by 1999. Shelter space will be determined at the rate of 20 square feet per person.

Policy 13.1.4:

By 1990 an ordinance shall be adopted so that each new mobile home community in the Category 1, 2 and 3 vulnerability zones shall include a structure built to appropriate code for use as shelter during a hurricane. Building will be of such a size to house park residents at the rate of 20 sq ft per resident. Resident size will be estimated by averaging park population during the June-November time frame. On-site shelters shall be elevated to a minimum height equal to or above the worst case Category 3 hurricane flooding level according to the most current "SLOSH" numerical prediction model. Shelters shall be constructed to withstand 140 mph; shall provide adequate glass protection by shutters or boards; shall be equipped with adequate emergency electrical power and potable water supplies; and shall provide for adequate ventilation, sanitary facilities and first-aid equipment.

Policy 13.1.5:

The directors of the Transportation and Emergency Management Departments will review, at least annually, evacuation route road needs to assure that necessary improvements are incorporated within the Capital Improvement and Traffic Circulation Element projects, as indicated in Table 1 of the Appendix.

Policy 13.1.6:

The County shall update the hurricane evacuation portion of Collier County Peacetime Emergency Plan prior to June 1st of each year by integrating all regional and state emergency plans in the identification of emergency evacuation routes.

Policy 13.1.7:

The County's land development regulations shall include mitigation policies addressing flood plains, beach and dune alteration and storm water management.

OBJECTIVE 13.2:

The County shall ensure that building and development activities are carried out in a manner which minimizes the danger to life and property from hurricanes. The public shall limit its expenditures involving beach and dune restoration and renourishment, road repair, publicly owned seawalls, docking and parking area. All future unimproved requests for development in the coastal high hazard areas will be denied.

Policy 13.2.1:

The Hazard Mitigation Annex of the peacetime Emergency Plan (PEP) shall be reviewed and updated every three (3) years beginning in 1988. The Director shall also incorporate hazard mitigation reports from other agencies into the Peacetime Emergency Plan.

Policy 13.2.2:

The calculated needs for public facilities will be based on the adopted level of service standards and future growth projections within the coastal high hazard area. The Future Land Use Element limits new residential development, (thus obligation to infrastructure expenditures) to a maximum of four dwelling units per gross acre within the coastal high hazard area. In addition, existing zoning not vested shall be re-evaluated within three years and may change to a density level consistent with the Future Land Use Element.

Policy 13.2.3:

The County shall participate in the National Flood Insurance Program (NFIP).

Policy 13.2.4:

The County shall maintain requirements for structural wind resistance as stated in the latest approved edition of the Southern Standard Building Code.

Policy 13.2.5:

The County shall consider the coastal high-hazard area as that area seaward of the Coastal Construction Control Line and the National Flood Insurance Program (v) zones, whichever, is the most landward. In Collier County, the NFIP V Zone is landward of the Coastal Construction Line. The land-mass seaward of the line is considered the coastal high-hazard area.

Policy 13.2.6:

The County shall require that all new sanitary sewer facilities in the coastal high-hazard flood area be designed to reduce leakage of raw sewage during flood events to the maximum extent practicable, and new septic tanks shall be fitted with backflow preventers.

Policy 13.2.7:

By 1990, assess all unimproved property within the coastal high hazard area and make recommendations on appropriate land use.

Policy 13.2.8:

Public facilities that are dependent on County funding shall not be built in the coastal high-hazard area unless the facility is designed for public access or for resource restoration.

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OBJECTIVE 13.3:

The County shall develop and maintain a task force that will plan and guide a unified County response to post-hurricane disasters.

Policy 13.3.1:

The Peacetime Emergency Plan (PEP) shall comply with the policies under this objective, and shall contain step-by-step details for post disaster recovery.

Policy 13.3.2:

After a hurricane that necessitated an evacuation, the Board of County Commissioners shall meet to hear preliminary damage assessments. This will be done prior to reentry of the population. At that time, the Commission will activate the recovery task force and consider a temporary moratorium on building activities not necessary for the public health, safety and welfare.

Policy 13.3.3:

The recovery task force shall include local law enforcement authorities, the Community Development Administrator, Public Works Administrator, Planning and Zoning Director, Emergency Management Director and other members as directed by the Board of County Commissioners. Representatives from municipalities receiving damage from the storm should also be members of the recovery task-force.

Policy 13.3.4:

The recovery task force shall review and decide upon emergency building permits, coordinate with state and federal officials to prepare disaster assistance applications, analyze and recommend to the County Commission hazard mitigation options including reconstruction or relocation of damaged public facilities, recommend amendments to the Comprehensive Plan, Peacetime Emergency Plan and other appropriate policies and procedures.

Policy 13.3.5:

Immediate repair and clean-up actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities, debris removal, stabilization or removal of structures that are in danger of collapsing, and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions.

Policy 13.3.6:

Structures in the coastal high-hazard area which have suffered damage to pilings, foundations, or loadbearing walls on one or more occasions shall be required to rebuild landward of their current location or to modify the structure to mitigate any recurrence of repeated damage.

Policy 13.3.7:

The County shall develop and adopt prior to May 30, 1989, a formal decision-making process to evaluate options for damaged public facilities including abandonment, repair in place, relocations, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment and public safety.

Policy 13.3.8:

By 1994, the County shall maintain a contingency fund equal to 25% of the value of County public facilities in the coastal high-hazard area in order to cover the local government match for disaster assistance grants.

Policy 13.3.9:

Within 30 days of a hurricane resulting in disaster the County shall identify non-public structures in the coastal high-hazard area, inventory their assessed value, judge the utility of the land for public access and make recommendations for acquisition during post-disaster recovery.

OBJECTIVE 13.4:

The County shall make every reasonable effort to meet the emergency preparedness requirements of people with special needs such as the elderly, handicapped, the infirmed and those requiring transportation from a threatened area.

Policy 13.4.1:

All new hospitals, nursing homes, and adult congregate living facilities shall prepare an emergency preparedness plan for approval by the Emergency Management Department prior to receiving a final development order.

Policy 13.4.2:

The County, in cooperation with other public agencies and public service groups, shall make a reasonable effort to provide for the emergency transportation needs of people having limited mobility that do not reside in licensed institutions serving people with special needs.

Policy 13.4.3:

The County, in cooperation with the Department of Health and Rehabilitation Services and other public service groups shall make a reasonable effort to provide basic medical services in selected shelters designated as special needs shelters.

GOAL 14: The County shall avoid unnecessary duplication of existing regulatory programs.

OBJECTIVE 14.1:

To establish, prior to the adoption of any land development regulation to implement this element, including but not limited to NRPA management guidelines and watershed management plans, a program to review such regulations and identify existing regulatory programs exercised by regional, state, or federal agencies with jurisdiction over the activities sought to be regulated.

Policy 14.1.1:

There will be no unnecessary duplication of existing regional, state, or federal permitting programs.

Policy 14.1.2:

The County may adopt regulations to strengthen existing permitting programs.

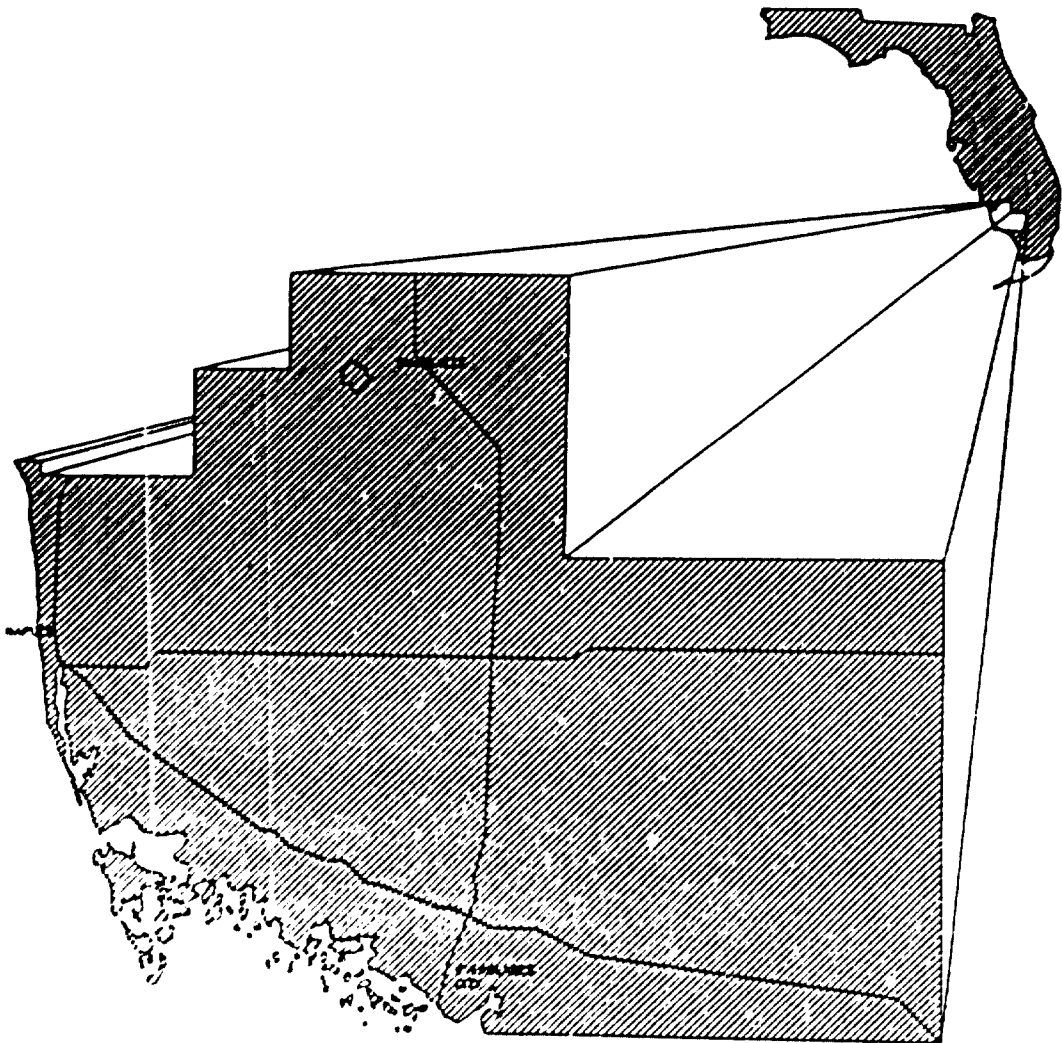
Policy 14.1.3:

Prior to adopting any new regulations to implement this element, the following guidelines shall be met:

- A. It fulfills an important need not presently adequately met by existing regional, state, or federal regulation.
- B. The regulation can be effectively and efficiently administered by authorized increases to County staff.
- C. The cost to the County of implementing the regulation shall have been identified and considered.

COLLIER COUNTY GROWTH MANAGEMENT PLAN

CAPITAL IMPROVEMENT ELEMENT



JANUARY 1989

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CAPITAL IMPROVEMENT ELEMENT

COLLIER COUNTY, FLORIDA

GROWTH MANAGEMENT PLAN

Prepared by
Growth Management Department

JANUARY, 1989

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I. INTRODUCTION

In 1985 and 1986 the Florida Legislature significantly strengthened the requirements for county and city comprehensive plans. One of the new provisions of the Local Government Comprehensive Planning and Land Development Regulation Act is the requirement that the comprehensive plan must contain a capital improvement element to "...consider the need for and location of public facilities..." (Section 163.3177 (3), Florida Statutes).

The capital improvement element (CIE) is supposed to identify public facilities that will be required during the next five or more years, including the cost of the facilities, and the sources of revenue that will be used to fund the facilities.

One of the specific requirements of the legislation states that the public facilities that are contained in the CIE must be based on "standards to ensure the availability of public facilities and the adequacy of those facilities including acceptable levels of service." The administrative regulation that implements the statute defines the phrase "level of service" as "...an indicator of the extent or degree of service provided by... a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." (Section 9J-5.003 (41), Florida Administrative Code).

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**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: To provide adequate public facilities concurrent with new development in order to achieve and maintain or exceed adopted standards for levels of service.

OBJECTIVES AND POLICIES

PUBLIC FACILITY TYPES, STANDARDS AND NEEDS

OBJECTIVE 1.1:

Identify and define types of public facilities for which the County is responsible, establish standards for levels of service for each such public facility, and determine what quantity of additional public facilities are needed in order to achieve and maintain the standards.

Policy 1.1.1:

The County shall establish standards for levels of service for three categories of public facilities, as follows:

Category A public facilities are facilities which appear in other elements of this comprehensive plan, including arterial and collector roads, surface water management systems, potable water systems, sanitary sewer systems, solid waste disposal facilities, and parks and recreation facilities. The standards for levels of service of Category A County provided public facilities shall apply to development orders issued by the County and to the County's annual budget, and to the appropriate individual element of this comprehensive plan. The standards for levels of service of Category A facilities which are not County provided shall apply to development orders issued by the County and to the appropriate individual element of this comprehensive plan, but shall not apply to the County's annual budget.

Category B public facilities are facilities for the County's library, jail, emergency medical service, other government buildings, and dependent fire districts. The standards for levels of service of Category B public facilities shall apply to the County's annual budget, but not apply to development orders issued by the County.

Category C includes those facilities operated by Federal, State, and municipal governments, independent districts, and private organizations. The standards for levels of service of Category C facilities shall be advisory only, and shall not apply to the development orders issued by the County or the County's annual budget.

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Public facilities shall include land, structures, the initial furnishings and equipment (including ambulances, fire apparatus, and library collection materials), design, permitting, and construction costs. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered in the County's annual budget, but such items are not "public facilities" for the purposes of the Growth Management Plan, or the issuance of development orders.

Policy 1.1.2:

The quantity of public facilities that is needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation: $Q = (S \times D) - I$.

Where Q is the quantity of public facility needed,
 S is the standard for level of service,
 D is the demand, such as the population, and
 I is the inventory of existing facilities.

- A. The calculation will be used for existing demand in order to determine existing deficiencies. The calculation will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth.
- B. There are three circumstances in which the standards for levels of service are not the exclusive determinant of need for a public facility:
 1. Calculated needs for public facilities in coastal high hazard areas are subject to all limits and conditions in the Conservation and Coastal Management and Future Land Use Elements of this Growth Management Plan.
 2. Replacement of obsolete or worn out facilities, and repair, remodeling and renovation, will be determined by the Board of County Commissioners upon the recommendation of the County Manager.
 3. Public facilities that provide levels of service in excess of the standards adopted in this Growth Management Plan may be constructed or acquired at any time as long as the following conditions are met:

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- a. the facility does not make financially infeasible any public facility of the same type that is needed to achieve or maintain the standards for levels of service adopted in this Growth Management Plan, and
- b. the facility does not contradict, limit or substantially change the goals, objectives and policies of any element of this Growth Management Plan.

Any public facility that is determined to be needed as a result of any of the three factors listed in Section B of this Policy shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvements Element. All capital improvements projects for such public facilities shall be approved in the same manner as the projects that are identified according to the quantitative analysis described in Section A of this Policy.

Policy 1.1.3:

The determination of location of improvements to expand public facilities will take into consideration the projected growth patterns as identified in the County's annual population projections. Where applicable, public facility improvements will be coordinated with the capital facility plans of any other governmental entity providing public facilities within Collier County.

Policy 1.1.4

Public facility improvements within a category are to be considered in the following order or priority:

- A. Replacement of obsolete or worn out facilities, including repair, remodeling and renovation of facilities that contribute to achieving or maintaining levels of service.
- B. New facilities that reduce or eliminate existing deficiencies in levels of service.
- C. New facilities that provide the adopted levels of service for new growth during the next five fiscal years, as updated by the annual review of the capital improvements element. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the capital improvements will be scheduled in the following priority order to serve:

1. previously approved orders permitting redevelopment,
 2. previously approved orders permitting new development,
 3. new orders permitting redevelopment, and
 4. new orders permitting new developments.
- D. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility.
- E. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either:
1. providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or
 2. providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.

Policy 1.1.5:

The standards for levels of service of public facilities shall be as follows:

Category A Public Facilities

A1 County Roads

- A1.1 County arterial and collector roads: Level of Service as indicated " " below on the basis of peak hour, peak season traffic volume:

Level of Service "E" on the following designated roads:

<u>Roads</u>	<u>From</u> <u>To</u>
Airport Road	Pine Ridge Rd to Golden Gate Pkwy
Golden Gate Parkway	Airport Road to Santa Barbara Blvd
Goodlette-Frank Road	Pine Ridge Rd to Golden Gate Pkwy
Goodlette-Frank Road	Golden Gate Parkway to U.S. 41
Pine Ridge Road	Airport Road to I-75

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A1.2 Level of Service "D" peak hour, peak season on all other County arterial and collector roads, however any section of road may operate at Level of Service "E" for a period not to exceed two fiscal years following the determination of Level of Service "E" in order to provide the County with time to restore Level of Service "D" by making appropriate improvements. Development orders may be issued during the two year period to the extent their issuance is consistent with policies 1.5.3. and 1.5.4. of this Element.

A2 State and Federal Roads

	<u>RURAL AREA</u>	<u>URBANIZED AREA</u>
I-75	C	D
US 41	C	D
SR 84	D	D
SR 951	-	E
SR 29	C	-
SR 82	C	-

A.3 County surface water management systems:

A3.1 Future "private" developments - Applicable South Florida Water Management District requirements (present requirements are a 25-year, 3-day storm event except where exempted by Chapter 40E-4.053, F.A.C.)

A3.2 Existing "private" developments and existing or future public drainage facilities - those existing levels of service to be identified (by design storm return frequency event) by April 30, 1989 utilizing the findings of the completed portions of the Water Management Master Plan.

A4 County potable water systems:

A4.1 County systems
135 gallons per day per capita plus 21% for non-residential

A4.2 City of Naples = 150 gallons per capita per day

A4.3 Private potable water systems:
Sewage flow design standards as identified in policy 1.3.1. of the Potable Water Subelement of this Growth Management Plan.

A5 County sanitary sewer systems:

A5.1 County systems
100 gallons per day per capita plus 21% for non-residential

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- A5.2 City of Naples = 150 gallons per capita per day
- A5.3 Private sanitary sewer systems:
Sewage flow design standards as identified in policy 1.2.1. of the Sanitary Sewer Subelement of this Growth Management Plan.
- A6 County solid waste disposal facilities:
- A6.1 1.55 tons of solid waste per capita per year
- A6.2 Two years of landfill lined cell disposal capacity at present fill rates
- A6.3 Ten years of landfill raw land capacity at present fill rates
- A7 County parks and recreation facilities:
- A7.1 Regional park land = 2.9412 acres per 1,000 population
- A7.2 Community park land = 1.2882 acres per 1,000 population
- A7.3 Recreation facilities = \$122.00 capital investment per capita (at current cost)
- Category B Public Facilities**
- B1 County library buildings: 0.33 square feet per capita
- B2 County library collection: 1.0 books per capita
- B3 County Jail: 0.0033 beds per capita
- B4 County emergency medical service: 0.00006 EMS units per capita
- B5 County other government buildings: 2.58 square feet per capita
- B6 County dependent fire districts:
- B6.1 Isle of Capri District = 0.00097 apparatus and stations per capita
- B6.2 Ochopee District = 0.00057 apparatus and stations per capita
- Category C Public Facilities**
- C1 Municipal streets:
- C1.1 City of Naples = not to exceed annual average Capacity of "C" for all streets

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- C1.2 Everglades City = Annual average of "A" for all Collectors
- C2 Federal and State lands surface water management:
- C2.1 Federal Lands Surface Water Management = To protect Natural Resources, development allowed will be designed so drainage will have no adverse impact on resources. (No measurable standard)
- C2.2 State Lands Surface Water Management = Leased lands for agriculture to have best management practices per clean water act. (No measurable standard)
- C3 Municipal surface water management:
- C3.1 City of Naples = maintain existing level of service. New development to conform with County surface water.
- C3.2 Everglades City = 10 yr - 24 hr. storm event
- C4 Municipal potable water systems:
- C4.1 Everglades City = 135 gallons per capita per day, plus 21% for non-residential
- C5 Municipal sanitary sewer systems:
- C5.1 Everglades City = 100 gallons per capita per day plus 21% for non-residential.
- C6 Private solid waste disposal facilities:
- C6.1 City of Naples = 1.55 tons per capita.
- C6.2 Everglades City = 1.55 tons per capita
- C7 Federal and State Parks:
- C7.1 Federal Parks: Everglades National Park, Big Cypress Preserve - to protect environmentally sensitive lands. Boundaries set by legislation. (no measurable standard)
- C7.2 State Park: Policy is not to develop more than 20%. (no measurable standard)
- C7.3 State Recreation Area: standard is of no particular size, Physical Development limited to no more than 50% of land area.
- C7.4 State Preserves: to maintain exceptional objects or conditions. Physical development limited to no more than 5% of land area. (no measurable standard)

C7.5 State Museum: no standard for size

C7.6 State Ornamental Garden: no standard for size.

C8 Municipal parks and recreation facilities:

C8.1 City of Naples:

- a. Community Parks = 2 acres/1,000 population
- b. Neighborhood Parks = 1 acre/1,000 population
- c. Beaches = 1 mile/25,000 population
- d. Recreation Facilities Level of Service Standards:
 - 1. Basketball courts = 1/5,000 population
 - 2. Baseball fields = 1/5,000 population
 - 3. Beach Access pts. = 1/1,000 population
 - 4. Boat Ramps = 1/6,000 population
 - 5. Bike Trails = 1/1,500 population
 - 6. Community Centers = 1/8,000 population
 - 7. Football Fields = 1/10,000 population
 - 8. Horseshoe Pits = 1/2,500 population
 - 9. Meeting Rooms = 1/6,000 population
 - 10. Pavilions = 1/5,000 population
 - 11. Picnic Areas = 1/5,000 population
 - 12. Play Areas = 1/6,000 population
 - 13. Racquetball cts. = 1/2,500 population
 - 14. Shuffleboard cts. = 1/2,500 population
 - 15. Swimming pools = 1/25,000 population
 - 16. Tennis Courts = 1/2,000 population
 - 17. Volleyball cts. = 1/4,000 population

C8.2 Everglades City:

- a. Community Parks = 1.25 acres/534 population
- b. Recreation Facilities:
 - 1. Basketball Court = 1/534 population
 - 2. Baseball Fields = 1/534 population
 - 3. Bike Trails = 1/534 population
 - 4. Community Centers = 1/534 population
 - 5. Football Fields = 1/534 population
 - 6. Pavilions = 1/534 population
 - 7. Picnic Areas = 1/534 population
 - 8. Play Areas = 1/534 population
 - 9. Tennis Courts = 1/534 population

C9 Private recreation facilities:

- a. No standard in industry.
- b. Collier County Usable Open Space Requirement Ordinance #82-2 Sec. 7.27
 - 1. Planned Residential Developments = 60% of gross area shall be devoted to usable open space.

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2. Commercial, Industrial, and Mixed Purpose Development =
At least 30% of gross area shall be devoted to open space.
3. Dedication of usable open space = Maximum of 8% of gross project site.

C10

Public schools:

- | | | |
|----------------------------|---|---------------------|
| a. K - 5 Elementary School | = | 832 students/Bldg. |
| b. 6 - 8 Middle School | = | 1100 students/Bldg. |
| c. 9 -12 High School | = | 2200 students/Bldg. |

C11

Public health facilities: County government buildings standard of 2.58 sq.ft. per capita includes the County's public health facilities.

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2. FINANCIAL FEASIBILITY

OBJECTIVE 1.2:

Provide public facilities in order to maintain adopted level of service standards that are within the ability of the County to fund, or within the County's authority to require others to provide. Existing facility deficiencies measured against the adopted level of service standards will be eliminated with revenues generated by ad valorem taxes and intergovernmental revenues received based on economic activity. Future development will bear a proportionate cost of facility improvements necessitated by growth. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.

Policy 1.2.1:

The estimated capital expenditures for all needed public facilities shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to current law, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue.

Policy 1.2.2:

Existing and future development shall both pay for the costs of needed public facilities. Existing development shall pay for some or all facilities that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of facilities needed by future development. Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

Policy 1.2.3:

Public facilities financed by County enterprise funds (i.e., potable water, sanitary sewer and solid waste) may be financed by debt to be repaid by user fees and charges for enterprise services, or the facilities may be financed from current assets (i.e., reserves, surpluses and current revenue).

Policy 1.2.4:

Public facilities financed by non-enterprise funds (i.e., roads, surface water management, parks, library, emergency medical service, jail, other government buildings, and dependent fire districts) shall be financed from current assets (pay-as-you-go financing) except as otherwise provided in this policy. Public facilities financed by non-enterprise funds shall not be financed by debt unless such borrowing is the only financing technique available that will enable the County to provide facility capacity sufficient to meet standards for levels of service

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concurrent with new development. Debt financing shall not be used to provide excess capacity in non-enterprise public facilities unless the excess capacity is an unavoidable result of a capital improvement that is needed to achieve or maintain standards for levels of service. Notwithstanding other provisions of this policy, general obligation bonds approved by referendum may be used for any public facilities to acquire capacity needed within the five year capital improvement plan or for excess capacity.

Policy 1.2.5:

The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.

Policy 1.2.6.

Prior to fiscal year 1989-90 the County shall adopt a revised Road Impact Fee Ordinance requiring the same level of service standard as adopted in policy 1.1.5 of this element in order to assess new development a pro rata share of the costs required to finance transportation improvements necessitated by such development.

Policy 1.2.7

The County shall continue to collect impact fees for Parks and Recreation and Library facilities requiring the same level of service standard as adopted in policy 1.1.5 of this element in order to assess new development a pro rata share of the costs required to finance Parks and Recreation and Library improvements necessitated by such development.

Policy 1.2.8:

Prior to fiscal year 1989-90 the County shall adopt a Stormwater Runoff Utility Fee system in order to fund drainage facility improvements.

Policy 1.2.9:

The County shall place a referendum before the voters to institute general obligation bonds for drainage and park improvements.

Policy 1.2.10:

If, for any reason, the County cannot adopt one or more of the revenue sources identified in policies 1.2.6 through 1.2.9 of this Element and said revenue sources are identified as needed funding for specific projects within the adopted Schedule of Capital Improvements the Growth Management Plan shall be amended based on one or more of the following actions:

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- A. Remove through a plan amendment facility improvements or new facilities from the adopted Schedule of Capital Improvements that exceed the adopted levels of service for the growth during the next five (5) fiscal years;
- B. Remove from the adopted Schedule of Capital Improvements through a plan amendment facility improvements or new facilities that reduce the operating cost of providing a service or facility but do not provide additional facility capacity;
- C. Where feasible, transfer funds from a funded Non-Capital Improvement Element capital project in order to fund an identified deficient Capital Improvement Element public facility. The resulting revisions shall be reflected in the required annual updates.
- D. Lower the adopted level of service standard through a plan amendment for the facility for which funding cannot be obtained.
- E. Do not issue development orders that would continue to cause a deficiency based on the facility's adopted level of service standard.

Policy 1.2.11:

Collier County will not exceed a maximum ratio of total general governmental debt service to bondable revenues of 13%. Whereas Florida Statutes place no limitation on the application of revenues to debt service by local taxing authorities, prudent fiscal management dictates a self imposed level of constraint. This policy will provide bonding capacity sufficient to meet the needs identified in the Capital Improvement Element Financing Plan. Bondable revenues are defined as ad valorem taxes and State shared revenues, specifically, gas taxes and the half-cent sales tax. The Local Option Sales Tax Surcharge would also be included if it should be adopted by the Collier electorate to fund additional projects for expanded levels of service. The Enterprise Funds operate under revenue bonding ratios set by the financial markets and are, therefore, excluded from this debt policy.

Public Expenditures : Coastal High Hazard Area

OBJECTIVE 1.3:

Effective with plan implementation public expenditures in the coastal high hazard area shall be limited to those facilities needed to support new development to the extent permitted in the Future Land Use Element. In addition public expenditures shall include the following categories:

- A. Maintenance of existing public facilities;
- B. Beach, shore and waterway access;
- C. Beach renourishment.

Policy 1.3.1:

The County shall continue to expend funds within the coastal high hazard area for the replacement and maintenance of public facilities identified in the Conservation and Coastal Management Element.

Policy 1.3.2:

The calculated needs for public facilities will be based on the adopted level of service standards and future growth projections within the coastal high hazard area. The Future Land Use Element limits new residential development (thus obligations for infrastructure expenditures) to a maximum of four dwelling units per gross acre within portions of the coastal high hazard area. In addition, existing zoning not vested shall be re-evaluated within three years and may change to a density level consistent with the Future Land Use Element.

Policy 1.3.3:

The County shall continue to insure that access to beaches, shores and waterways remain available to the public and by December 31, 1992 develop a program to expand the availability of such access and a method to fund its acquisition.

PROVIDE NEEDED IMPROVEMENTS

OBJECTIVE 1.4:

The County shall coordinate its land use planning and decisions with its plans for public facility capital improvements by providing needed capital improvements for replacement of obsolete or worn out facilities, eliminating existing deficiencies, and future development and redevelopment caused by previously issued and new development orders.

Policy 1.4.1:

The County shall provide, or arrange for others to provide, the public facilities listed in the Schedule of Capital Improvements in the "Requirements for Capital Improvements Implementation" section of this Capital Improvements Element. The Schedule of Capital Improvements may be modified as follows:

- A. The Schedule of Capital Improvements shall be updated annually.
- B. Pursuant to Florida Statutes 163.3187, the Schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small scale development activities.
- C. Pursuant to Florida Statutes 163.3177, the Schedule of Capital Improvements may be adjusted by ordinance not deemed to be an amendment to the Growth Management Plan for corrections, updates, and modifications concerning costs; revenue sources; or acceptance of facilities pursuant to dedications which are consistent with the plan.

Policy 1.4.2:

All Category A public facility capital improvements shall be consistent with the goals, objectives and policies of the appropriate individual element of this Growth Management Plan.

Policy 1.4.3:

The County shall include in the capital appropriations of its annual budget all the public facility projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year. The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to Policy 1.1.2 B (3) and Policy 1.1.4 (C) and (E).

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Policy 1.4.4:

The County shall determine, prior to the issuance of building permits, whether or not there is sufficient capacity of Category A public facilities to meet the standards for levels of service for existing population and the proposed development. No building permit shall be issued by the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto unless the levels of service for the resulting development will achieve the standards in Policy 1.1.5, Category A, and the requirements for Concurrency Management as outlined in the policies within Objective 1.5 of this element are met.

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CONCURRENCY MANAGEMENT

OBJECTIVE 1.5:

In order to coordinate land use decisions and facility planning by the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, the County shall adopt a "Concurrency Management System" Ordinance for the scheduling, funding and timely construction of Category A public facilities concurrent with, or prior to development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards when possible.

Policy 1.5.1.

Beginning with the effective date of Plan Implementation through September 30, 1994, the concurrency requirement for the Potable Water, Sanitary Sewer, Drainage, Solid Waste and Recreation and Open Space Level of Service Standards, of this Growth Management Plan would be met if any of the following conditions of an established Concurrency Management System are met:

- A. The required facilities are in place at the time a building permit is issued, or a building permit is issued subject to the condition that the necessary facilities will be in place when the impact of the development occurs.
- B. The required facilities are under construction at the time a building permit is issued.
- C. The required facilities are the subject of a binding contract executed for the construction of those facilities at the time a building permit is issued.
- D. The construction of required facilities has been included in the County's adopted budget at the time a building permit is issued even though the facilities are not yet the subject of a binding contract for their construction.
- E. The construction of required facilities is scheduled in the County's Schedule of Capital Improvements prior to October 1, 1994. The Schedule of Capital Improvements shall be based on a realistic, financially feasible program of funding from existing revenue sources and shall be adopted as a part of this Growth Management Plan.
 1. A plan amendment is required to eliminate, defer or delay construction of any Category A facility in the Schedule of Capital Improvements which is needed to maintain the adopted level of service standard. Any development order issued pursuant to a concurrency finding under this section is

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expressly conditional so that the permit shall be suspended and no further development shall be carried out in the event any of the following occur without a corresponding plan amendment:

- a. The required facilities are removed from the adopted Schedule of Capital Improvements.
 - b. Annual funding is insufficient to maintain the Schedule of Capital Improvements.
 - c. Construction of the required facility or facilities is not undertaken in accordance with the adopted Schedule of Capital Improvements.
- F. In any event the capacity required to accommodate the unit of demand required to meet the Sanitary Sewer and Potable Water level of service standards shall be available at time of issuance of the certificate of occupancy.

Policy 1.5.2.

Effective October 1, 1994 the concurrency requirement for the Potable Water, Sanitary Sewer, Drainage, Solid Waste and Recreation and Open Space Level of Service Standards of this Growth Management Plan would be met if any of the following conditions of an established Concurrency Management Systems are met:

- A. The required facilities are in place at the time the building permit is issued, or a building permit is issued subject to the condition that the necessary facilities will be in place and operational when the impacts of the development occur.
- B. The required facilities are under construction at the time a building permit is issued.
- C. The required facilities are the subject of a binding contract executed for the construction of these facilities at the time a building permit is issued.
- D. The construction of required facilities has been included in the County's adopted budget at the time a building permit is issued even though the facilities are not yet the subject of a binding contract for their construction.
- E. In any event the capacity required to accommodate the unit of demand to meet the Sanitary Sewer and Potable Water level of service standards shall be available at time of issuance of the certificate of occupancy.

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Policy 1.5.3.

Beginning with the effective date of Plan Implementation through September 30, 1994, the concurrency requirement of the Traffic Circulation Level of Service Standard of this Growth Management Plan would be met if any of the following conditions of an established Concurrency Management System are met:

- A. The required facilities are in place at the time a building permit is issued, or a building permit is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.
- B. The required facilities are under construction at the time a building permit is issued.
- C. The required facilities are the subject of a binding contract executed for the construction of these facilities at the time a building permit is issued.
- D. The construction of required facilities has been included in the State or local Government's adopted budget at the time a building permit is issued even though the facilities are not yet the subject of a binding contract for their construction, provided that the level of service (LOS) of any road does not fall beyond the next lower LOS below the adopted standard (i.e. LOS standard is "D" peak hour, peak season and service does not fall below "E" peak hour, peak season).
- E. The construction of the required facility is included in the State's Five (5) Year Work Program or the County's current five (5) year Capital Improvement Schedule adopted as a part of this Growth Management Plan prior to October 01, 1994. A plan amendment is required to eliminate, defer or delay construction of any road project in the Schedule of Capital Improvements which is needed to maintain the adopted level of service standard. Any development order issued pursuant to a concurrency finding under this section is expressly conditional so that the permit shall be suspended and no further development shall be carried out in the event any of the following occur without a corresponding plan amendment:
 1. The required facility is removed from the adopted Schedule of Capital Improvements.
 2. Annual funding is insufficient to maintain the Schedule of Capital Improvements.

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3. Construction of the required facility or facilities is not undertaken in accordance with the County's adopted Schedule of Capital Improvements or the State's Five (5) Year Work Program.

Policy 1.5.4.

Effective October 01, 1994, the concurrency requirements of the Traffic Circulation Level of Service Standard of this Growth Management Plan would be met if any of the following conditions of an established Concurrency Management System are met:

- A. The required facilities are in place at the time a building permit is issued, or a building permit is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.
- B. The required facilities are under construction at the time a building permit is issued.
- C. The required facilities are the subject of a binding contract executed for the construction of these facilities at the time a building permit is issued.
- D. The construction of required facilities has been included in the State or local Government's adopted budget at the time a building permit is issued even though the facilities are not yet the subject of a binding contract for their construction, provided that the level of service (LOS) of any road does not fall beyond the next lower LOS below the adopted standard (i.e. LOS standard is "D" peak hour, peak season and service does not fall below "E" peak hour, peak season).
- E. The construction of the required facility is included in the State's Five (5) Year Work Program or the County's current five (5) year Capital Improvement Schedule adopted as a part of this Growth Management Plan and:
 1. The Board of County Commissioners have made an express finding, after a public hearing, that the current five (5) year capital improvement schedule is based on a realistic, financially feasible program of funding from existing revenue sources; and
 2. The level of service (LOS) on all roads serving the development will not, at any time, operate below peak hour, peak season LOS "E"; and

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(5)

3. The level of service (LOS) on any road serving the development will not operate at peak hour, peak season LOS "E" for a period of more than two (2) years; and
4. A plan amendment is required to eliminate, defer or delay construction of any road project in the Schedule of Capital Improvements which is needed to maintain the adopted level of service standard. Any development permit issued pursuant to a concurrency finding under this section is expressly conditioned so that the permit shall be suspended and no further development shall be carried out in the event of any of the following occur without a corresponding plan amendment:
 - a. The required facility is removed from the five (5) year capital improvement schedule or the State's five (5) year work program;
 - b. Annual funding is insufficient to maintain the five (5) year capital improvement schedule or the State's five (5) year program
 - c. The level of service on any road serving the development operates below peak hour, peak season LOS "E";
 - d. The level of service on any road serving the development operates at peak hour, peak season LOS "E" for a period of more than two (2) years; and
 - e. Construction of the required facility or facilities is not undertaken in accordance with the five (5) year capital improvement schedule or the State's five (5) year work program.

Policy 1.5.5.

On or before the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, the County shall implement, through the adoption of an Ordinance, a Concurrency Management System and a monitoring program.

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1
REQUIREMENTS FOR CAPITAL IMPROVEMENTS IMPLEMENTATION

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements on the following pages will eliminate existing deficiencies, replace obsolete or worn out facilities, and make available adequate facilities for future growth.

Each project is numbered and named, and its cost during each of the next five fiscal years is shown in thousands of dollars (000).

Each project in Category A is consistent with the level of service standards as identified within this element and the appropriate individual element of this Growth Management plan.

Each project in Category B is consistent with the level of service standards as identified within this element. Optional elements were not developed for Category B facilities.

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CATEGORY A

ROAD PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
1 111th Ave North US 41 - Vanderbilt Dr 1 mile: replace 2 lanes; add 2 lanes	33	111	823	660			1627
2 Airport Pulling Rd (CR31) US - Golden Gate Parkway 3.25 miles: add 2 lanes	913	1540	880				3333
4 Davis Blvd (SR84) Santa Barbara Blvd - County Barn	1221						1221
5 Golden Gate Pkwy (CR886) CR 851 - CR 31	110	523	825				1458
6 Immokalee Rd (CR846) CR 31 - I-75	110	0	54	868	990	0	2022
7 Immokalee Rd (CR846) US 41	638	1210	770	0	0	0	2618
8 Immokalee Rd (CR846) I-75 - CR 951	141	44	44	68	1275	2310	3882
10 Isles of Capri Rd (CR951) US41-Rattlesnake Hammock Rd 3.4 miles: replace 2 lanes; add 2 lanes	138	97	2970	770			3975
11 Isles of Capri Rd (CR951) SR84-Rattlesnake Hammock Rd 3 miles: replace 2 lanes; add 2 lanes	138	0	0		2211	1760	4109

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CATEGORY A

ROAD PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
12 Isles of Capri Rd (SR951) US41-Marco Bridge Right of way acquisition	1023						1023
13 Isles of Capri Rd (CR951) 23rd Ave SW-Golden Gate Blvd 2.8 miles: replace 2 lanes; add 2 lanes	1848	1980					3828
14 Pine Ridge Rd (CR896) US 41 - CR 31 2 miles: add 2 lanes	110	22	1375				1507
15 Radio Rd CR31 - Santa Barbara Blvd 3 miles: replace 2 lanes; add 2 lanes	717	3520					4237
16 Radio Rd Santa Barbara Blvd-SR 84 1.5 miles: replace 2 lanes; add 2 lanes	110	0	0	369	1210		1689
17 Rattlesnake Hammock Rd US 41 - County Barn Rd 2 miles: replace 2 lanes; add 2 lanes	757	2640	440				3837
18 Vanderbilt Beach Rd US 41 - Gulf Shore Dr 1 mile: add 4 lanes & .4 mile: add 3 lanes	33	860	1051	220			2164
19 Goodlette Frank Rd (CR851) Carica - CR 846 2.5 miles: build 2 lanes	110	687	440				1237
20 Gulf Shore Dr Vanderbilt Beach Rd111 Ave 1.3 miles: add 1 lane	22	22	42	506			592
21 Livingston Rd (North) CR846 - Imperial ST+EWConn 6.2 miles: build 2 lanes	407	0	0	0			407

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CATEGORY A

ROAD PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
22 Santa Barbara Blvd/Logan Green Canal - Pine Ridge Rd 1 mile: replace 2 lanes; add 2 lanes	33	0	0	176	1210	220	1639
23 Vanderbilt Beach Rd US 41 - CR 31 2.2 miles: build 2 lanes	110	138	770	220			1238
24 Vanderbilt Beach Rd Oaks - CR 951 2.9 miles: build 2 lanes	1100						1100
25 Vanderbilt Drive (CR901) 111th - Bonita Beach Rd 3.9 miles: replace 2 lanes; add 2 lanes	0	165	1253	2750	935		5103
26 Westclock Rd Carson Rd - SR 29 1 mile: build 2 lanes	0	17	522				539
27 Major Reconstruction in-house major road reconstruction at various locations	376	346	211	331	591	626	2481
28 Traffic Signals major installation at various locations	389	329	354	596	561	526	2755
31 Bonita Beach Rd-Vanderbilt Dr to Countyline 1.7 miles: add 1 lane (1/2 in Lee County)	55	55	770	770			1650
32 Santa Barbara Blvd-Davis to Rattlesnake Hammock 2 miles: build 4 lanes	0	33	312	1696	550		2591
33 County Barn Rd-Davis to Rattlesnake Hammock 2 miles: build 4 lanes	0	0		66	710	1810	2586
34 Advanced ROW Acquisition	0	200	200	200	200	200	1000
	10642*	14539*	14106*	10266*	10443*	7452*	67448*

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CATEGORY A

DRAINAGE PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
200 Master Plan, Basin Plans County-Wide Master Plan District No. 6 Series of canal and/or structure modifications and/or construction improve- ments.	250	250	250	250			1000
201 Cocohatchee River Canal Series of canal and/or structure modifications and/or construction improve- ments.	100	3599	2300	842	900		7741
202 Gordon River Extension Series of canal and/or structure modifications and/or construction improve- ments.	0	0	1937	999			2936
203 Other Drainage Projects Series of canal and/or structure modifications and/or construction improve- ments.	0	0	383	2000			2383
204 Land and Environmental Purchase of land for the indirect requirements of the location of drainage canals/structures.	3121	200	350	350	3040	2260	9321
205	3471*	6049*	6220*	5441*	3940*	2260*	27381*

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CATEGORY B

GOVERNMENT BUILDINGS PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
301 Lely/East Tamiami EMS Station and Vehicle: Lely E. Tamiami Trail area		277					277
302 Golden Gate Pkwy EMS Station and Vehicle: Golden Gate Pkwy - Airport Rd			277				277
303 EMS Substation Station and Vehicle: 846 - East EMS Subtotal		277*	277*	277*			831*
400 Jail Expansion Increase of jail beds at Naples Jail Center Jail Subtotal	J 2225	1025					3250
500 Headquarters Addition 21,700 sq. ft. addition & renovation of 9800 existing sq. ft.	L 115	1920	205				2240
501 East Naples Branch Construction of 6000 sq. ft. branch library	L 355						355
502 Collier North Branch 1551 sq. ft. addition	L 7			99			106
503 Marco Island Branch Addition of 3 modules	L 6			222			228
504 Library HQ Renovation Renovate/remodel upon completion of project #500	L 110			190			300
505 Immokalee Branch 2000 sq. ft. addition	L 13			205			218
506 Golden Gate Branch 2000 sq. ft. addition Library Build Subtotal	L 470*	1920*	322*	295*	248*	410*	3665*

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CATEGORY B

GOVERNMENT BUILDINGS PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
550 Library Collection keep book stock at 1 book per capita Library Collect Subtotal	C 213	213	213	213	213	213	1278
600 New Courthouse 52,500 sq. ft. new structure to house court activities.	G 6134	1824					7958
601 New Health Bldg 52,600 sq. ft. new structure to house health related activities, Social Services, Veterans Services & Pub. Services Admin.	G 6104						6104
602 Bldg A Renovation Renovation of existing structure for judicial related activities.	G 2263						2263
603 Bldg B Renovation Renovation of existing structure for BCC Boardroom, Minutes & Records	G 30	541					571
604 Bldg W Expansion 15,000 sq. ft. expansion of warehouse.	G 800						800
605 New Agriculture Center 12,000 sq. ft. new structure for agricultural activities/ emergency operating center.	G 940						940
607 Development Services 40,000 sq. ft. new structure to house building permitting activities and other County functions.	G 3500						3500
Gov't Buildings Subtotal	16708*	5428*	812**	785**	461**	623**	22136*
TOTAL	19616**	8863**					30329**

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CATEGORY A

PARKS PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
700 Amphitheater New structure in N. Naples Comm. Park		100					100
701 Bicycle Trails 6.4 miles of paved trails linking to schools or existing trails	37	283					320
702 6th Comm. Park-Phase I Land and Phase I facilities (32 acres)	8	860	1498	100			2466
703 Comm. Parks--Phase II (5) Phase II of Comm. Park facilities for Immokalee, Marco, E. Naples, Golden Gate & N. Naples	472	1517	1517	1357	300		5163
704 Community Pool 25 meter pool in Immokalee						402	450
705 Gymnasium Wood floor, baskets, bleachers & locker room facilities		862					862
706 Jogging Trails 3 miles, unpaved				25	25	25	75
707 Regional Park Land 700 acres of land only			170	7000			7170
708 Olympic Pool 50 meter pool, deck, grandstand, locker room facilities.					218	1346	1564
709 Track and Field full size equipped track					19	172	191
710 Boat Ramps 12 two lane ramps, parking, rest rooms, lights, landscaping.	232	328	328	328	328	328	1872

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CATEGORY A

PARKS PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	October 1, 1988 93-94	Total
711 7th Comm. Park-Phase I & II Land & Phase I & II facilities (32 acres)	749*	3950*	3531*	9726*	2718*	2317*	22973*
				868	1426	446	2740

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CATEGORY A

WATER PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
800 Manatee Rd 16"	200						200
740 L.F. of 16" Water Main							
801 Rattlesnake Hammock 20"	400						400
6560 L.F. of 20" Water Main							
802 County Barn 16"							
5900 L.F. of 16" Water Main							
803 Davis Blvd 16"							
11,070 L.F. of 16" Water Main							
804 Davis Blvd 20"							
2640 L.F. of 20" Water Main							
805 91st Ave 12" Intercon							
200 L.F. of 12" Water Main							
806 7th St 12" Intercon							
100 L.F. of 12" Water Main							
808 Audubon CC 16"							
5230 L.F. of 16" Water Main							
809 Carica Rd Pumping	375						375
Storage tank pumping facilities							
810 Carica Rd Tank							
Water storage tank & land							
replacement costs to Naples							
811 Land for N. Reg. Treatment	50						50
land acquisition							
812 Coral Reef Wellfield Study							
813 Radio Rd 12"	91						91
2430 L.F. of 12" Water Main							
815 Pine Ridge Rd 16"	273						273
5280 L.F. of 16" Water Main							
816 Goodlette Rd Ext 16"	672						672
10,560 L.F. of 16" Water Main							
817 Seagate Dr 12"	98						98
2640 L.F. of 12" Water Main							
818 Airport Rd 16"	546						546
10,560 L.F. of 12" Water Main							

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CATEGORY A

WATER PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	October 1, 1988 93-94	Total
819 Immokalee Rd 12"	74						74
2000 L.F. of 12" Water Main							
820 Immokalee Rd 16"	181						181
3500 L.F. of 16" Water Main							
821 Vanderbilt Dr 16"							
5840 L.F. of 16" Water Main							
823 CR 951 12"		881					881
23,700 L.F. of 12" Water Main							
824 CR 952 12"		204					204
5500 L.F. of 12" Water Main							
825 Rattlesnake Hammock 20"		590					590
7920 L.F. of 20" Water Main							
826 6th St 12"		245					245
6600 L.F. of 12" Water Main							
827 Gulfshir & Vanderbilt 16"		649					649
12,585 L.F. of 16" Water Main							
828 Coral Reef Wellfield PH I			4254				4254
Phase I of Master Plan Project							
829 N. Co Reg Treat Plant		9085					9085
Const. of N. Co. Regional Water Treatment Plant							
830 Immokalee Rd 36"			1394				1394
10,560 L.F. of 36" Water Main							
831 CR 951 36"			1394				1394
10,560 L.F. of 36" Water Main							
832 Immokalee Rd 24"			609				609
7920 L.F. of 24" Water Main							
833 Immokalee Rd 20"			336				336
5280 L.F. of 20" Water Main							
834 Quail Creek PUD 16"			409				409
7920 L.F. of 16" Water Main							
835 Immokalee Rd 16"			136				136
2640 L.F. of 16" Water Main							
836 Immokalee Rd 12"			148				148
5280 L.F. of 12" Water Main							

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CATEGORY A

WATER PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	October 1, 1988 93-94	Total
837 Livingston Rd Ext 16"			1217				1217
23,600 L.F. of 16" Water Main			1320				1320
838 1.5 MG Elevated Tank			93				93
839 Old US 41 16"							
1800 L.F. of 16" Water Main				409			409
840 Pine Ridge Rd 16"							
7920 L.F. of 16" Water Main				331			331
841 Davis Blvd 16"							
6450 L.F. of 16" Water Main				1471			1471
842 5 MG Ground Tank							
Storage tank & pumping facilities at Collier DRI	298						298
843 12" Main at Pine Ridge Rd							
8000 L.F. of 12" Water Main	178						178
844 12" Main at Pine Ridge Rd							
2800 L.F. of 12" Water Main					19	205	224
846 12" Water Main at US41					16	180	196
6000 L.F. of 12" Water Main							
847 12" Water Main at Immokalee Rd						26	26
5280 L.F. of 12" Water Main						31	31
848 12" Water Main at US41							
8300 L.F. of 12" Water Main							
849 N.Co. Wellfield-Phase II						140	140
850 G.G. Wellfield Expansion	3436*	2569*	20395*	2211*	35*	582*	29228*

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CATEGORY A

SEWER PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	October 1, 1988 93-94	Total
901 N. Co Expansion Design & Construction of Wastewater facility & effluent disposal	5148						5148
902 E. & S. Naples Coll Sys construction of the facility	20522						20522
904 S. Co Reg Treat Facility							
906 Util. Admin Bldg Design & Construction	100	1060					1160
907 S. Co Pump, Mains & Disp Pump station, transmission mains & effluent disposal system							
908 8" Force Main - Pump Station 15 to Pump Station 20			65			712	777
909 12" Force Main - Pump Station 19 to Pump Station 20			107			1177	1284
910 10" Force Main - Davis Blvd Pump Sta. 11 to Santa Barbara 2400 L.F. of 10" force main			5	58			63
911 Davis Blvd. Pump Sta. No. 11 design & construction			13	129			142
912 10" Force Main Davis Blvd Pump Sta. 14 to Pump Sta. 11			17	189			206
913 Davis Blvd Pump Sta. No. 14 design and construction			9	96			105
914 20" Force Main CR951/U.S.41 Pump Sta. 18 to Pump Sta. 1			46	502			548
915 11,400 L.F. of 20" force main Pump Sta. No. 18 design and construction			36	394			430

CIE-1-36

BOOK 034 : 207

CATEGORY A

SEWER PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	93-94	October 1, 1988 Total
916 South Co. Reg. Treatment Facility Expansion design & construction of 4 MGD facility exp.			807	8876			9683
917 North Co. Reg. Treatment Facility Expansion design & construction of 2 MGD facility exp.				237	2607		2844
918 20" Force Main Rattlesnake Rd CR951 to Polly Avenue				46	502		548
919 Rattlesnake Hammock Rd. Pump Sta. 20 design & construction				16	180		196
920 Pump Sta. No. 16 - CR951 design & construction				14	154		168
921 12" Force Main CR951 - Pump Sta. 16 to Pump Sta. 18				29	321		350
922 N. Co. Pump Sta. Telemetry System	55						55
Radio Telemetry System	25825*	1060*	1105*	10586*	3764*	1889*	44229*

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CATEGORY A

SOLID WASTE PROJECTS: COLLIER COUNTY CAPITAL IMPROVEMENTS ELEMENT

Project	88-89	89-90	90-91	91-92	92-93	October 1, 1988 93-94	Total
1000 Naples Landfill Expansion provide for future site availability beyond 1994	446	446	446	446	446	446	2676
1001 Leachate Treatment Plant Provide for collection, treatment & disposal from Naples Landfill		475	1000				1475
1002 Naples Landfill, Cell #6, Phase II Design & Construct liner; prepare Phase II, Cell 6	440	2210					2650
1003 Naples Landfill, Cell #6, Phase III Design & construct liner; prepare Phase III, Cell 6						2650	2650
1004 Naples Landfill, Closure of Cells #3 and #4 in accordance with DER permit requirements.	1800						1800
	<u>2686*</u>	<u>3131*</u>	<u>1446*</u>	<u>446*</u>	<u>446*</u>	<u>3096*</u>	<u>11251*</u>

CIE-I-38

COSTS AND REVENUES BY TYPE OF PUBLIC FACILITY

In the list below, the left column itemizes the types of public facilities, and the sources of revenue. The center column contains the 6-year cost of facilities, the amount of restricted revenue, and any surplus of restricted revenue over costs. If there is a deficit of restricted revenue, it is carried to the right column. All deficits are accumulated as a subtotal. Below the subtotal deficit is the source of additional revenue that will be used by the County to pay for the deficit in order to maintain the standards for levels of service listed in Policy 1.1.5.

<u>Cost or Revenue Item</u>	<u>Amounts and</u> <u>Calculations</u>	<u>Deficit</u>
<u>Category A Public Facilities</u>		
ARTERIAL AND COLLECTOR ROADS	\$(67,448,000)	
- Constitutional Gas Tax	13,864,000	
- County Gas Tax	7,343,000	
- Local Option Gas Tax	19,494,000	
- Road Impact Fees	13,000,000	
- Balance Forward	9,562,000	
Deficit for Arterial & Collector Roads		\$(4,185,000)
DRAINAGE		
Plans and Projects	\$(29,714,000)	
- Balance Forward	2,386,500	
- Developer Contributions	100,000	
Deficit for Drainage		\$(27,227,500)
WATER AND SEWER SYSTEMS		
Potable Water Systems	\$(29,228,000)	
Sanitary Sewer Systems	(44,229,000)	
Water and Sewer System Cost	(73,457,000)	
- System Development Fees	24,000,000	
- Grants	4,900,000	
- Not User Fees	9,000,000	
- Project in Progress/Carry Forward	8,000,000	
- Revenue Bonds - New Issues	27,557,000	
Balance	\$ 0	
SOLID WASTE		
- Solid Waste User Fees	\$(11,251,000)	
Balance	11,251,000	
	\$ 0	
PARKS AND RECREATION		
- Park Impact Fee	\$(22,973,000)	
- Boating Improvement Program	5,400,000	
- Balance Forward	300,000	
Deficit for Parks and Recreation		482,000
		\$(16,791,000)

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<u>Cost or Revenue Item</u>	<u>Amounts and Calculations</u>	<u>Deficit</u>
<u>Category B Public Facilities</u>		
EMERGENCY MEDICAL SERVICE	\$(831,000)	
- Balance Forward	104,700	
Deficit for Emergency Medical Service		\$(726,300)
JAIL	\$(3,250,000)	
- Balance Forward	177,000	
Deficit for Jail		\$(3,073,000)
LIBRARY		
Buildings	\$(3,665,000)	
Collection	(1,278,000)	
Library Costs	(4,943,000)	
- Library Impact Fee	2,400,000	
- State Aid for Libraries	511,042	
- Trust Fund & Other Revenue	250,000	
- Balance Forward	142,500	
Deficit for Library		\$(1,639,458)
GOVERNMENT BUILDINGS	\$(22,136,000)	
- State grant for Health Buildings	1,450,000	
- Balance Forward	3,190,269	
- State Funds for Agriculture Building	925,000	
- Sales Tax Revenue Bond	3,500,000	
Deficit for Government Buildings		\$(13,070,731)
FIRE DISTRICTS		
Isle of Capri	\$ 0	
Ochopee	0	
Fire District Costs	0	
- Revenue Restricted for Fire Dist	0	
Deficit for Fire Districts		0
AD VALOREM TAXES: Capital Improvement Element Fund	28,300,500	
(42% of 1.000 mill)		
SUBTOTAL DEFICIT OF RESTRICTED REVENUE VS. COSTS		\$(38,412,489)
<u>Proposed Revenues</u>		
A. Impact Fees		
1. Road Impact Fee Increase		13,619,000
B. Drainage Utility Bonds		22,227,500
C. General Obligation Bonds		
1. Drainage		3,000,000
2. Parks		7,000,000
		=====
Surplus For Future Projects		\$ 9,434,011

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PROGRAMS TO ENSURE IMPLEMENTATION

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, appropriate land development regulations will be adopted and the following programs will be implemented to ensure that the goals, objectives and policies established in the Capital Improvements Element will be achieved or exceeded.

1. **Building Permit Review.**
As part of the review of all applications for building permits, the County will determine whether or not there will be sufficient capacity of Category A public facilities to meet the standards for levels of service for the existing population and for the proposed development in accordance with the requirements of the Concurrency Management System.
2. **Development Order Review.**
As part of the review of requests for all development orders having negative impacts on Category A Public Facilities other than building permits, the County will determine whether or not sufficient capacity of Category A public facilities is planned for completion concurrent with the impacts on levels of service that will be created by the proposed development during the next five fiscal years.
3. **Impact Fees.**
Impact fee ordinances will require the same standard for the level of service as is required by Policy 1.4.
4. **Annual Budget.**
The annual budget will include in its capital appropriations all projects in the Schedule of Capital Improvements that are planned for expenditures during the next fiscal year.
5. **Semiannual Report.**
The mandatory semiannual report to the Department of Community Affairs concerning amendments to the comprehensive plan due to emergencies, developments of regional impact and selected small developments will report on changes, if any, to adopted goals, objectives and policies in the Capital Improvements Element.
6. **Update of Capital Improvement Element.**
The monitoring of and adjustments to the Capital Improvement Element to meet the changing conditions must be an ongoing process. Beginning in April of each year, the element will be updated in conjunction with the County's budget process and the release of the official BEBR population estimates and projections. The update will include:
 1. Revision of population projections
 2. Updates of facility inventory

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3. Update of unit costs
4. Update of facilities requirements analysis to project 10 year needs (by fiscal year) in order to program projects to meet the service standards.
5. Update of revenue forecasts in order to evaluate financial feasibility and the County's ability to finance capital improvements needed to meet the service standards.
6. Revise and develop capital improvement projects for the next five years. The first year's schedule of projects will be incorporated into the County's budget effective October 1st.
7. Update of the public school and health facilities analysis.

In addition to the annual update, the County will perform an assessment of the status of the Capital Improvement Element in November of each year in conjunction with the release of the preliminary BEBR population estimates and projections. This analysis will include an assessment of the status of capital projects funded during the prior fiscal year along with an assessment of existing and projected service levels versus the adopted standards.

7. **Concurrency Management System.**
The County shall establish by Ordinance and maintain a Concurrency Management System. The System shall consist of the following components:
 - A. Annual monitoring report on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in Policy 1.1.5. of this Element. The report shall summarize the actual capacity of existing public facilities and forecast the capacity of existing and planned public facilities for each of the five succeeding fiscal years. For the purposes of long range capital facility planning, a ten year forecast of projected needed capacity will also be done. These forecasts will be based on the most recently updated Schedule of Capital Improvements in this Capital Improvement Element. This annual report will constitute the evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the 12 months following completion of the annual report.
 - B. Public facility capacity review. The County shall use the procedures specified in Implementation programs 1 and 2 to enforce the requirements of Policy 1.3.5. of this Element.

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- 1
- C. Review of changes in planned capacity of public facilities. The County shall review each amendment to this Capital Improvement Element in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements in order to enforce the policies of this Element.
 - D. Concurrency Management implementation strategies. The County shall annually review the Concurrency Management implementation strategies that are incorporated in this Capital Improvements Element:
 - 1. Standards for levels of service are applied within appropriate geographical areas of the County. Standards for county-wide public facilities are applied to development orders based on levels of service throughout the County.
 - 2. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of levels of service within assigned areas.
 - 3. Levels of service are compared to adopted Standards on an annual basis. Annual monitoring is used, rather than case-by-case monitoring, for the following reasons:
 - a. annual monitoring corresponds to annual expenditures for capital improvements during the County's fiscal year; and
 - b. annual monitoring covers seasonal variations in levels of service.

8. 5-Year Evaluation.

The required 5-year evaluation and appraisal report will address the implementation of the goals, objectives and policies of the Capital Improvement Element. The monitoring procedures necessary to enable the completion of the 5-year evaluation include:

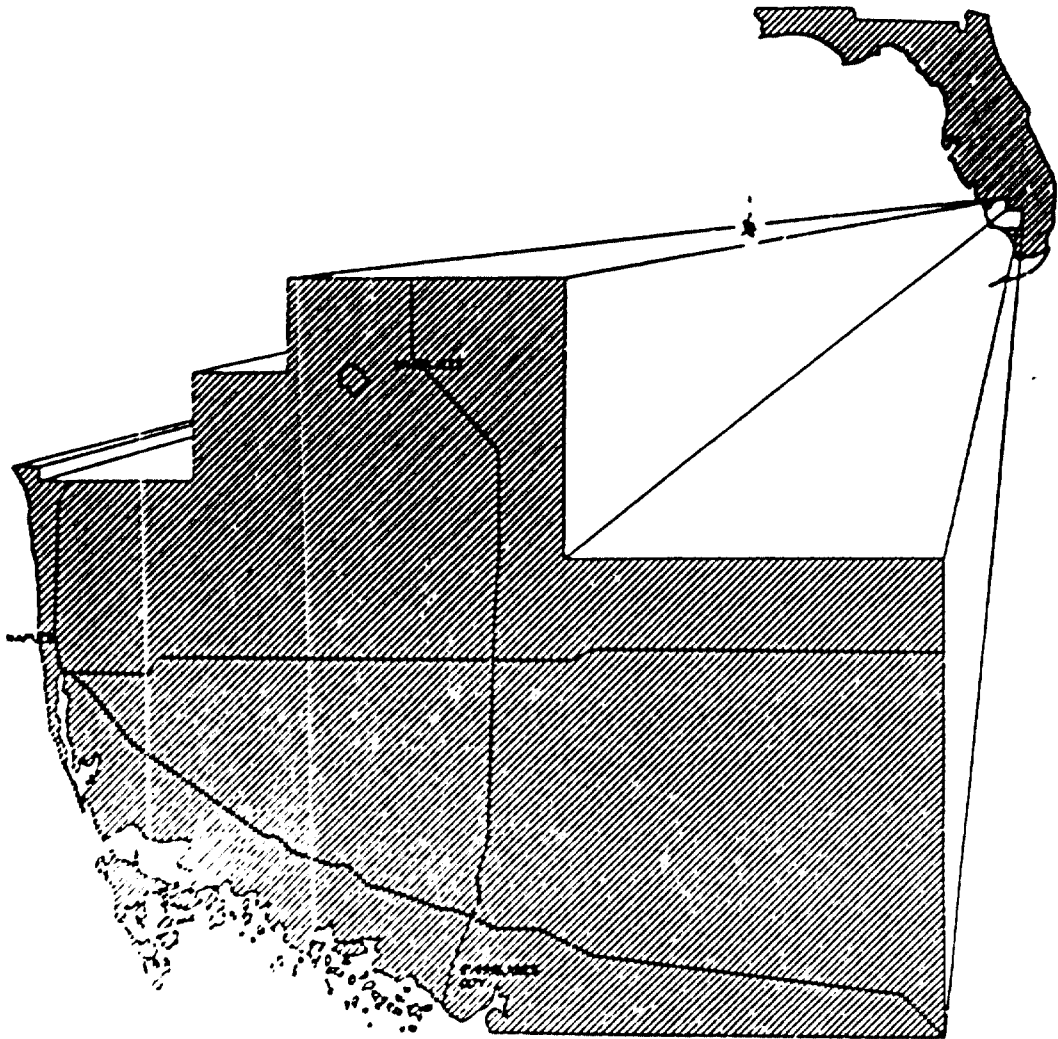
- a. Review of Annual Reports of the Concurrency Management System.
- b. Review of Semiannual Reports to DCA concerning amendments to the Comprehensive Plan.
- c. Review of Annual Updates of this Capital Improvements Element, including updated supporting documents.

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COLLIER COUNTY GROWTH MANAGEMENT PLAN

TRAFFIC CIRCULATION, MASS TRANSIT
AND AVIATION ELEMENT



JANUARY 1989

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**TRAFFIC CIRCULATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL: To plan for, develop and operate a safe, efficient, and cost effective transportation system that provides for both the motorized and non-motorized movement of people and goods throughout Collier County.

OBJECTIVE 1

The County will maintain the major roadway system (excluding State highways) at an acceptable Level of Service by implementing improvements to the following roadways that have been identified as operating below level of "D".

<u>Roadway</u>	<u>From</u>	<u>To</u>
Airport Road	Golden Gate Parkway	Radio Road
Airport Road	Radio Road	Davis Blvd
Golden Gate Parkway	Goodlette Frank Road	Airport Road
Immokalee Road	U.S. 41	Airport Road

Policy 1.1

The County will annually adopt a Secondary Road Improvement Program covering a period no less than five (5) years, which shall include those projects needed to maintain the network at the adopted Level of Service standard.

Policy 1.2

The County shall annually appropriate the funds in the ensuing fiscal year to accommodate those phases of projects listed in the annual element (first year) of the Secondary Road Program.

Policy 1.3

County arterial and collector roads shall be maintained at Level of Service "D" or better on the basis of the peak season peak hour traffic volume.

Level of Service "E" or better shall be maintained on the following designated roadways.

<u>Roadway</u>	<u>From</u>	<u>To</u>
Airport Road	Pine Ridge Road	Golden Gate Parkway
Golden Gate Parkway	Airport Road	Santa Barbara Blvd
Goodlette-Frank Road	Pine Ridge Road	Golden Gate Parkway
Goodlette-Frank Road	US 41	Golden Gate Parkway
Pine Ridge Road	Airport Road	I-75

Level of Service "D" or better shall be maintained on all other arterial and collector roads, however, any section of road may operate at Level of Service "E" for a period not to exceed two (2) fiscal years following the determination of Level of Service "E" in order to provide the County with time to restore Level of Service "D" by making appropriate improvements.

To ensure that these adopted standards are maintained, a monitoring program and implementation strategy have been identified in the Implementation Strategy section of the Traffic Circulation Element and are hereby referenced by this policy.

Policy 1.4:

For the purpose of regulating development orders, Collier County has adopted the following level of service standards for state maintained roads:

	<u>RURAL AREA</u>	<u>URBANIZED AREA</u>
I-75	C	D
US 41	C	D
SR 84	D	D
SR 951	-	E
SR 29	C	-
SR 82	C	-

OBJECTIVE 2

The County will maintain the adopted Level of Service standard as provided for in Policy 1.3 by making the improvements identified on the Five (5) Year Future Traffic Circulation Map.

Policy 2.1

The County shall include in its Secondary Road Program those projects necessary to maintain the adopted Level of Service on the roads identified on the Five (5) Year Future Traffic Circulation Map.

Policy 2.2

The County shall annually appropriate the funds necessary to implement those projects show in the annual element (first year) of the Secondary Road Program.

OBJECTIVE 3

The County shall provide for the protection and acquisition of existing and future right-of-ways.

Policy 3.1

The County shall develop and implement a right-of-way protection ordinance within one (1) year of the adoption of the Comprehensive Plan.

Policy 3.2

The County shall implement an advanced Right-of-Way Acquisition Program within one (1) year of the adoption of the Comprehensive Plan.

Policy 3.3

The County shall include in its annual Capital Improvement Element no less than \$200,000 per year specifically earmarked for use in an advanced Right-Of-Way Acquisition Program.

Policy 3.4

The County shall acquire sufficient amount of right-of-way to facilitate no less than a cross section of six (6) traffic lanes, appropriate turn lanes, medians, drainage canals, and shoulders sufficient for pull-off and landscaping for all roadways identified on the Future Traffic Circulation Maps. Exceptions to the right-of-way standard may be considered when it can be demonstrated, through a traffic capacity analysis, that the maximum number of lanes at build-out will be less than the standard.

OBJECTIVE 4

The County shall provide for the safe and convenient movement of pedestrians, motorized, and non-motorized vehicles.

Policy 4.1

The County shall prepare and adopt a 5 Year Bicycle Ways Plan in cooperation with the Parks and Recreation Department within two (2) years of the adoption of this Comprehensive Plan.

Policy 4.2

The County shall to the greatest extent possible, provide funds for the implementation of the Bicycle Ways Plan.

Policy 4.3

The County shall include the installation of sidewalks and/or bike paths as part of all roadway improvement projects identified on the Traffic Circulation Map.

Policy 4.4:

The County shall provide for the safe movement of motorized vehicles through implementation of its Subdivision Regulations and highway design standards ordinances.

OBJECTIVE 5

The County will coordinate the Traffic Circulation System development process with the Future Land Use Map.

Policy 5.1

The County Commission will review all rezone requests with consideration of their impact on the overall system, and shall not approve any such request that significantly impacts a roadway segment already operating and/or projected to operate within one year at an unacceptable Level of Service unless specific mitigating stipulations are approved.

Policy 5.2

Significant Impact is hereby defined as generating a volume of traffic equal to or greater than 5% of the Level of Service C peak hour volume of an impacted roadway.

OBJECTIVE 6

The County shall coordinate the Traffic Circulation Element with the plans and programs of the State, Region, and other local jurisdictions.

Policy 6.1

The Traffic Circulation Element shall incorporate to the greatest degree possible, the long range plans of the Naples (Collier County) Metropolitan Planning Organization.

Policy 6.2

The Traffic Circulation Element shall consider any and all applicable roadway plans of the City of Naples, Southwest Florida Regional Planning Council and Lee County.

Policy 6.3

The Traffic Circulation Element shall be consistent in its interface into the arterial/collector system within the City of Naples.

Policy 6.4

The Traffic Circulation Element shall consider the State's adopted Five (5) Year Work Program, the Florida Transportation Plan, and the State Land Development Plan.

OBJECTIVE 7

The County shall develop and adopt standards for safe and efficient ingress and egress to adjoining properties, as well as encourage safe and convenient on-site traffic circulation.

Policy 7.1

Within one year of the adoption of this Comprehensive Plan, the County shall develop and adopt an Access Control Policy that ensures the protection of the arterial and collector system's capacity.

Policy 7.2

The County shall encourage the interconnection of local streets between developments to facilitate the convenient movement throughout the local road network unless such action will promote through traffic.

Policy 7.3

The County shall implement, through its Zoning Ordinance, the provision of safe and convenient on-site traffic flow and the need for adequate parking for motorized and non-motorized vehicles as a primary objective in review for Planned Unit Developments, Site Development Plans, and other land development applications.

Policy 7.4

The County shall develop corridor management plans (see the Future Land Use Element) that take into consideration urban design and landscaping measures that will promote positive development along the major arterial entrances to the urban area.

OBJECTIVE 8

The County shall establish a "Concurrency Management System" for the scheduling, funding, and timely construction of necessary road facilities.

Doc.Ref: TCEGOPS3.TXT

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TABLE 3

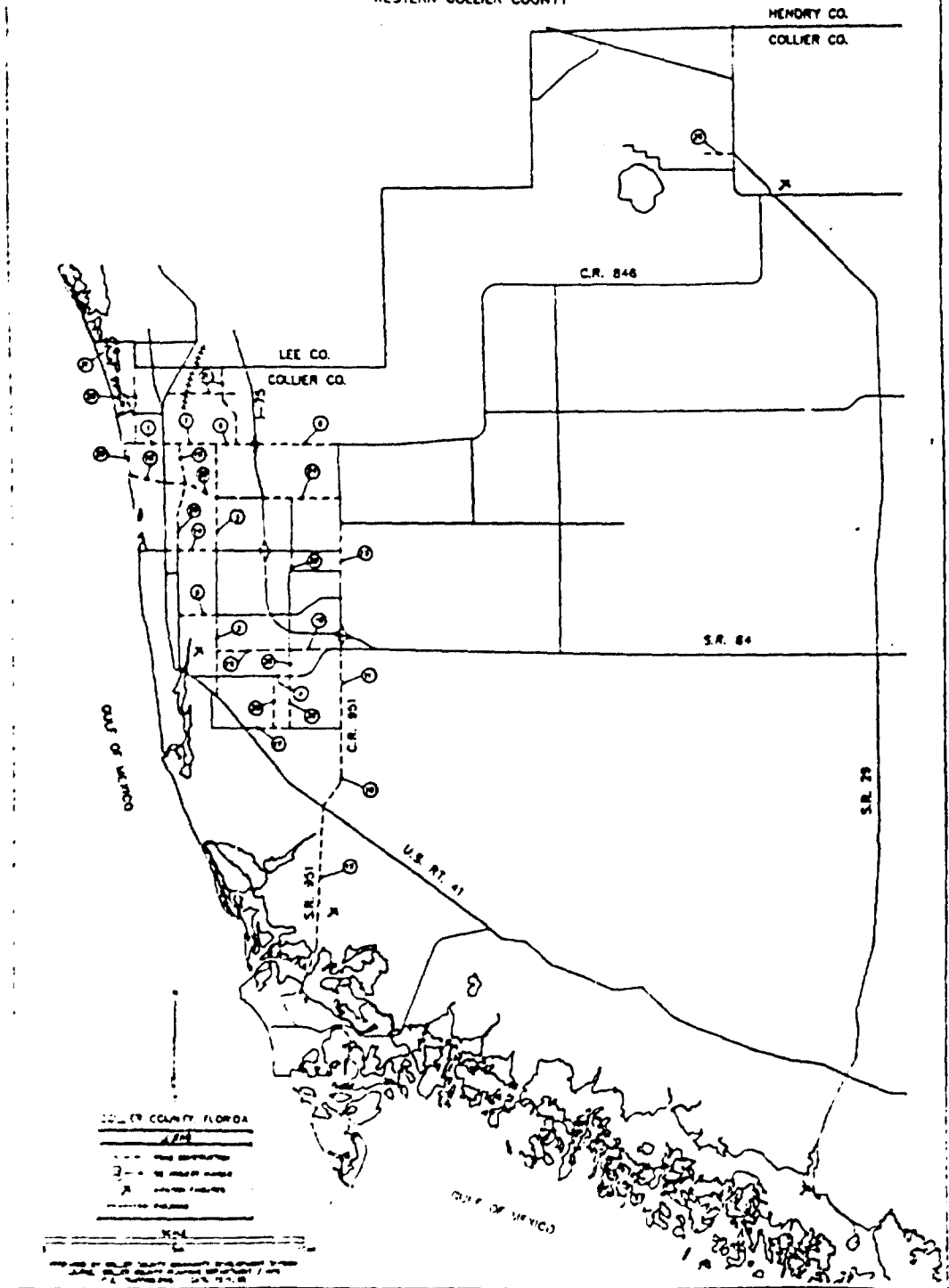
COLLIER COUNTY MAJOR HIGHWAY NETWORK
FUTURE TRAFFIC CIRCULATION IMPROVEMENTS - 1994

CIE

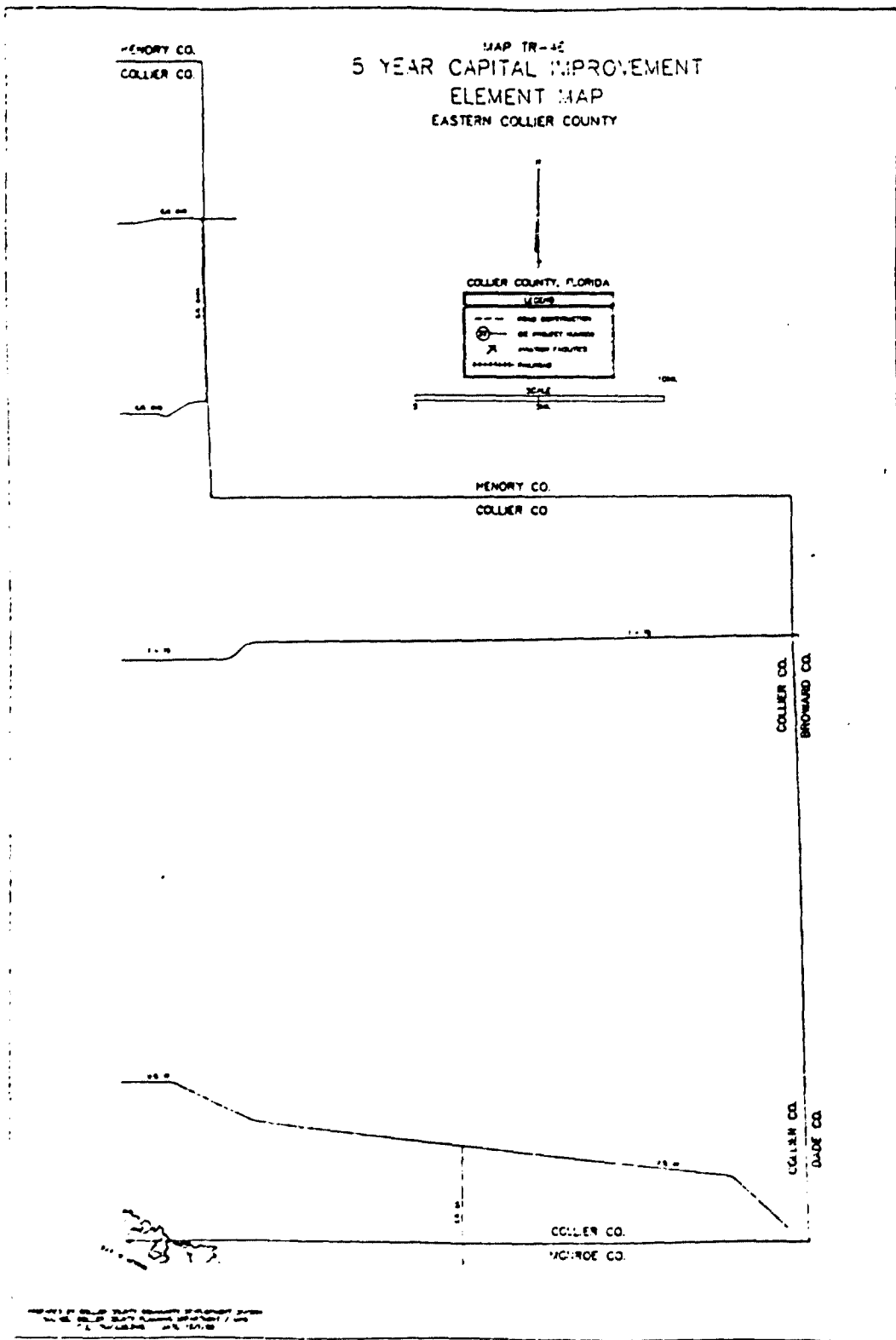
CIE	ROADWAY NAME	SEGMENT	Length M.Lns.-Ln.Mi.	Existing M.Lns.-Ln.Mi.	Added Total M.Lns.-Ln.Mi.	Improvement
1	111th Av N	Vanderbilt Dr. to US 41	1.5	2	2	add 2 lanes
2	Airport Rd.	Golden Gate Parkway to US 41	3.25	4	2	add 2 lanes
3	Airport Rd.	Imokalee Rd. to Pine Ridge Rd.	4	2	2	add 2 lanes
4	Davis Blvd.	County Barn Rd. to Santa Barbara Blvd.	0.75	2	2	add 2 lanes
5	Golden Gate Parkway	Goodlette-Frank Rd. to Airport Rd.	1.6	4	2	add 2 lanes
6	Imokalee Rd.	Airport Rd. to I-75	1.5	2	2	add 2 lanes
7	Imokalee Rd.	US 41 to Airport Rd.	2	2	2	add 2 lanes
8	Imokalee Rd.	I-75 to Isle of Capri Rd.	3.4	2	2	add 2 lanes
10	Isle of Capri Rd.	Rattlesnake Hammock Rd. to US 41	3.5	2	2	add 2 lanes
11	Isle of Capri Rd.	Davis Blvd. to Rattlesnake Hammock Rd.	3	2	2	add 2 lanes
12	Isle of Capri Rd.	US 41 to Marco Island	6.3	2	2	purchase ROW
13	Isle of Capri Rd.	Golden Gate Blvd. to 23rd Ave. SW	3	2	2	add 2 lanes
14	Pine Ridge Rd.	US 41 to Airport Rd.	2	4	2	add 2 lanes
15	Radio Rd.	Airport Rd. to Santa Barbara Blvd.	3	2	2	add 2 lanes
16	Radio Rd.	Santa Barbara Blvd. to SR-84	1.6	2	2	add 2 lanes
17	Rattlesnake Heck Rd.	US 41 to Polly Ave.	2	2	1	add third lane
18	Vanderbilt Beach Rd.	Gulfshore Dr. to US 41	1.4	2	2	new 2 lane road
19	Goodlette-Frank Rd.	Imokalee Rd to Carica Rd.	2.5	0	2	add third lane
20	Gulfshore Dr.	111th Ave N. to Vanderbilt Beach Rd.	1.3	2	1	new 2 lane road
21	Livingston Rd.	Imperial St. to Imokalee Rd.	6.2	0	2	add 2 lanes
22	Logan Blvd.	Pine Ridge Rd. to Green Blvd.	1	2	2	add 2 lanes
23	Vanderbilt Beach Rd.	US 41 to Airport Rd.	2.2	0	2	new 2 lane road
24	Vanderbilt Beach Rd.	Oaks Blvd. to Isle of Capri Rd.	3	0	2	new 2 lane road
25	Vanderbilt Drive	Bonita Beach Rd. to 111th Ave	3.9	2	2	add 2 lanes
26	Westclock Rd.	Carson Rd. to Sr 29	1	0	2	new 2 lane road
27	Major Road Reconstruction Projects					
28	Traffic Signalization Installation Projects					
29	Goodlette-Frank Rd.	Carica RD. to Pine Ridge Rc.	1.5	0	2	new 2 lane road
30	Santa Barbara Blvd.	Radio Rd. to Davis Blvd.	1	4	2	new 4 lane road
31	Bonita Beach Rd.	West of Vanderbilt Dr.	2	0	4	add 2 lanes
32	Santa Barbara Blvd.	Davis Blvd. to Rattlesnake Heck. Rd.	2	0	4	new 4 lane road
33	County Barn Rd.	Davis Blvd. to Rattlesnake Hammock Rd.	2	2	2	add 2 lanes

Source: Collier County Transportation Department

MAP TR-4W
 5 YEAR CAPITAL IMPROVEMENT
 ELEMENT MAP
 WESTERN COLLIER COUNTY



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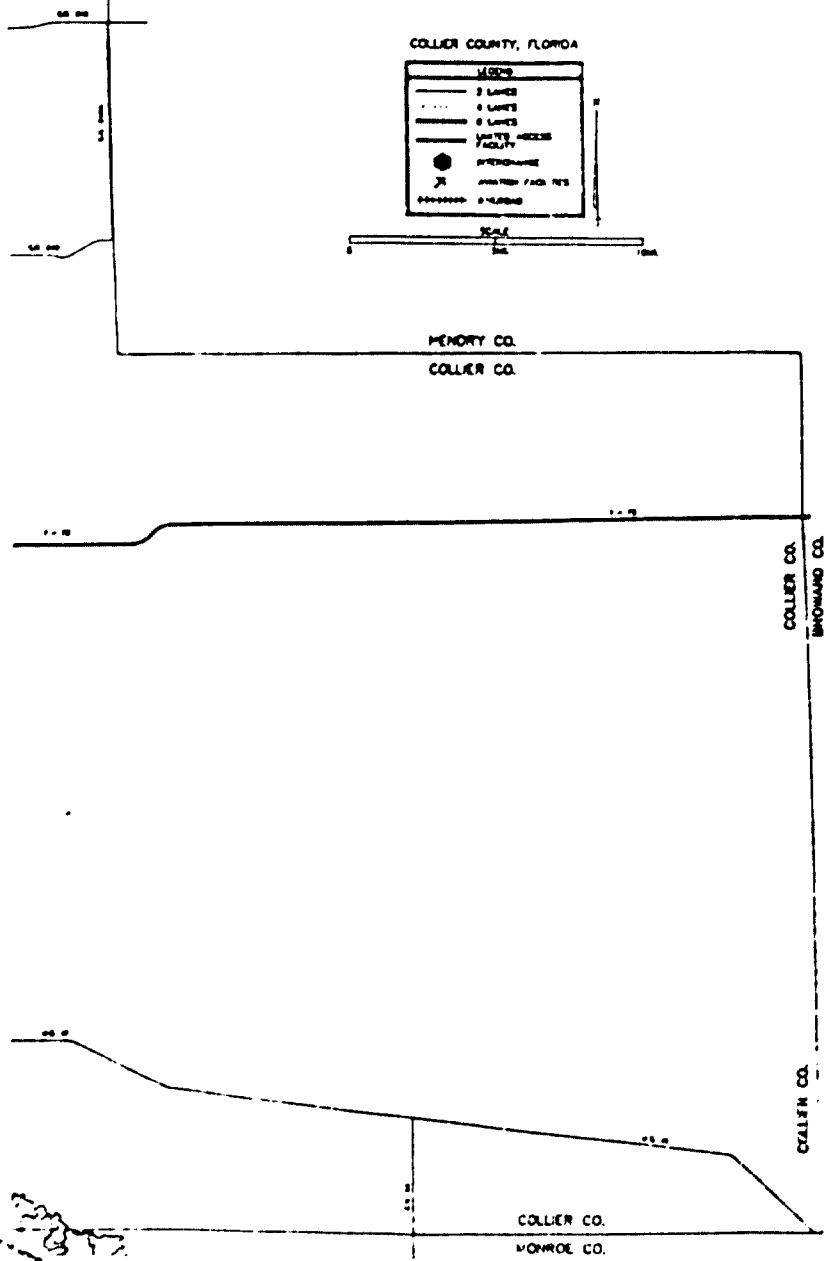
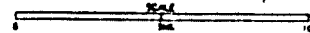
BOOK 034 PAGE 227

MAP TR-SAE
 FUTURE TRAFFIC CIRCULATION MAP
 YEAR 1994
 EASTERN COLLIER COUNTY

HENRY CO.
 COLLIER CO.

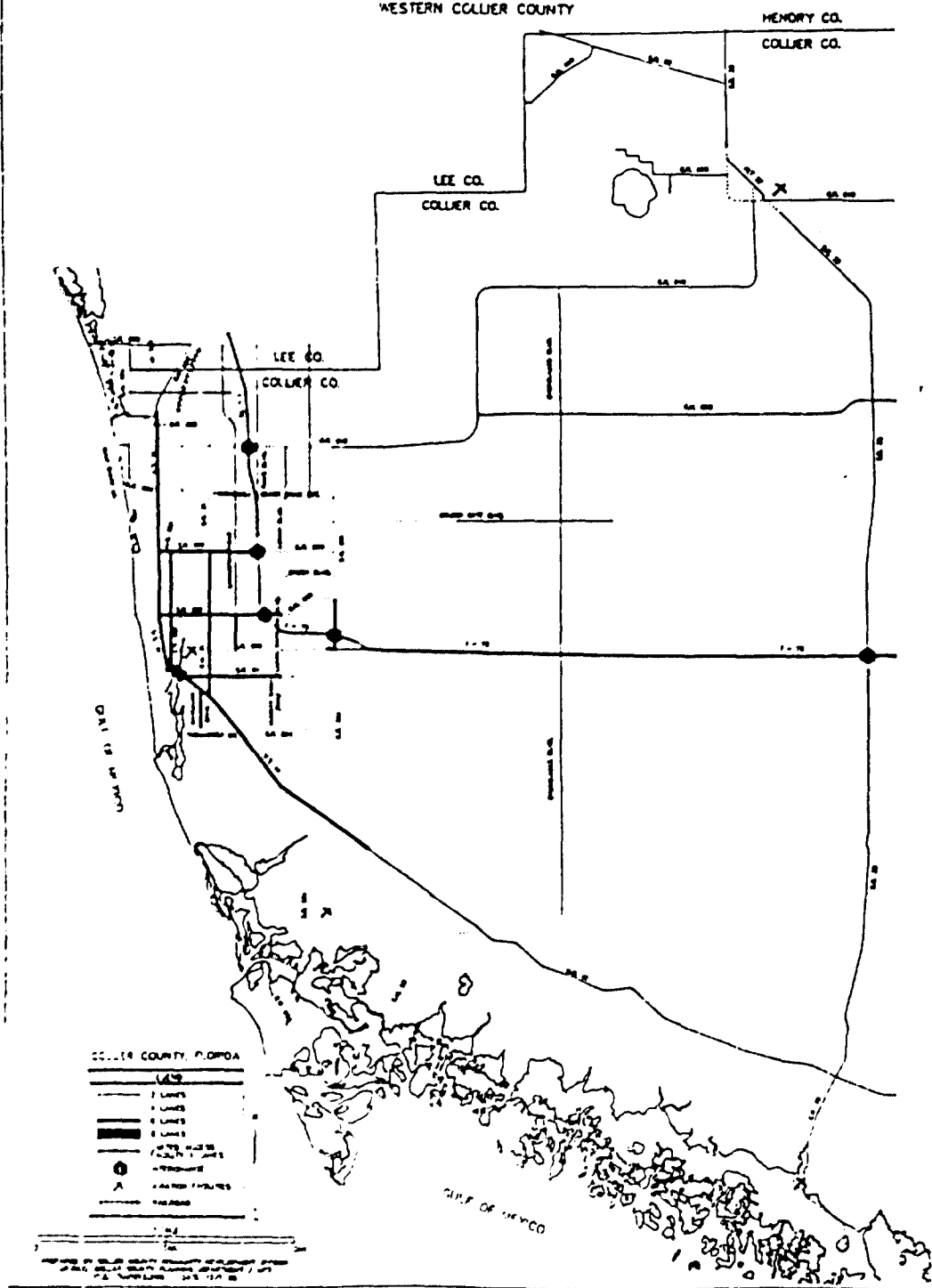
COLLIER COUNTY, FLORIDA

LEGEND	
	2 LANE
	4 LANE
	6 LANE
	LANE ACCESS FACILITY
	INTERCHANGE
	AVIATION FAC. RES.
	STAGING



PROPERTY OF: COLLEGE COUNTY ENGINEERING CONSULTANTS, INCORPORATED
 1000 E. COLLEGE COUNTY ROAD, SUITE 1000 / 1000
 TAMPA, FL 33610-1000

MAP TR-6AW
 FUTURE TRAFFIC CIRCULATION MAP
 YEAR 1999
 WESTERN COLLIER COUNTY

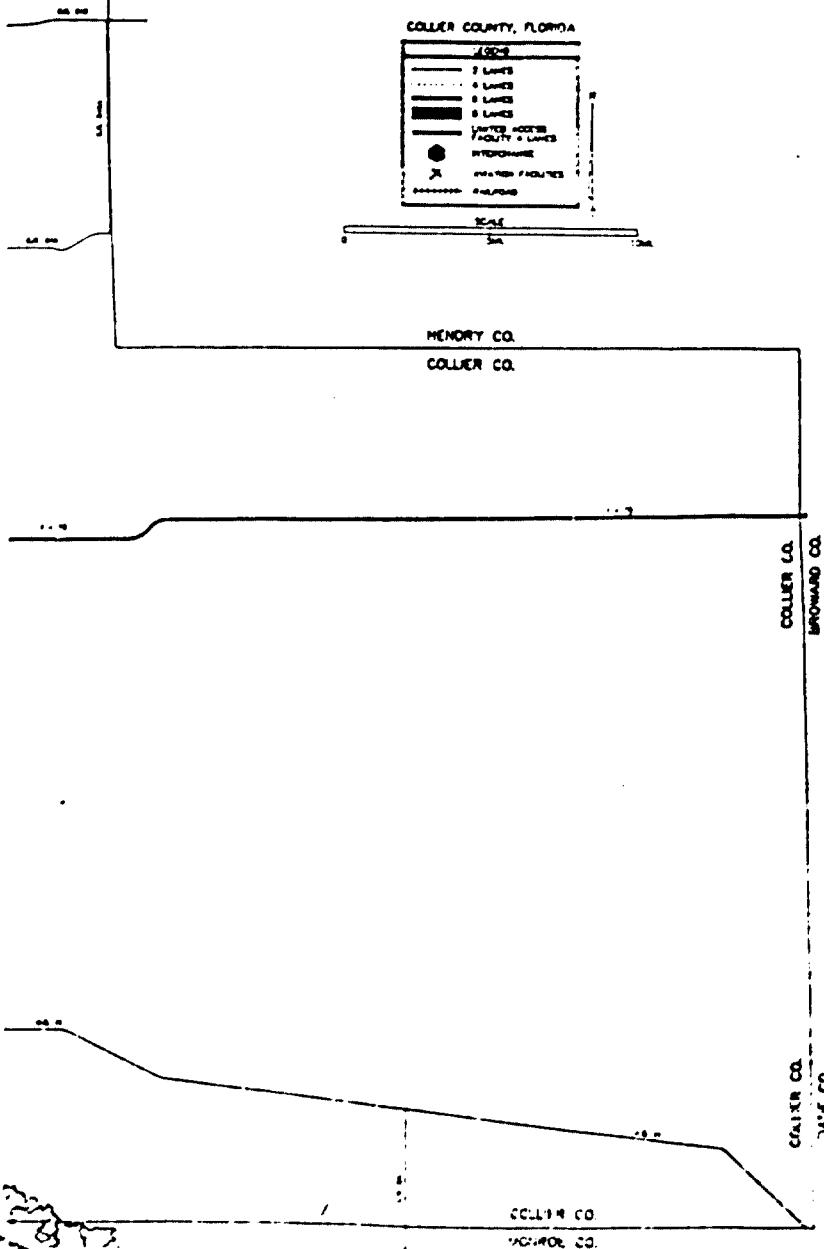
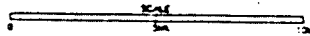


MAP TR-64E
 FUTURE TRAFFIC CIRCULATION MAP
 YEAR 1999
 EASTERN COLLIER COUNTY

HENRY CO.
 COLLIER CO.

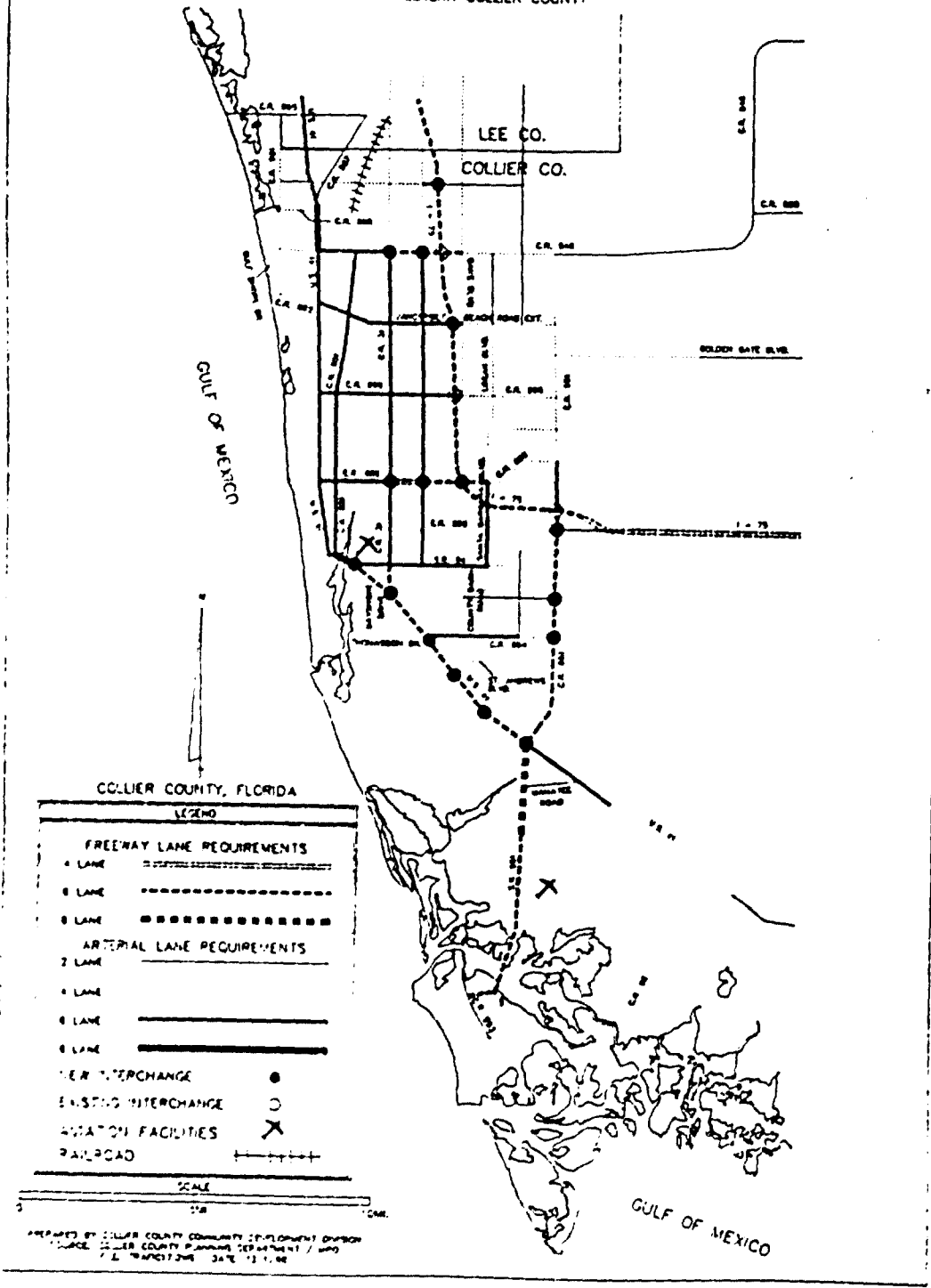
COLLIER COUNTY, FLORIDA

LEGEND	
(Solid line)	2 LANES
(Dashed line)	4 LANES
(Dotted line)	6 LANES
(Thick solid line)	8 LANES
(Line with cross-ticks)	LIMITED ACCESS ROADWAY 4 LANES
(Circle with dot)	INTERCHANGE
(X)	RAILROAD FACILITIES
(Dashed line with cross-ticks)	RAILROAD



PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
 FROM THE STATE ROAD AND TRAIL SYSTEM STUDY
 FOR THE YEAR 1999
 DATE: 11/15/98

MAP TR-7
 FUTURE TRAFFICWAYS MAP
 YEAR 2015
 WESTERN COLLIER COUNTY



**MASS TRANSIT ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL: To provide the opportunity for a future mass transit system.

OBJECTIVE 1:
To encourage the efficient use of paratransit service now and in the future.

Policy 1.1:
The Naples Metropolitan Planning Organization, through the State Coordinated Provider Program shall assist local providers in the implementation of the most efficient and effective level of service possible.

OBJECTIVE 2:

To coordinate the development of any future transit development plan with the Naples Metropolitan Organization and the Florida Department of Transportation.

Policy 2.1:

The MPO shall monitor the need and desirability of implementing a transit system and will coordinate the development of any Transit Development Plans.

Policy 2.2:

It is recognized that the potential for Public Transit service between Bonita Springs in Lee County and Naples exist and that an intergovernmental effort between Lee and Collier County would be needed.

Policy 2.3:

The County shall participate in the MPO planning process through an interlocal agreement with the City of Naples and in Joint Participation Agreement with the FDOT.

Policy 2.4:

The County will participate in the MPO planning process by maintaining a voting presence on the Technical Advisory Committee to the MPO.

OBJECTIVE 3:

In the event that a transit development plan is implemented in the future, it shall call for the development of transit right-of-way and transit corridor protection strategies.

Policy 3.1:

Following the adoption of any transit development plan, the County shall initiate the development of transit right-of-way and corridor protection strategies, including ordinances and policy additions.

OBJECTIVE 4:

As part of any adopted Transit Development Plan, an acceptable level of service will be identified.

Policy 4.1:

If adopted, a level of service standard for the transit facilities shall be maintained.

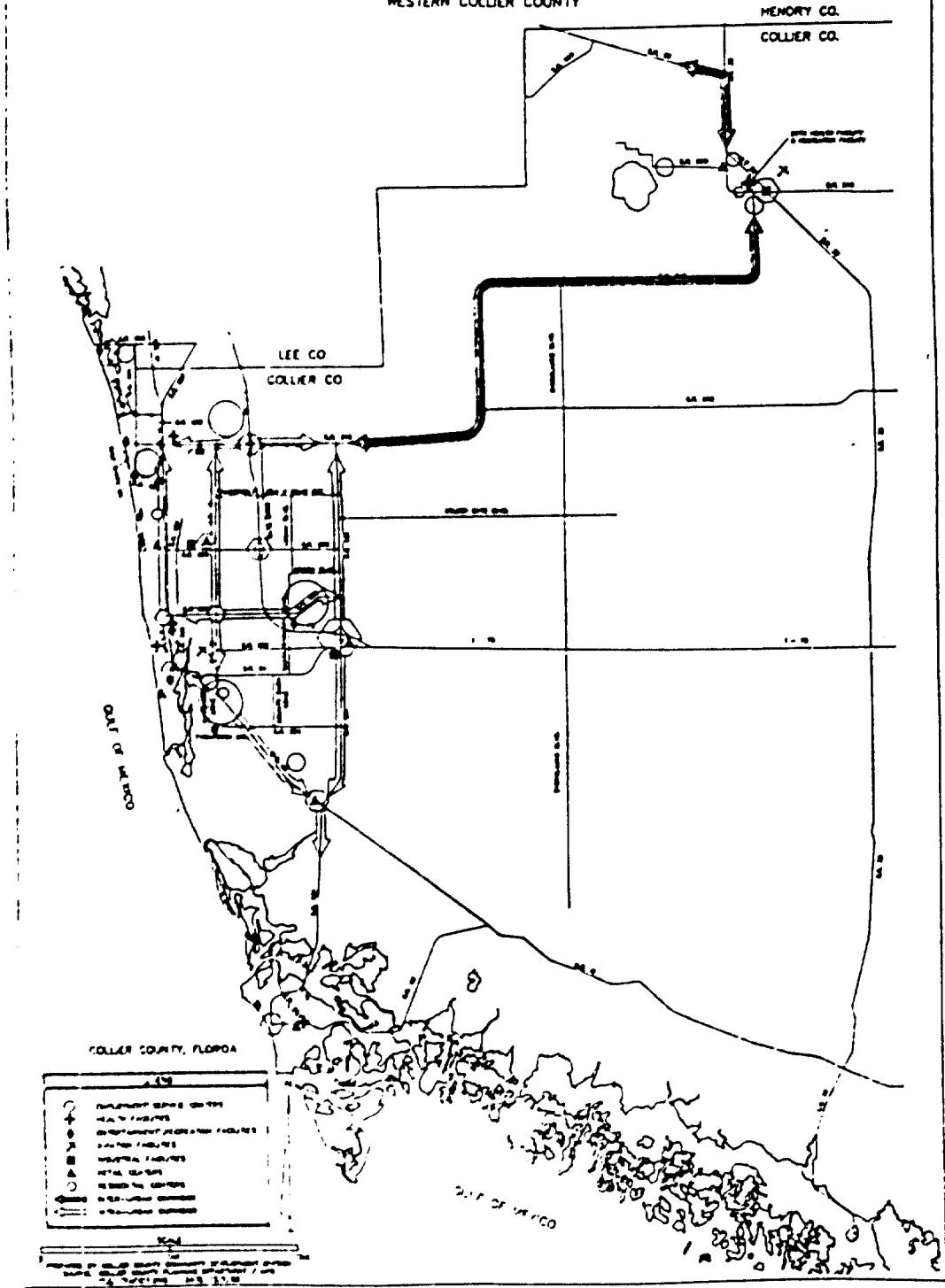
Policy 4.2:

Capital expenditures for any adopted plan shall be included in the Capital Improvement Element.

Doc.Ref: MTEGOPS3.TXT

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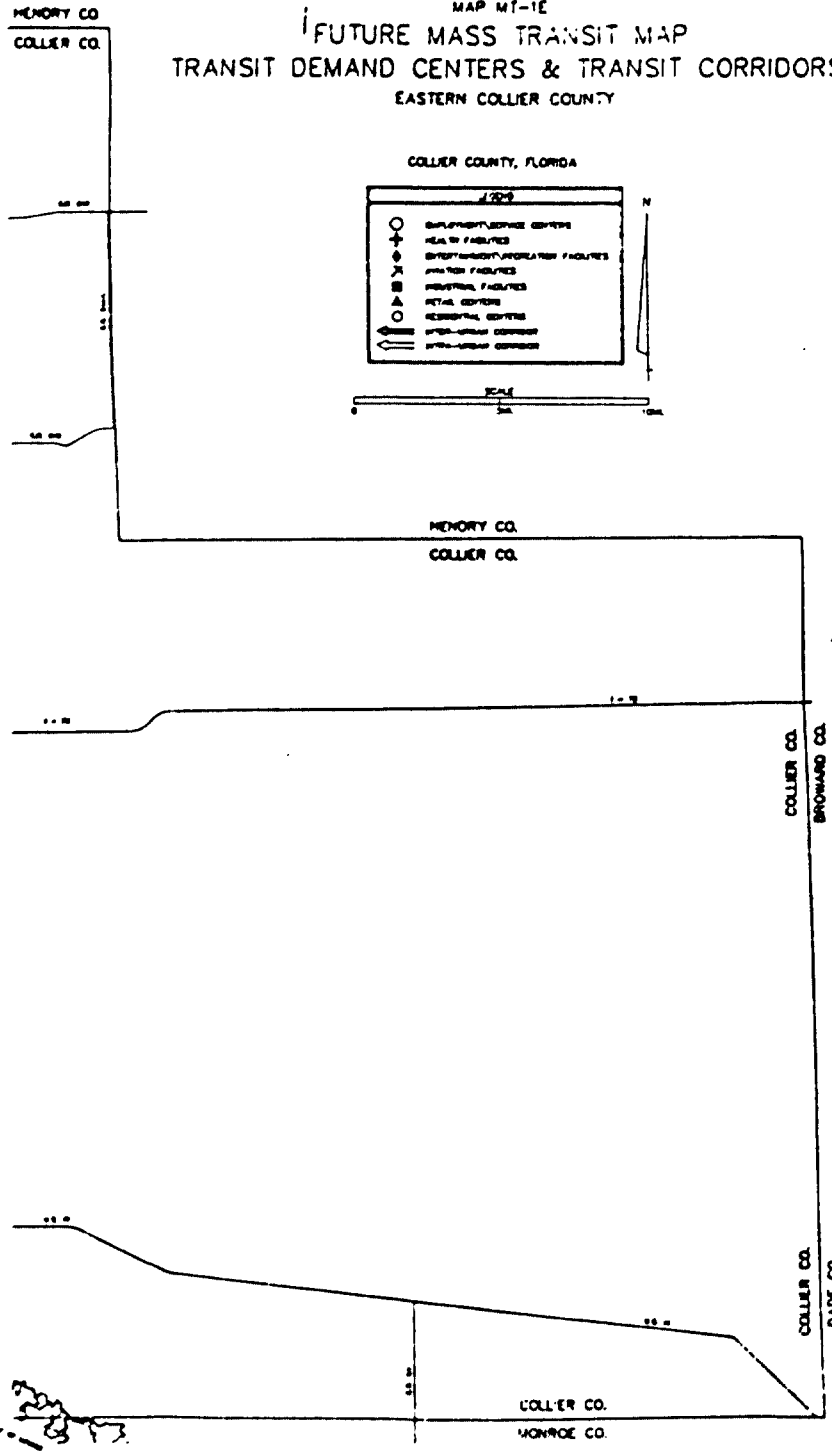
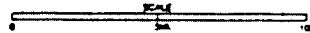
MAP MT-1W
 FUTURE MASS TRANSIT MAP
 TRANSIT DEMAND CENTERS & TRANSIT CORRIDORS
 WESTERN COLLIER COUNTY



MAP MT-1E
 FUTURE MASS TRANSIT MAP
 TRANSIT DEMAND CENTERS & TRANSIT CORRIDORS
 EASTERN COLLIER COUNTY

COLLIER COUNTY, FLORIDA

- | | |
|---|-------------------------------------|
| ○ | EMPLOYMENT/EDUCATION CENTERS |
| + | HEALTH FACILITIES |
| ◆ | ENTERTAINMENT/RECREATION FACILITIES |
| ✕ | INDUSTRIAL FACILITIES |
| ■ | RETAIL FACILITIES |
| △ | ACTUAL CENTERS |
| ○ | RESIDENTIAL CENTERS |
| ← | INTER-CITY CORRIDOR |
| ← | INTRA-CITY CORRIDOR |



PREPARED BY COLLIER COUNTY PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 2000 COLLIER COUNTY PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT / 2000
 P.O. BOX 1000000, FORT MYERS, FL 33901-0000

AVIATION
GOALS, OBJECTIVES, AND POLICIES

GOAL: To plan for the safe, efficient, and economic use of County-owned airports.

OBJECTIVE 1:

The County shall develop and adopt an airport master plan for the Immokalee Airport by January 1, 1990 that is consistent with this Plan's Future Land Use, Traffic Circulation, and Conservation and Coastal Management Elements as well as all other applicable elements.

Policy 1.1:

The Immokalee Airport Master Plan shall include a strategy for future development and expansion that is consistent with the Future Land Use, and Conservation and Coastal Management Elements.

Policy 1.2:

The Immokalee Airport Master Plan shall provide mitigating remedies for any negative impacts, both structural and non-structural, on any adjacent land uses or natural resource area.

Policy 1.3:

The Immokalee Airport Master Plan shall provide for the protection and conservation of natural resources within the airport boundaries.

Policy 1.4:

The Immokalee Airport Master Plan shall include measures that allow for the proper interfacing of ground transportation services, including provisions for possible transit modes.

Policy 1.5:

The Immokalee Airport Master Plan shall establish guidelines to be incorporated in the sector plan proposed in the Future Land Use Element Policy 4.1 which will protect the airport from the future encroachment of incompatible land uses.

OBJECTIVE 2:

To maintain existing conditions for the Everglades City Airport.

Policy 2.1:

The Everglades City Airport is adjacent to environmentally sensitive lands, therefore, plans for expansion or promotion of the facility are not being made.

Policy 2.2:

Surface transportation facilities to serve the Everglades Airport are not programmed for expansion. Any future improvements would be coordinated with the City of Everglades.

Policy 2.3:

The County shall mitigate any adverse structural or nonstructural impacts on the natural resources created by the maintenance of the Everglades Airport through during the permitting process.

Policy 2.4:

The County shall protect to the maximum extent feasible natural resources surrounding the Everglades Airport through established permitting procedures.

Policy 2.5:

The County shall discourage incompatible land uses from encroaching upon the Everglades Airport through its review of development order requests. The County shall negotiate an interlocal agreement with the City of Everglades that creates an opportunity for comment by both agencies when a proposal is made to develop land adjacent to the jurisdictional boundary.

OBJECTIVE 3:

The Immokalee Airport Master Plan shall provide for the coordination of all modes of surface transportation facilities that permit proper access to airport facilities.

Policy 3.1:

Access controls to the Immokalee Airport facility from the adjacent highway system will be coordinated through the Immokalee Airport Master Plan and the Traffic Circulation Element and shall be developed to ensure the maintenance of the adopted level of service standard.

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OBJECTIVE 4:

The development and implementation of Immokalee Airport Master Plan will be coordinated with the FAA, and all other applicable State and Federal agencies as prescribed by law.

Policy 4.1:

Improvements identified in the Immokalee Airport Master Plan will be reviewed by the FAA and FDOT, and must be consistent with the Florida Aviation System planning process.

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OBJECTIVE 5:

All maintenance improvements necessary at the Everglades City Airport shall be reviewed by the FAA, FDOT, and all other permitting agencies, and shall be consistent with the Florida Aviation System Plan.

Policy 5.1:

The County will annually review the Everglades City Airport to determine the improvements and funds needed to maintain it in operable condition.

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OBJECTIVE 6:

The County should develop a cooperative effort with the City of Naples and its Airport Authority as to the safe and effective operation and planning of the Naples Airport.

Policy 6.1:

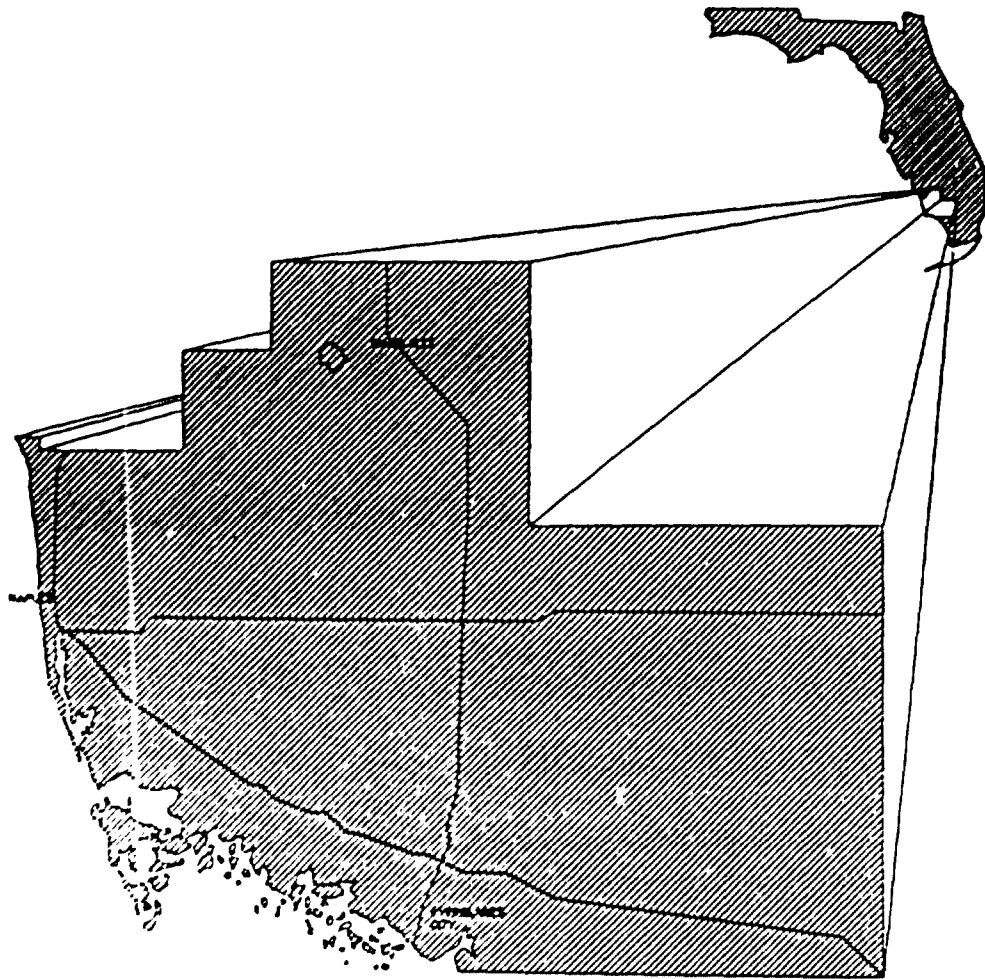
All land use change requests on lands that might impact the Naples Airport's airspace shall be coordinated with the City of Naples.

Doc.Ref: AVIGOPS3.TXT

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COLLIER COUNTY GROWTH MANAGEMENT PLAN

PUBLIC FACILITIES
ELEMENT



JANUARY 1989

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i

**SANITARY SEWER
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: To protect the health and safety of the public by ensuring access to environmentally sound, cost effective and implementable sanitary sewer facilities and services.

OBJECTIVE 1.1:

The County will implement the following policies to make certain that public and private sector sanitary sewer service utilities provide, repair, replace and/or expand central sanitary sewer collection, treatment and disposal facilities to correct existing deficiencies and provide for future growth in their respective service areas, said facilities being required to meet or exceed the Level of Service Standards established in this Plan.

Policy 1.1.1:

Continue the development of a County regional sanitary sewer system consistent with the Capital Improvement element to correct existing deficiencies and provide for future growth.

Policy 1.1.2:

Consistent with the urban growth policies of the Future Land Use element of this Plan, provision of central sanitary sewer service by the County is limited to the service areas shown in this Plan and to areas where the County has legal commitments to provide facilities and services as of the date of adoption of this Plan.

Policy 1.1.3:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, the County will establish and implement a program requiring that private sector sanitary sewer service utilities establish and file with the Collier County Utilities Division an annual statement of their policy and service criteria, including level of service provided, consistent with the goals, objectives and policies of this Plan, for the expansion and/or replacement of their facilities to correct existing deficiencies and provide for future growth within their respective service areas.

Policy 1.1.4:

Permit development of package sewage treatment plant systems only within the Designated Urban Area of this Plan, and individual septic tank systems within the County only when connection to an existing central system is not readily accessible to render service.

Policy 1.1.5:

Continue enforcement of ordinances requiring connection of existing and new development to central sanitary sewer systems when they become available. Connections to a central system shall be made pursuant to Collier County Ordinance 88-4.

Policy 1.1.6:

By January 1, 1990, review existing criteria and regulatory framework for septic tank installations and determine the suitability of same for Collier County; by December 31, 1990, implement local ordinances regulating septic tank installations if above review indicates need to do so.

Policy 1.1.7:

The County will give planning and budgetary priority to regional sanitary sewer system projects which will provide the means for phase out and connection of existing package sewage treatment plants and areas of high concentrations of septic tanks where such facilities may reasonably be expected to adversely affect public health and safety of the environment.

OBJECTIVE 1.2:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, implement procedures to ensure that at the time a development order is issued, sanitary sewer facility capacity that meets or exceeds the minimum Level of Service Standards established herein is available or will be available to serve the development under the guidelines established for concurrency in the Capital Improvement Element of this Plan.

Policy 1.2.1:

The following Level of Service (LOS) standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

[Note: The County standard of 100 gpcd (gallons per capita per day) plus the 21% non-residential adjustment factor discussed in Section III is presented below as 121 gpcd (100 x 1.21 = 121) for simplicity.]

FACILITY/SERVICE AREA	LEVEL OF SERVICE STANDARD
Collier County Facilities	
North Sewer Service Area	121 gpcd
Central Sewer Service Area	121 gpcd
South Sewer Service Area	121 gpcd
Marco Sewer Service Area	121 gpcd

FACILITY/SERVICE AREA	LEVEL OF SERVICE STANDARD
City of Naples Facilities	
Unincorporated Service Area	121 gpcd
Everglades City Facilities	
Unincorporated Service Area	121 gpcd

Independent Districts/Private Sector Systems

The standard hereby adopted is the following sewage flow design standards: (Source: Chapter 10D-6, Florida Administrative Code)

<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
COMMERCIAL	
Airports	
a. per passenger	5
b. add per employee	20
Barber and beauty shops (per chair)	100

<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
Bowling alleys (toilet wastes only per lane)	100
Country Club	
a. per resident member	100
b. per member present	25
c. per employee	20
Dentist offices	
a. per wet chair	200
b. per non-wet chair	50
Doctors offices (per doctor)	250
Factories, exclusive of industrial wastes (gallons per person per shift)	
a. no showers provided	20
b. showers provided	35
Food service operations	
a. ordinary restaurant (per seat)	50
b. 24 hour restaurant (per seat)	75
c. single service articles only (per person)	25
d. bar and cocktail lounge (per person)	30
e. drive-in restaurant (per car space)	50
f. carry out only	
i. per 100 square feet of floor space	50
ii. add per employee	20
Hotels and motels	
a. regular (per room)	100
b. resort hotels, camps, cottages (per person)	75
c. add for establishments with self service laundry facilities (per machine)	400
Office building (per worker)	20
Service stations (per bay)	500
Shopping centers without food or laundry (per square foot of floor space)	0.1
Stadiums, race tracks, ball parks (per seat)	5

<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
Stores (without food service)	
a. private toilets, for employees only (per employee)	20
b. public toilets (per square foot of floor space)	0.1
Swimming and bathing facilities, public (per person)	10
Theatres	
a. indoor, auditoriums (per seat)	5
b. outdoor, drive-ins (per space)	10
Trailer/Mobile Home Park (per trailer space)	200
Travel trailer/recreational vehicle park	
a. Travel trailer (overnight), without water and sewer hookup (per trailer space)	50
b. Add for water and sewer hookup (per trailer space)	100
INSTITUTIONAL	
Churches (per seat)	3
Hospitals (per bed)	200
Nursing, rest homes (per person)	100
Parks, public picnic	
a. with toilets only (per person)	5
b. with bathhouse, showers and toilets (per person)	10
Public institutions other than schools and hospitals (per person)	100
Schools (per student)	
a. day-type	15
b. add for showers	5
c. add for cafeteria	5
d. add for day school workers	15
e. boarding-type	75
Work/Construction Camps	
Semipermanent (per worker)	50
RESIDENTIAL	
Residences	
a. single family (per bedroom)	150
b. apartment (per bedroom)	150
c. mobile home not in a trailer park (per bedroom)	150
d. other (per occupant)	75

FOOTNOTES:

1. For food service operations, kitchen wastewater flows shall normally be calculated as sixty-six (66) percent of the total establishment wastewater flow.
2. Systems serving high volume establishments, such as fast food restaurants and service stations located near interstate type highways, require special sizing considerations due to above average sewage volume expected from restroom facilities.

Policy 1.2.2:

In order to ensure these LOS standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

Policy 1.2.3:

These LOS standards are the minimum criteria for replacement, expansion or increase in capacity of sanitary sewer treatment facilities.

Policy 1.2.4:

Annually review historical sanitary sewer demand records and adjust these LOS standards if so indicated by said annual review.

OBJECTIVE 1.3:

By January 1, 1990, the County will develop and implement a comprehensive strategy to ensure utilization of environmentally sound and economically beneficial methods for disposal of treated sludge and septage.

Policy 1.3.1:

Include sludge dewatering facilities with all County wastewater treatment plants to produce sludge dewatered to a degree suitable for use as cover material for County landfills.

Policy 1.3.2:

By January 1, 1991, investigate and determine feasibility of utilizing sludge and septage for agricultural and horticultural use.

OBJECTIVE 1.4:

By January 1, 1990, the County will promote the use of treated wastewater effluent for irrigation purposes in order to provide an environmentally sound disposal method and to conserve potable water and groundwater supplies by developing and implementing an integrated, comprehensive strategy for the following Policies.

Policy 1.4.1:

Negotiate agreements with area golf courses to accept and use treated wastewater effluent for irrigation when and where same is available from existing and future wastewater treatment plants.

Policy 1.4.2:

Identify existing and future publicly owned lands suitable for irrigation with treated wastewater effluent, such as government building grounds, parks, and highway medians, and incorporate these into future planning for treated wastewater effluent disposal.

Policy 1.4.3:

Identify existing and future privately owned lands suitable for irrigation with treated wastewater effluent, such as cemeteries, nurseries and commercial/industrial parks, and incorporate these into future planning for treated wastewater effluent disposal.

Policy 1.4.4:

By January 1, 1990, develop a public information program and adopt a resolution promoting the use of treated wastewater effluent for residential irrigation.

Policy 1.4.5:

Establish criteria for dual water systems (i.e., separate potable water and treated wastewater effluent) in new subdivisions.

OBJECTIVE 1.5:

The County will discourage urban sprawl and encourage public and private sector sanitary sewer service suppliers to maximize the use of existing facilities through the development order approval process by implementing the following policies.

Policy 1.5.1:

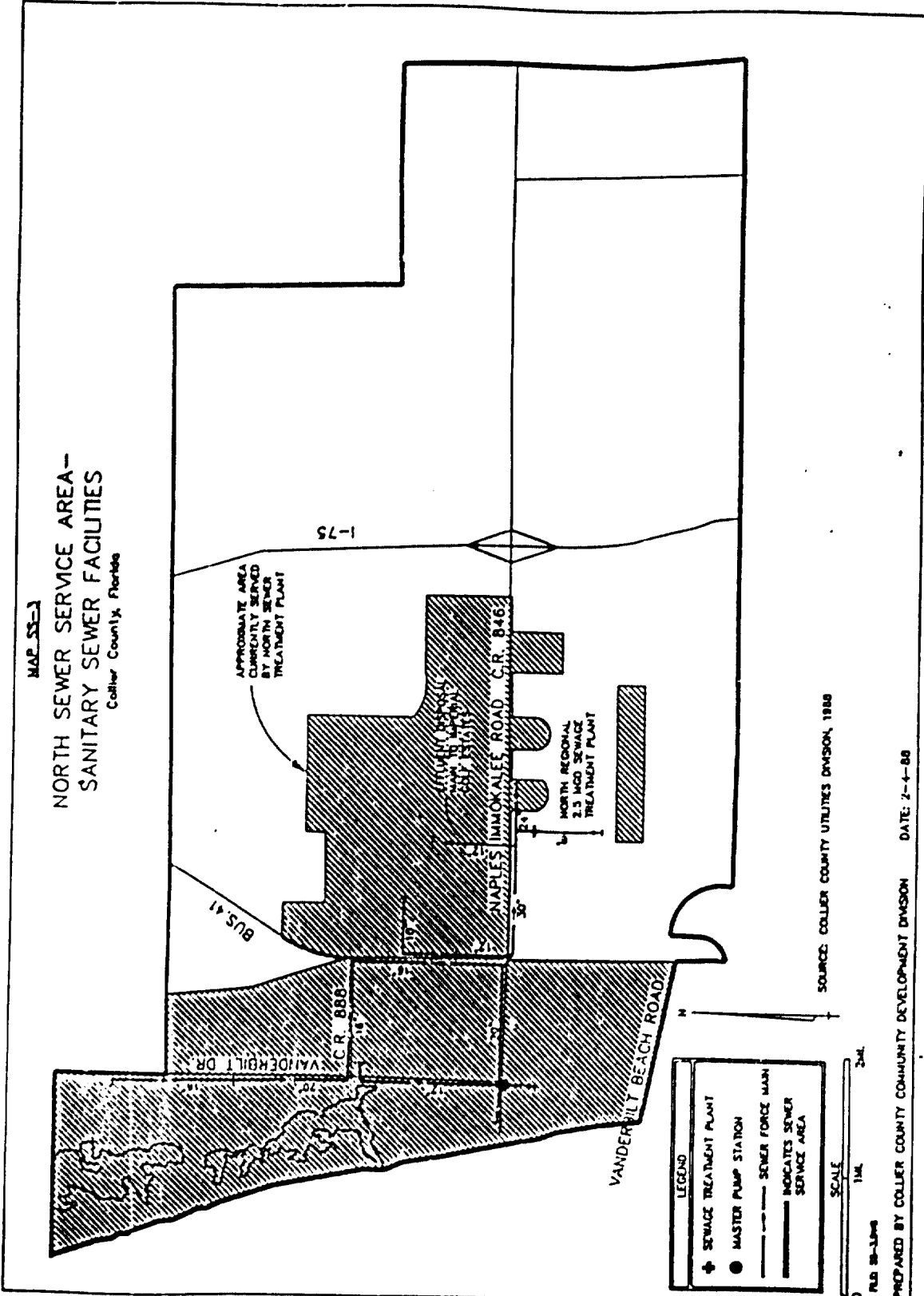
Discourage urban sprawl by permitting public and private sector central sanitary sewer systems only in the Designated Urban Area of the Future Land Use Element of this Plan, and in areas where the County has legal commitments to provide facilities and service outside the Urban Area as of the date of adoption of this Plan.

Policy 1.5.2:

The County will utilize the development order approval process to insure that public and private sector sanitary sewer service suppliers shall maximize the use of their existing facilities by repairing and/or expanding their facilities to meet or exceed the Level of Service Standards established in this Plan.

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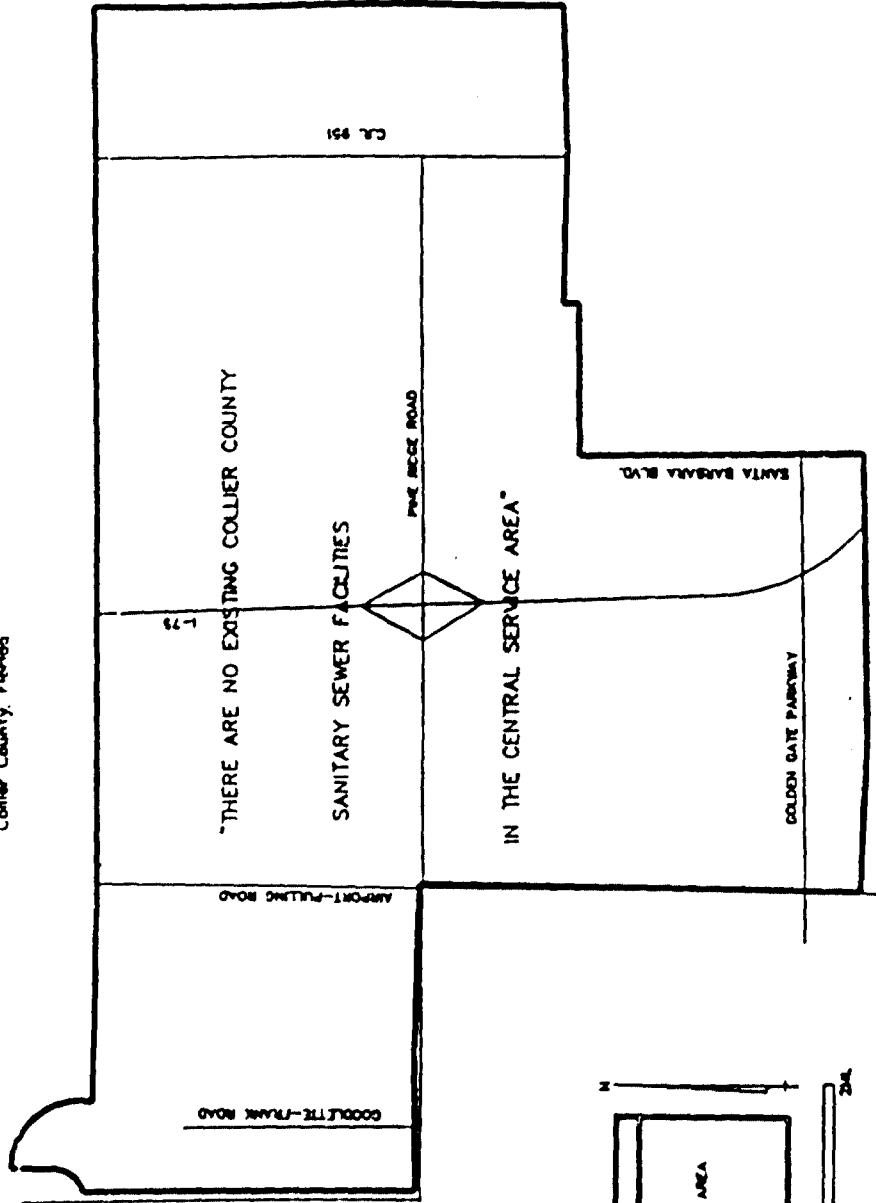
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SS-10

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MAP SS-1
 CENTRAL SEWER SERVICE AREA--
 SANITARY SEWER FACILITIES
 Collier County, Florida



LEGEND

INDICATES SEWER SERVICE AREA

SCALE

0 1/4 1/2 3/4

SOURCE: COLLIER COUNTY UTILITIES DIVISION, 1966

P.L.C. 28-1-1966

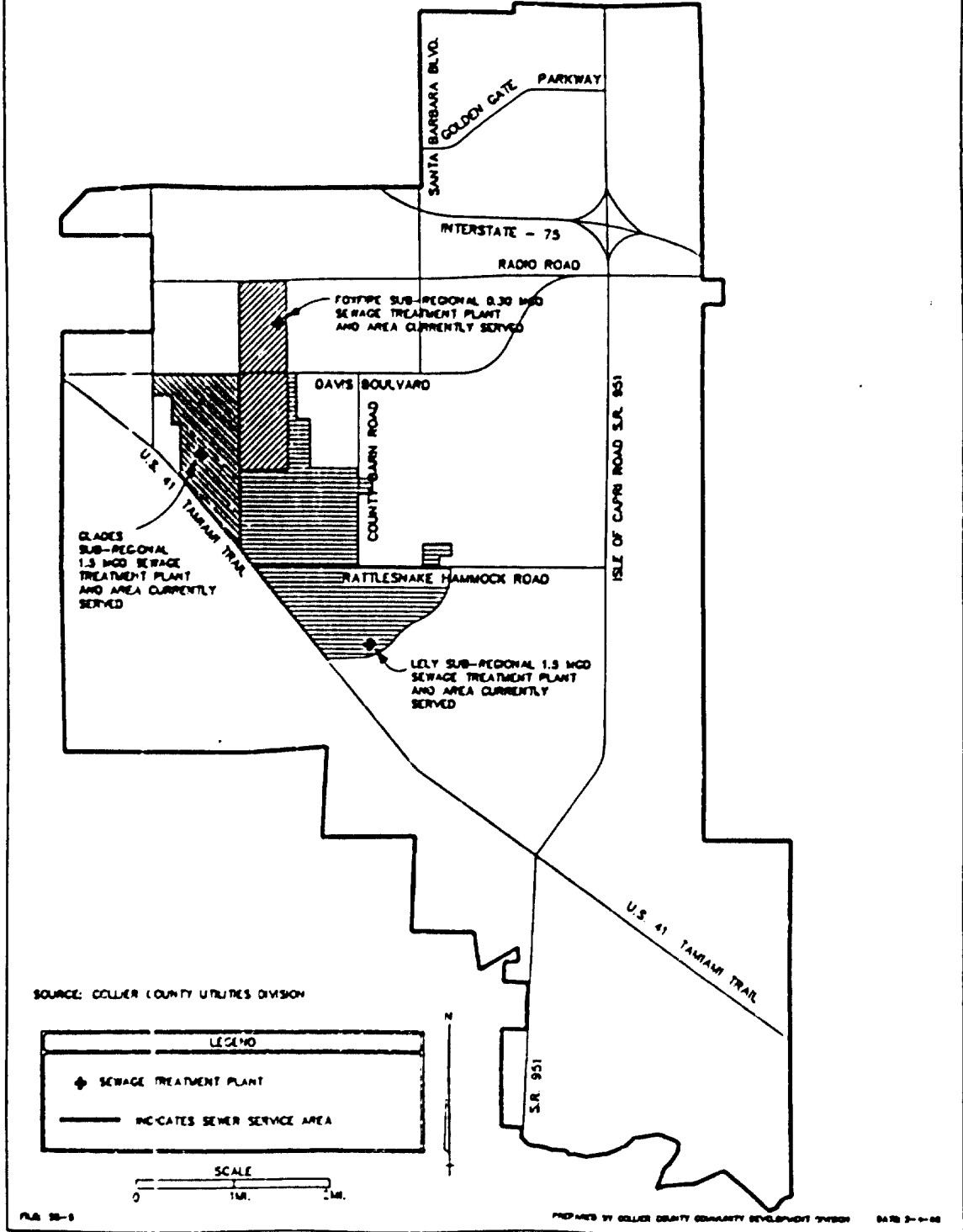
PREPARED BY COLLIER COUNTY COMMUNITY DEVELOPMENT DIVISION DATE: 3/7/69

SS-11

MAP SS-3

SOUTH SEWER SERVICE AREA— SANITARY SEWER FACILITIES

Collier County, Florida



SS-13

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TABLE SS-18

Collier County
Proposed Sanitary Sewer Facilities
FY88/89 - FY93/94
(See Map SS-34 for Project Locations)

<u>PROJECT NO.</u>	<u>PROJECT DESCRIPTION</u>
901	2.0 MGD Expansion (to 4.5 MGD) of North County Regional Wastewater Treatment Facility and Effluent Distribution System
902	East and South Naples Sanitary Sewer Collection System
906	Utilities Administration Building
908	8" Sewage Transmission Main - C.R. 951 - from Pump Station No. 15 to Pump Station No. 20
909	12" Sewage Transmission Main - C.R. 951 - from Pump Station No. 19 to Pump Station No. 20
910	10" Sewage Transmission Main - Davis Boulevard - from Pump Station No. 11 to Santa Barbara Boulevard
911	South County Regional Master Pump Station No. 11
912	10" Sewage Transmission Main - Davis Boulevard - from Pump Station No. 14 to Pump Station No. 11
913	South County Regional Master Pump Station No. 14
914	20" Sewage Transmission Main - U.S. 41 - from Pump Station No. 18 to Pump Station No. 1
915	South County Regional Master Pump Station No. 18
916	4.0 MGD Expansion (to 12.0) of South County Regional Wastewater Treatment Facility
917	2.0 MGD Expansion (to 6.5 MGD) of North County Regional Wastewater Treatment Facility

SS-93

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TABLE SS-18 (continued)

Collier County
Proposed Sanitary Sewer Facilities
FY88/89 - FY93/94
(See Map SS-34 for Project Locations)

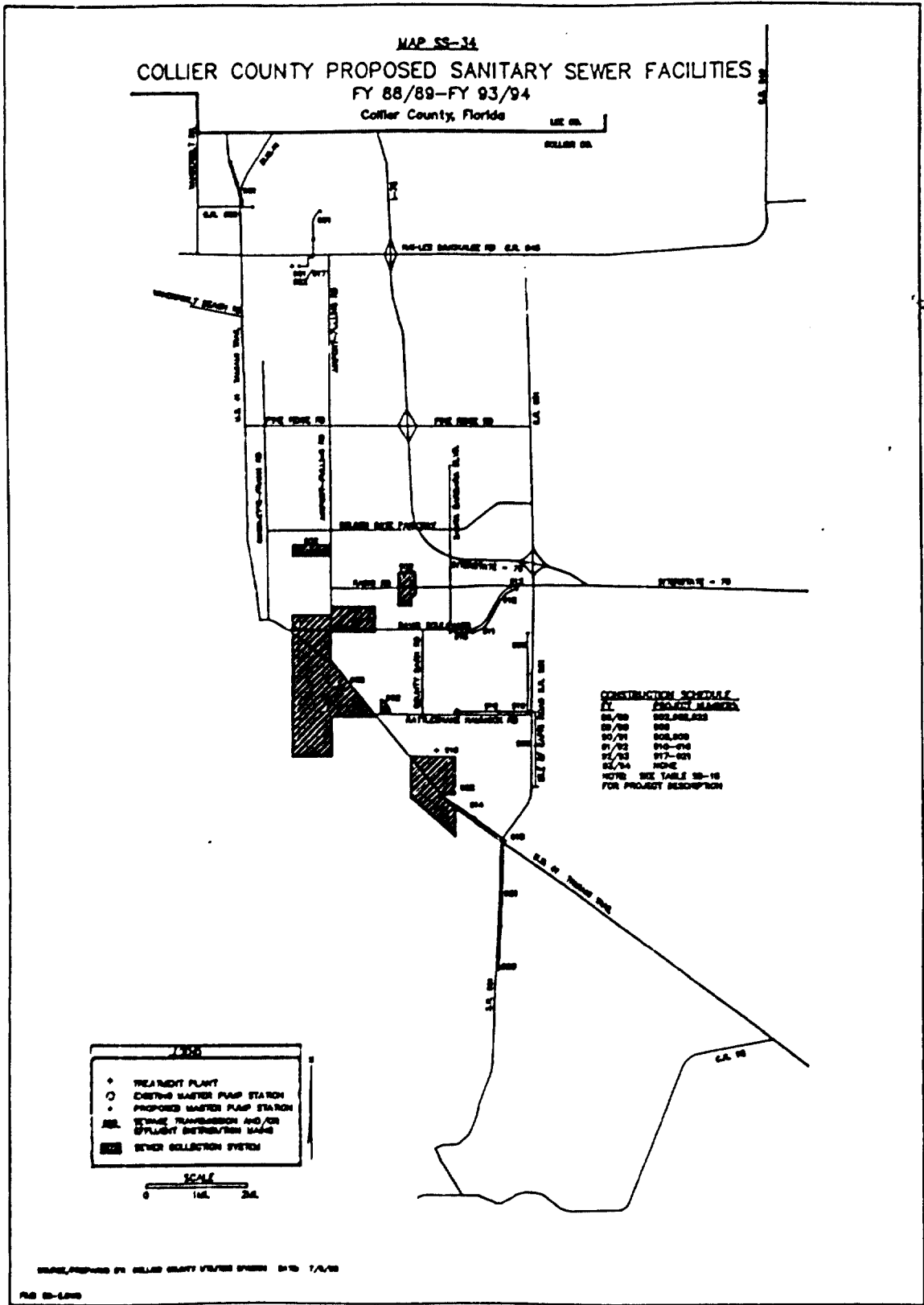
<u>PROJECT NO.</u>	<u>PROJECT DESCRIPTION</u>
918	20" Sewage Transmission Main - Rattlesnake Hammock Road - from Pump Station No. 20 to Pump Station No. 2
919	South County Regional Master Pump Station No. 20
920	South County Regional Master Pump Station No. 16
921	12" Sewage Transmission Main - C.R. 951 - from Pump Station No. 16 to Pump Station No. 18
922	Telemetry System for North County Regional Pump Stations

- NOTES:
1. Project Numbers correspond to those presented in the Capital Improvements Element of this Comprehensive Plan
 2. MGD is million gallons per day

SS-94

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MAP SS-34
 COLLIER COUNTY PROPOSED SANITARY SEWER FACILITIES
 FY 88/89-FY 93/94
 Collier County, Florida



SS-95

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POTABLE WATER
GOALS, OBJECTIVES AND POLICIES

GOAL 1: To protect the health and safety of the public by ensuring access to environmentally sound, cost effective and implementable potable water facilities and services.

OBJECTIVE 1.1:

The County will locate and develop potable water supply sources to meet the needs of the County owned and operated systems for the five (5) and ten (10) year planning time frames of this Plan, said supply sources meeting the minimum Level of Service Standards established by this Plan.

Policy 1.1.1:

By January 1, 1989, complete current investigation of the Coral Reef Aquifer as a potential potable water supply source.

Policy 1.1.2:

By April 30, 1989, develop and implement a program for the protection of existing and potential potable water supply sources.

Policy 1.1.3:

By January 1, 1996, commission an update of the 1986 Water Master Plan to include identification of potential future potable water supply sources so as to maintain adequate potable water supply sources.

OBJECTIVE 1.2:

The County will implement the following policies to make certain that public and private sector potable water service utilities provide, repair, replace and/or expand central potable water supply, treatment and distribution facilities to correct existing deficiencies and provide for future growth in their respective service areas said facilities being required to meet or exceed the Level of Service Standards established in this Plan.

Policy 1.2.1:

Continue the development of a County regional potable water system consistent with the Capital Improvement element to correct existing deficiencies and provide for future growth.

Policy 1.2.2:

Consistent with the urban growth policies of the Future Land Use element of this Plan, provision of central potable water service by the County is limited to the service areas shown in this Plan and to areas where the County has legal commitments to provide facilities and services as of the date of adoption of this Plan.

Policy 1.2.3:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, require to the extent of the County's authority private sector potable water service utilities, establish and file with the County a statement of their policy and criteria, consistent with the goals, objectives and policies of this Plan for the expansion, replacement, and/or repair of their facilities to correct existing deficiencies and provide for future growth within their respective service areas.

Policy 1.2.4:

Permit development of potable water supply systems or individual potable water supply wells within the County only when connection to an existing central system is not readily accessible to render service.

Policy 1.2.5:

Continue enforcement of ordinances requiring connection of existing and new development to central potable water systems when they become available. Connections to a central system shall be made pursuant to Collier County Ordinance 88-4.

OBJECTIVE 1.3:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, implement procedures to ensure that at the time a development order is issued, potable water facility capacity that meets or exceeds the minimum Level of Service Standards established herein is available or will be available to serve the development under the guidelines established for concurrency in the Capital Improvement Element of this Plan.

Policy 1.3.1:

The following Level of Service (LOS) standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

[Note: The County standard of 135 gpcd (gallons per capita per day) plus the 21% non-residential adjustment factor discussed in Section III is presented below as 163 gpcd ($135 \times 1.21 = 163$) for simplicity.]

<u>FACILITY/SERVICE AREA</u>	<u>LEVEL OF SERVICE STANDARD</u>
Collier County Facilities	
County Water and Sewer District	163 gpcd
Marco Water and Sewer District	200 gpcd
Goodland Water District	163 gpcd
City of Naples Facilities	
Unincorporated Service Area	163 gpcd
Everglades City Facilities	
Unincorporated Service Area	163 gpcd
Independent Districts/Private Sector Systems	

The standard hereby adopted is the following "sewage" flow design standards: (Source: Chapter 10D-6, Florida Administrative Code)

<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
COMMERCIAL	
Airports	
a. per passenger	5
b. add per employee	20
Barber and beauty shops (per chair)	100
Bowling alleys (toilet wastes only per lane)	100

<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
Country club	
a. per resident member	100
b. per member present	25
c. per employee	20
Dentist offices	
a. per wet chair	200
b. per non-wet chair	50
Doctors offices (per doctor)	250
Factories, exclusive of industrial wastes (gallons per person per shift)	
a. no showers provided	20
b. showers provided	35
Food service operations	
a. ordinary restaurant (per seat)	50
b. 24 hour restaurant (per seat)	75
c. single service articles only (per person)	25
d. bar and cocktail lounge (per person)	30
e. drive-in restaurant (per car space)	50
f. carry out only	
i. per 100 square feet of floor space	50
ii. add per employee	20
g. Institutions (per meal)	5
Hotels and motels	
a. regular (per room)	150
b. resort hotels, camps, cottages (per person)	75
c. add for establishments with self service laundry facilities (per machine)	400
Office building (per employee per 8 hour shift)	20
Service stations (per water closet and per urinal)	250
Shopping centers without food or laundry (per square foot of floor space)	0.1
Stadiums, race tracks, ball parks (per seat)	5

<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
Stores per square foot of floor space	0.1
Swimming and bathing facilities, public (per person)	10
Theatres	
a. indoor, auditoriums (per seat)	5
b. outdoor, drive-ins (per space)	10
Trailer/Mobile Home Park (per trailer space)	200
Travel trailer/recreational vehicle park	
a. Travel trailer (overnight), without water and sewer hookup (per trailer space)	75
b. Travel trailer (overnight), with water and sewer hook-ups (per trailer space).	100
INSTITUTIONAL	
Churches (per seat)	3
Hospitals (per bed) (does not include kitchen wastewater flows)	200
Nursing, rest homes (per bed) (does not include kitchen wastewater flows)	100
Parks, public picnic	
a. with toilets only (per person)	5
b. with bathhouse, showers and toilets (per person)	10
Public institutions other than schools and hospitals (per person)	100
Schools (per student)	
a. day-type	15
b. add for showers	5
c. add for cafeteria	5
d. add for day school workers	15
e. boarding-type	75
Work/Construction Camps Semipermanent (per worker)	50

TYPE OF ESTABLISHMENT

GALLONS PER
DAY (GPD)

**RESIDENTIAL
Residences**

a. Single or multiple family (per dwelling unit)	
1 bedroom and 600 square feet or less heated or cooled area	150
bedrooms and 601 - 1000 square feet heated or cooled area	300
3 bedrooms and 1001 - 2000 square feet heated or cooled area	450
4 or more bedrooms and more than 2000 square feet heated or cooled area	600
b. Other (per occupant)	75

FOOTNOTES:

1. For food service operations, kitchen wastewater flows shall normally be calculated as sixty-six (66) percent of the total establishment wastewater flow.
2. Systems serving high volume establishments, such as fast food restaurants and service stations located near interstate type highways, require special sizing considerations due to above average sewage volume expected from restroom facilities.

Policy 1.3.2

In order to ensure these LOS standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

Policy 1.3.3

These LOS standards are the minimum criteria for replacement, expansion or increase in capacity of potable water supply facilities.

Policy 1.3.4

Annually review historical potable water demand records and adjust these LOS standards if so indicated by said annual review.

OBJECTIVE 1.4:

By January 1, 1991, the County will promote conservation of potable water supplies by developing and implementing an integrated, comprehensive conservation strategy which will identify specific consumption per capita goals.

Policy 1.4.1:

Negotiate agreements with area golf courses to accept and use treated wastewater effluent for irrigation when and where same is available from existing and future wastewater treatment plants.

Policy 1.4.2:

Identify existing and future publicly owned lands suitable for irrigation with treated wastewater effluent, such as government building grounds, parks, and highway medians, and incorporate these into future planning for treated wastewater effluent disposal.

Policy 1.4.3:

Identify existing and future privately owned lands suitable for irrigation with treated wastewater effluent, such as cemeteries, nurseries and commercial/industrial parks, and incorporate these into future planning for treated wastewater effluent disposal.

Policy 1.4.4:

By January 1, 1990, develop a public information program and adopt a resolution informing the public about the use of treated wastewater effluent for residential irrigation.

Policy 1.4.5:

By January 1, 1990, develop a public information program and adopt a resolution promoting the use of xeriscape techniques (drought resistant landscaping) to minimize potable water use for landscaping irrigation.

Policy 1.4.6:

By January 1, 1990, develop a public information program for reducing potable water use.

Policy 1.4.7:

Establish criteria for dual water systems (i.e., separate potable water and treated wastewater effluent) in new subdivisions.

OBJECTIVE 1.5:

The County will discourage urban sprawl and encourage public and private sector potable water service suppliers to maximize the use of existing facilities through the development order approval process by implementing the following policies.

Policy 1.5.1:

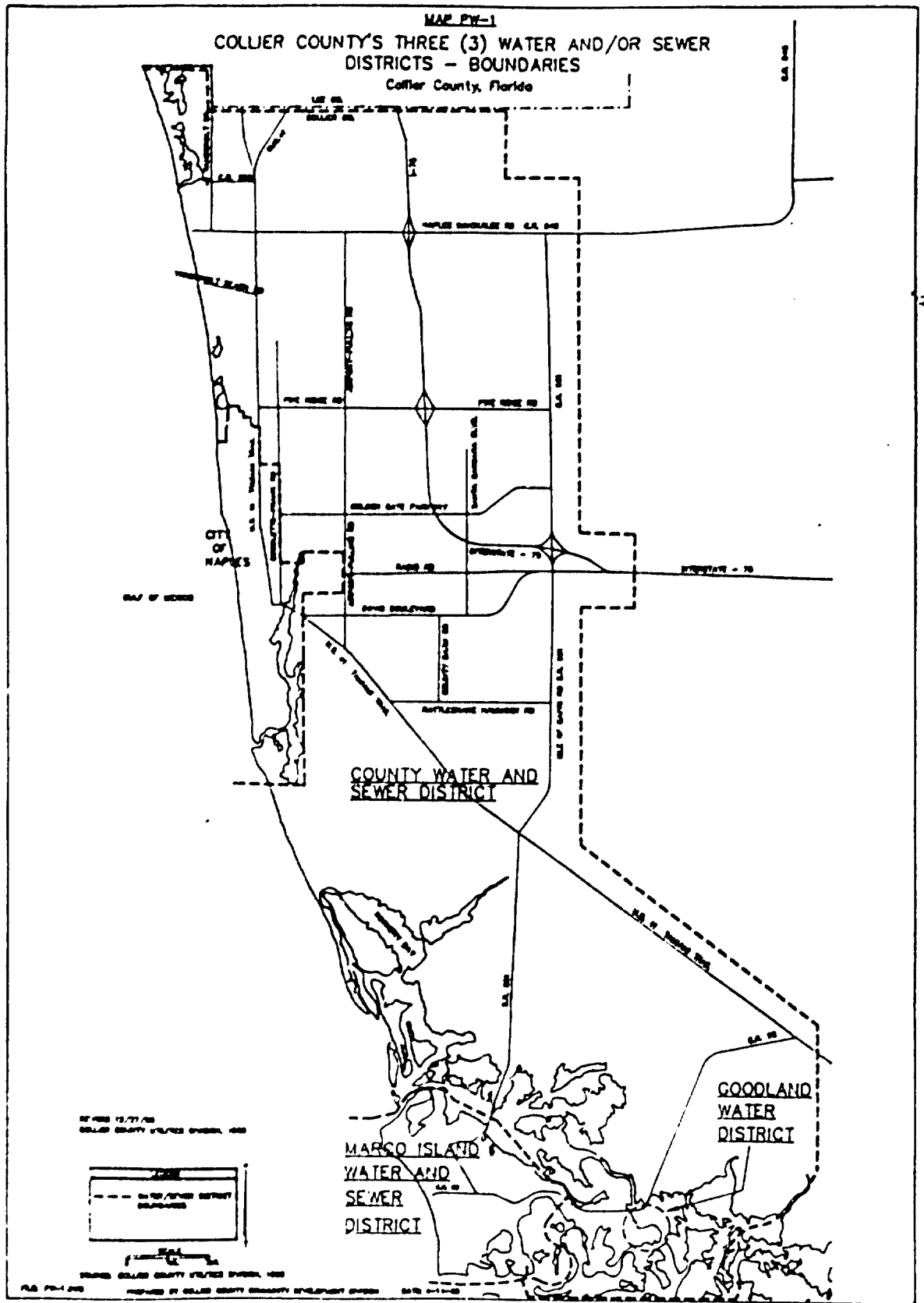
Discourage urban sprawl by permitting public and private sector central potable water systems only in the Designated Urban Area of the Future Land Use Element of this Plan, and in areas where the County has legal commitments to provide facilities and service outside the Urban Area as of the date of adoption of this Plan.

Policy 1.5.2:

The County will utilize the development order approval process to insure that public and private sector potable water suppliers shall maximize the use of their existing facilities by repairing and/or expanding their facilities to meet or exceed the Level of Service Standards established in this Plan.

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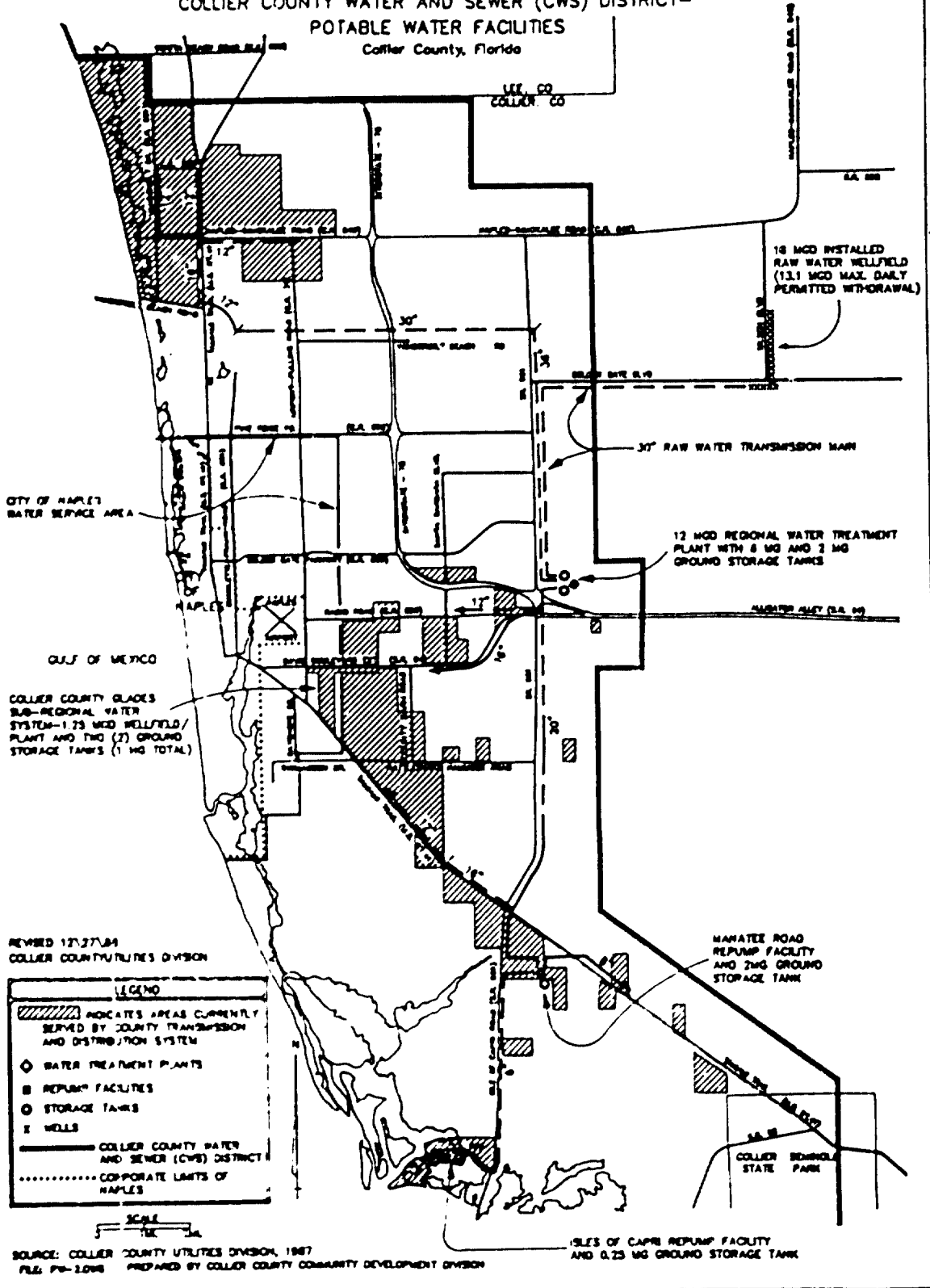
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FIG-2
**COLLIER COUNTY WATER AND SEWER (CWS) DISTRICT-
 POTABLE WATER FACILITIES**
 Collier County, Florida



PW-7

TABLE PW-11

Collier County Water and Sewer (CWS) District
Proposed Potable Water Facilities
FY88/89 - FY89/90
(See Map PW-19 for Project Locations)

<u>PROJECT NO.</u>	<u>PROJECT DESCRIPTION</u>
800	16" Water Main - Manatee Road - Manatee Road Pump Station to U.S. 41; U.S. 41 - Manatee Road to Westwind Drive MHP (Master Plan Project Nos. 465; Part 516)
801	20" Water Main - Rattlesnake Hammock Road - County Barn Road to U.S. 41 (Master Plan Project Nos. 452, 453)
809	Carica Road Storage Tank Pumping Facilities (Master Plan Project No. PS-1)
811	Land Acquisition for North County Regional Water Treatment Plant (Part of Master Plan Project No. NWTP-1)
812	Hydrogeologic Services - North County (Coral Reef) Regional Wellfield (WMP #NRP-1)
813	12" Water Main - Radio Road - Countryside to Foxfire (Master Plan Project No. 406)
815	16" Water Main - Pine Ridge Road - Airport Road to Livingston Road (Master Plan Project No. 188)
816	20" Water Main - Goodlette Road - Pine Ridge Road to Carica Road Storage Tank (Master Plan Project No. 256)
817	12" Water Main - Seagate Drive - U.S. 41 to Pelican Bay Master Meter (Not in Master Plan)
818	16" Water Main - Airport Road - Vanderbilt Beach Road to Immokalee Road (Master Plan Project No. 179)
819	12" Water Main - Immokalee Road - Airport Road to Willoughby Acres (Master Plan Project No. 198)
820	16" Water Main - Immokalee Road - Willoughby Acres to Livingston Road (Master Plan Project No. 178)

(continued)

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TABLE PW-11 (continued)

Collier County Water and Sewer (CWS) District
Proposed Potable Water Facilities
FY88/89 - FY89/90
(See Map PW-19 for Project Locations)

<u>PROJECT NO.</u>	<u>PROJECT DESCRIPTION</u>
823	12" Water Main - C.R. 951 - Manatee Road to C.R. 952 (Master Plan Project No. 509, 527)
824	12" Water Main - C.R. 952 - C.R. 951 to Isles of Capri Pump Station (Master Plan Project No. 523)
825	20" Water Main - Rattlesnake Hammock Road - Lely Resort to County Barn Road (Master Plan Project Nos. 450, 451)
826	12" Water Main - 6th Street - 91st Avenue to 11th Avenue (Master Plan Projects Nos. 137, 140)
827	16" Water Main - Gulfshore Drive, Vanderbilt Beach Road, Vanderbilt Drive, and 91st Avenue; 11th Avenue to 6th Street (Master Plan Project Nos. 261, 262, 263, 264, 265, 266)
828	North County (Coral Reef) Regional Wellfield - Phase I (Master Plan Project No. NRW-1)
829	North County Regional Water Treatment Plant (Master Plan Project No. NWTP-1)
830	36" Water Main - Immokalee Road - C.R. 951 to North County Regional Water Treatment Plant (Master Plan Project No. 216)
831	36" Water Main - C.R. 951 - Vanderbilt Beach Road to Immokalee Road (Master Plan Project No. 215)
832	24" Water Main - Immokalee Road - C.R. 951 to Woodlands PUD (Master Plan Project No. 214)
833	20" Water Main - Immokalee Road - Woodlands PUD to Quail Creek PUD (Master Plan Project No. 212)

(continued)

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TABLE PW-11 (continued)

Collier County Water and Sewer (CWS) District
Proposed Potable Water Facilities
FY88/89 - FY89/90
(See Map PW-19 for Project Locations)

<u>PROJECT NO.</u>	<u>PROJECT DESCRIPTION</u>
834	16" Water Main - Quail Creek PUD - Immokalee Road to Quail Creek Storage Tank (Master Plan Project No. 211)
835	16" Water Main - Immokalee Road - Quail Creek PUD to Oaks Boulevard (Master Plan Project No. 202)
836	12" Water Main - Immokalee Road - Oaks Boulevard to Livingston Road (Master Plan Project No. 184)
837	16" Water Main - Livingston Road Extension (North Naples Roadway MSTU) - Immokalee Road to Old U.S. 41 (Master Plan Project Nos. 169, 170, 171, 255)
838	1.5 MG Elevated Storage Tank - U.S. 41 and Old U.S. 41 (Master Plan Project No. ET-1)
839	16" Water Main - Old U.S. 41 - Livingston Road to U.S. 41/Old U.S. 41 Elevated Storage Tank (Master Plan Project No. 167)
840	16" Water Main - Pine Ridge Road - Livingston Road to Vineyards PUD (Master Plan Project Nos. 302, 303)
841	16" Water Main - Davis Boulevard - Foxfire PUD to Glades Water Treatment Plant (Master Plan Project No. 417)
842	5 MG Ground Storage Tank and Pumping Facilities - Collier DRI (Master Plan Project No. GST-4, PS-5)
843	12" Water Main - Pine Ridge Road - Goodlette Road to Airport Road (Master Plan Project No. 189)
844	12" Water Main - Pine Ridge Road - U.S. 41 to Goodlette Road (Master Plan Project No. 190)

(continued)

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TABLE PW-11 (continued)

Collier County Water and Sewer (CWS) District
Proposed Potable Water Facilities
FY88/89 - FY89/90
(See Map PW-19 for Project Locations)

<u>PROJECT NO.</u>	<u>PROJECT DESCRIPTION</u>
846	12" Water Main - U.S. 41 - Vanderbilt Beach Road to Gulf Park Drive (Master Plan Project No. 161)
847	12" Water Main - Immokalee Road - Airport Road to North County Regional Wastewater Treatment Plant Entrance Road (Master Plan Project No. 175)
848	12" Water Main - U.S. 41 - Gulf Park Drive to Pine Ridge Road (Master Plan Project No. 191)
849	North County (Coral Reef) Regional Wellfield - Phase II (Master Plan Project No. NRW-2)
850	Golden Gate Regional Wellfield Expansion (Master Plan Project No. SRW-2)

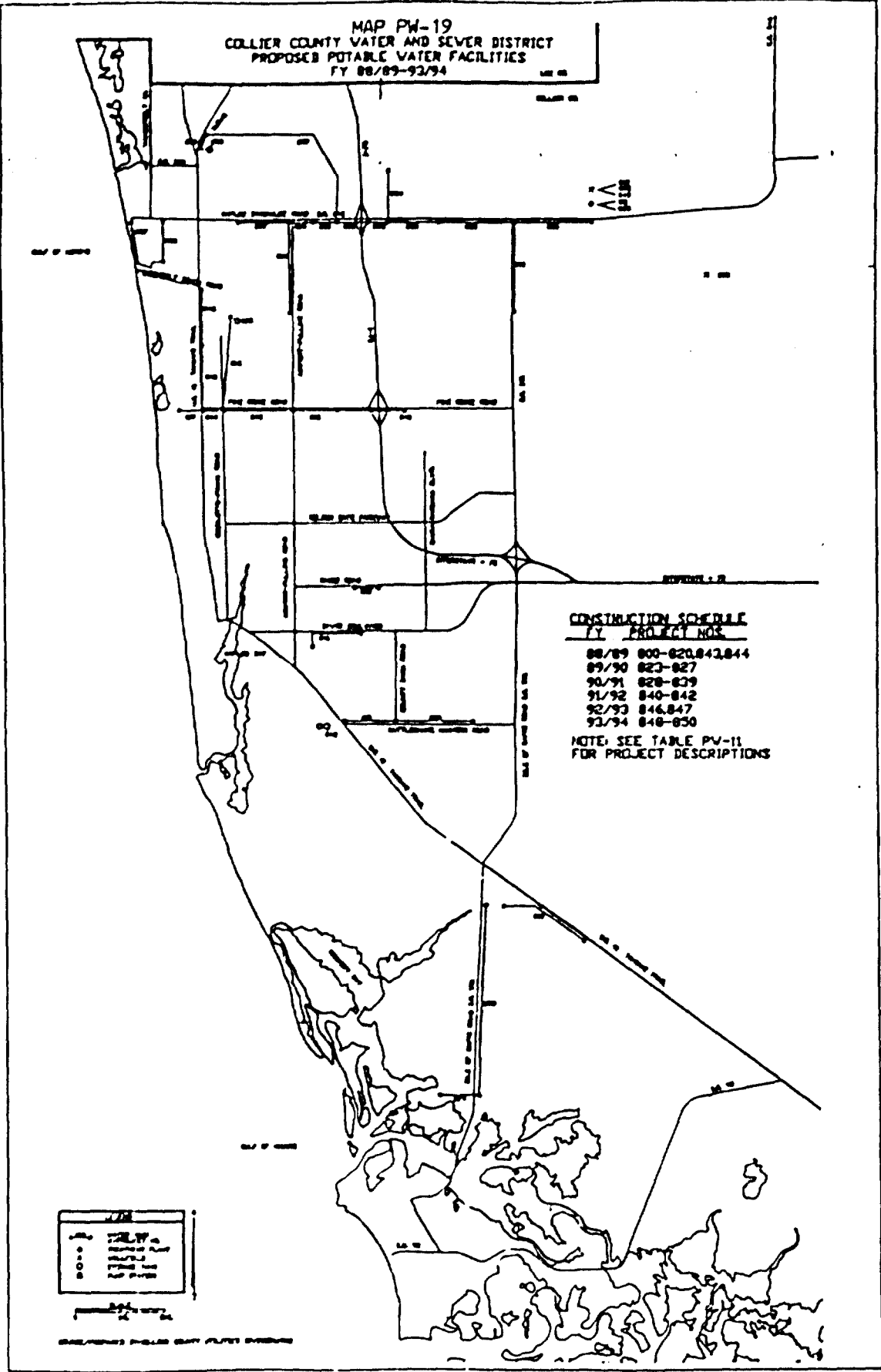
NOTES: 1. Project numbers correspond to those presented in the Capital Improvements Element of this Comprehensive Plan.

SOURCE: Collier County Utilities Division, 1988.

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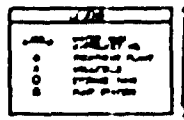
MAP PW-19
 COLLIER COUNTY WATER AND SEWER DISTRICT
 PROPOSED POTABLE WATER FACILITIES
 FY 88/89-93/94



CONSTRUCTION SCHEDULE
FY PROJECT NOS

88/89	800-820,843,844
89/90	823-827
90/91	828-829
91/92	840-842
92/93	846,847
93/94	848-850

NOTE: SEE TABLE PV-11
 FOR PROJECT DESCRIPTIONS



PW-69

**DRAINAGE/WATER MANAGEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: Provide drainage and flood protection for existing and future development, minimize the degradation of quality of receiving waters and surrounding natural areas and protect the functions of natural groundwater aquifer recharge areas.

OBJECTIVE 1.1:

Prepare by July 1, 1989, a detailed Water Management Master Plan to identify the existing watershed basin boundaries within Collier County, evaluate the design storm capacity of the drainage facilities within each basin, and determine the costs necessary to increase the facility capacities to selected design storm standards.

Policy 1.1.1:

Outline how to ensure that existing natural systems, existing developments, and proposed developments will receive beneficial consideration from proposed water management procedures and projects.

Policy 1.1.2:

Outline how to implement procedures and projects to ensure that at the time a development permit is issued, adequate water management facility capacity is available or will be available when needed to serve the development.

Policy 1.1.3:

Develop public drainage facilities to maintain the groundwater table as a source of recharge for the potable water aquifers and meet the water needs for agricultural and commercial operations and native vegetation.

Policy 1.1.4:

Projected demands for the period 1994 through 1999 will be addressed in the proposed Water Management Master Plan.

Policy 1.1.5:

The Water Management Master Plan will evaluate the feasibility of restoring surface water flow into historical flowways and utilizing them to help control discharge into the estuaries.

OBJECTIVE 1.2:

Adopt Drainage Level of Service Standards for basins and sub-basins identified in the Water Management Master Plan.

Policy 1.2.1:

By April 30, 1989, the County will utilize the findings of the completed portions of the Water Management Master Plan to identify existing Levels of Service for all the drainage basins and sub-basins.

Policy 1.2.2:

The following Levels of Service for drainage are hereby adopted for the purpose of issuing development permits:

- A. Future "private" developments - Applicable South Florida Water Management District requirements (present requirements are a 25-year, 3-day storm event except where exempted by Chapter 40E-4.053, F.A.C.)
- B. Existing "private" developments and existing or future public drainage facilities - those existing Levels of Service to be identified (by design storm return frequency event) pursuant to the completion of the Water Management Master Plan by July 1, 1989.

Policy 1.2.3:

Enlarge the scope of the Water Management Master Plan to include recommendations for changing Levels of Service together with analysis of capital requirements.

OBJECTIVE 1.3:

Beginning with fiscal year 1988-89, a five year schedule of capital improvement needs for water management facilities will be maintained and updated annually in conformance with the review process for the Capital Improvement Element of this plan.

Policy 1.3.1:

Develop procedures to update water management facility demand and capacity information.

Policy 1.3.2:

Prepare periodic summaries of capacity and demand information for each water management facility and service area.

Policy 1.3.3:

Water management capital improvement projects will be evaluated and ranked according to the priorities stated in the Capital Improvement Element of this plan.

Policy 1.3.4:

Major emphasis shall be given to improving existing drainage facilities in and around urban and estates designated areas (on the adopted Future Land Use Map) to maintain their use.

OBJECTIVE 1.4:

Beginning with fiscal year 1988-89, develop policies and programs to correct existing deficiencies and provide for future facility needs for those projects which may be outlined in the proposed Water Management Master Plan and individual basin studies.

Policy 1.4.1:

Water management projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan.

Policy 1.4.2:

Correct existing deficiencies and provide for future facility needs through the formulation and implementation of annual work programs.

Policy 1.4.3:

Develop a public awareness program to inform the governmental leadership and general public of the need to utilize total watershed management concepts within the existing drainage systems and the environmental enhancements that will result from their implementation.

OBJECTIVE 1.5:

Regulate land use and development to protect the functions of natural drainage features and natural groundwater aquifer recharge areas through the development of land development regulations by the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto.

Policy 1.5.1:

Annually review all appropriate water management ordinances and regulations to determine their effectiveness in protecting the functions of the natural drainage features and natural groundwater aquifer recharge areas.

Policy 1.5.2:

Develop any appropriate new ordinances and regulations necessary to ensure protection of the functions of natural drainage features and natural groundwater aquifer recharge areas.

1

**SOLID WASTE
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: Provide an efficient and economical balance of public and private services that will enable the people of Collier County to meet the established requirements for solid waste disposal in a manner to assure their public health and safety and to protect the air, water and land resources of Collier County.

OBJECTIVE 1.1: (COLLECTION)

The maintenance of a safe, dependable and efficient solid waste collection system and the development of improved methods for implementation in new franchise collection contracts that are to be open for competitive bid by 12/31/89.

Present Level of Service includes three (3) franchise collection areas:

- a. Unincorporated County service area;
- b. Immokalee service area;
- c. Marco service area

and three (3) stations:

- a. Naples Transfer Station;
- b. Marco Transfer Station;
- c. Carnestown Transfer Station.

Policy 1.1.1:

Continue to maintain and regulate collection costs to ensure efficient and dependable service affordable to all users.

Policy 1.1.2:

Prior to 12/31/89 and/or competitive bid review collection methods, including storage containers, methods of pick-up, and methods of transportation and institute procedures to utilize recommended equipment and systems.

Policy 1.1.3:

Prior to 12/31/89 and/or competitive bid investigate methods of franchising for improved cost accounting as a part of competitive bid solid waste collection contracts.

Policy 1.1.4:

Develop a Regulatory Ordinance for controlling the adequacy of equipment, periodic inspections and safety measures.

Policy 1.1.5:

Investigate desirability of a mandatory collection ordinance.

Policy 1.1.6:

Continue to evaluate economic transfer and disposal systems including transfer stations.

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OBJECTIVE 1.2: (DISPOSAL)

Continue to utilize safe and efficient methods for environmentally sound disposal of solid waste and to investigate improved methods and implement practices that meet this objective.

Policy 1.2.1:

Regulate and control disposal of wastes in accordance with Florida Department of Environmental Regulation, South Florida Water Management District and the Department of Natural Resources regulations.

Policy 1.2.2:

Place Landfill Cell #6, Phase I, in service in FY 87/88 using the 60 mil high density polyethylene liner and leachate control system. Proceed with the design and construction of Phase II to maintain the Level of Service Standard.

Policy 1.2.3:

Monitor groundwater wells and continue to closely evaluate the test data. Develop remedial actions if conditions are not satisfactory.

Policy 1.2.4:

Evaluate improved methods to reduce leachate, control methane generation, recover recyclables such as, composted dirt cover material and plastic, wood, metals from landfill mining.

Policy 1.2.5:

Pursue State and Federal grants and participation in feasibility projects on improved techniques for landfill operations and other methods of solid waste disposal.

Policy 1.2.6:

Implement negotiations in FY 88/89 for additional acreage to maintain the land inventory required for future landfills to meet the recommended Level of Service standards.

Policy 1.2.7:

The Level of Service for Solid Waste Sub-Element shall be:

- a. 1.55 tons of solid waste per capita per year.
- b. Two (2) years of lined landfill cell capacity at the present disposal rate.
- c. Ten (10) years of landfill raw land capacity at present disposal rate.

OBJECTIVE 1.3: (RECYCLE AND RECOVERY)

Develop a Solid Waste Master Plan by December 31, 1988, which shall define those processed for solid waste disposal, recycle and recovery that may be implemented from an environmental and economical viewpoint and provide a timetable for implementation of the selected processes in the Master Plan adopted by Collier County.

Policy 1.3.1:

Provide that current operations at Naples and Immokalee landfill continue to operate in a satisfactory manner during the time of development of the Master Plan.

Policy 1.3.2:

Promote and encourage programs to reduce the amount of solid waste that requires disposal at County landfills by:

- a. Supporting source separation and recycling programs.
- b. Investigate separation of material received at the landfill into recyclable categories.

Policy 1.3.3:

Continue investigation of cost saving methods for landfills:

- a. Landfill mining to recover and recycle cover material. Landfill mining provides a method of clean-up of unlined landfills and for recycling existing acreage for new landfills. Landfill mining produces a compost dirt material for horticulture application and also produces a plastic, wood, rubber fraction suitable for separation into recyclable materials or for use as a fuel source.
- b. Investigate feasibility of using an air supported structure for controlling leachate production.
- c. Investigate methane gas recovery and use as fuel gas for sludge drying.

Policy 1.3.4:

Define the cost of continued landfilling in Collier County over the next 5, 10 and 20 years taking into consideration:

- i. the cost of permitting a new landfill;
- ii. cost of buying the land and
- iii. cost of transporting solid waste to an "Upland" site for land disposal.

Policy 1.3.5:

Evaluate combustion/energy resource recovery as a method of solid waste volume reduction for that portion of the waste stream that remains after all of the recycling and reclamation projects have reduced volume for landfill by all practical means. A combustion/energy resource recovery facility would be investigated on the basis of utilization of a portion of the present bond authorization set aside for possible use for such a project.

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OBJECTIVE 1.4: (PUBLIC AWARENESS)

Provide support for public and private solid waste collection, recycle, reclamation and disposal projects through public awareness and participation, to be implemented by December 31, 1989.

Policy 1.4.1:

Inform the public and private citizens on the advantages of an adequately funded and properly operated collection system to provide for reduction of litter and health threatening situations where garbage is not properly collected and disposed of.

Policy 1.4.2:

Cooperate and coordinate, where effective, in the implementation of source separation and recycling systems and to work with citizens groups to arouse interest in these methods of reducing the cost and environmental concerns of solid waste disposal.

Policy 1.4.3:

Provide information in the form of public statement releases on the status of operations and plans for future operational improvements in solid waste disposal in Collier County.

Policy 1.4.4:

Coordinate with the public and private sectors in hazardous waste collection program.

Policy 1.4.5:

Provide the public with information on storage, treatment and disposal of hazardous material.

i

**SOLID WASTE
GOALS, OBJECTIVES AND POLICIES**

GOAL 2: To provide a plan that can be implemented on a timely basis to provide basic services of solid waste disposal for Collier County for a near term Growth Management objective of five (5) years and a long term County plan for twenty (20) years.

OBJECTIVE 2.1:

Correct near term planning deficiencies and plan for future needs in accordance to the time frames included in the following policy statements.

Policy 2.1.1:

Initiate in FY 88/89 land purchase negotiations to obtain raw land to be developed for landfill use in 1997.

Policy 2.1.2:

Implement a new collection and hauling agreement by competitive bid prior to 12/31/89.

Policy 2.1.3:

Place Landfill Cell No. 6, Phase I, in service in FY 87/88.

Policy 2.1.4:

Prepare closure documentation on Cells 3 and 4 in FY 88/89.

Policy 2.1.5:

Start engineering and procurement of lined landfill Cell No. 6, Phase II, in FY 88/89.

Policy 2.1.6:

Develop Master Plan by 12/31/88, which shall define priority phases in the Master Plan development. This plan shall address maximum use where possible of existing facilities.

Policy 2.1.7:

The continued use of existing facilities and the investigation of new expansion locations shall stipulate and/or implement the continued protection of groundwater recharge areas in accordance with DER and SFWMD recommended procedures.

OBJECTIVE 2.2:

Redesign existing facilities where necessary and design new solid waste landfill and/or recycling and/or resource recovery facilities to minimize potential hazards to natural drainage and natural groundwater aquifer recharge areas.

Policy 2.2.1:

Establish standards that concur with regulations of FDER and SFWMD and implement design and construction programs for landfill liners, groundwater monitoring, leachate control, landfill run-off, and water retention areas to insure protection of natural drainage and natural groundwater aquifer recharge areas.

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**NATURAL GROUND WATER AQUIFER RECHARGE
GOALS, OBJECTIVES AND POLICIES**

The Growth Management Act requires the Comprehensive Plan to contain Goals, Objectives, and Policies that define short and long-term ends and provide activities for implementation. The Plan should contain one or more goal statements which establish the long-term end toward which programs and activities are ultimately directed. The Plan should also contain one or more objectives for each goal statement which address the functions of natural ground water recharge areas and natural drainage features. For each objective, the plan should contain one or more policies which address implementation activities for regulating land use and development to protect the functions of natural drainage features and natural ground water aquifer recharge areas.

GOAL 1: The County shall identify and protect natural ground water aquifer recharge areas from activities that could degrade and/or contaminate the quality of ground water.

OBJECTIVE 1.1:

By December 31, 1988 identify and map recharge areas which are most sensitive to contamination from land development and other surface activities.

Policy 1.1.1:

Develop and maintain a 3-dimensional computer model that calculates cones of depression around significantly sized existing and planned potable wellfields.

Policy 1.1.2:

Identify areas that are especially vulnerable to contamination because of surrounding land use, soil properties, and other hydrogeological conditions, such as the absence of confining units.

Policy 1.1.3:

Identify existing land uses that possess the greatest potential for ground water contamination.

Policy 1.1.4:

Establish technically and legally defensible criteria for determining and mapping sensitive recharge areas.

OBJECTIVE 1.2:

By August 1, 1989, adopt a local ground water protection ordinance to protect sensitive aquifer recharge areas.

Policy 1.2.1:

The ordinance will address both existing and projected future land use and surface activities.

Policy 1.2.2:

The ordinance will provide for an appropriate level of protection for all of Collier County and enforcement powers.

Policy 1.2.3:

The ordinance will address the breaching of confining units by improper well construction, rock mining, excavations, blasting and other similar activities.

Policy 1.2.4:

The County will implement the ordinance in a manner to minimize duplication of effort between the County and other State agencies.

Policy 1.2.5:

The County will implement regulations and permitting review procedures for development within sensitive aquifer recharge areas.

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OBJECTIVE 1.3:

Collect and evaluate data and information designed to monitor the quality of ground water.

Policy 1.3.1:

Continue the existing water quality monitoring program to provide base-line data, evaluate long-term trends, identify water quality problems, and evaluate the effectiveness of the County's ground water protection program.

Policy 1.3.2:

Coordinate data gathering activities with State and Federal agencies to minimize duplication of efforts and enhance the quality of information gathered.

Policy 1.3.3:

Assess the data annually to determine whether monitoring activities and County ordinances require expansion, modification or reduction.

Policy 1.3.4:

Gather and use appropriate data to refine and improve the data base used in the County's 3-dimensional ground water model.

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OBJECTIVE 1.4:

By December 31, 1988, establish a program to continually provide the public with educational materials concerning ground water protection issues in Collier County.

Policy 1.4.1:

Advise the public on the appropriate disposal methods for hazardous wastes.

Policy 1.4.2:

Provide information that can be understood by the general public on Collier County's ground water system, its vulnerability to contamination and measures needed to protect it from contamination.

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OBJECTIVE 1.5:

By December 31, 1992 the County will develop a plan to preserve critical ground water recharge areas.

Policy 1.5.1:

Develop technical criteria for determining which areas are critical to the County's long-term ground water needs.

Policy 1.5.2:

Identify the critical areas and appropriate protective mechanisms.

Policy 1.5.3:

Identify costs, funding mechanisms and private property rights.

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NATURAL GROUND WATER AQUIFER RECHARGE
GOALS, OBJECTIVES AND POLICIES

GOAL 2: Protection of natural ground water aquifer recharge areas from activities that unacceptably alter the ground water recharge.

OBJECTIVE 2.1:

By August 1, 1989, specify local criteria for ensuring that land development activities do not unacceptably alter the timing or reduce the amount of ground water recharge.

Policy 2.1.1:

Evaluate the applicability of South Florida Water Management District's criteria for maintaining water table no more than six (6) feet below natural ground.

Policy 2.1.2:

Provide guidance for defining what is meant by preservation of site ground water recharge characteristics.

Policy 2.1.3:

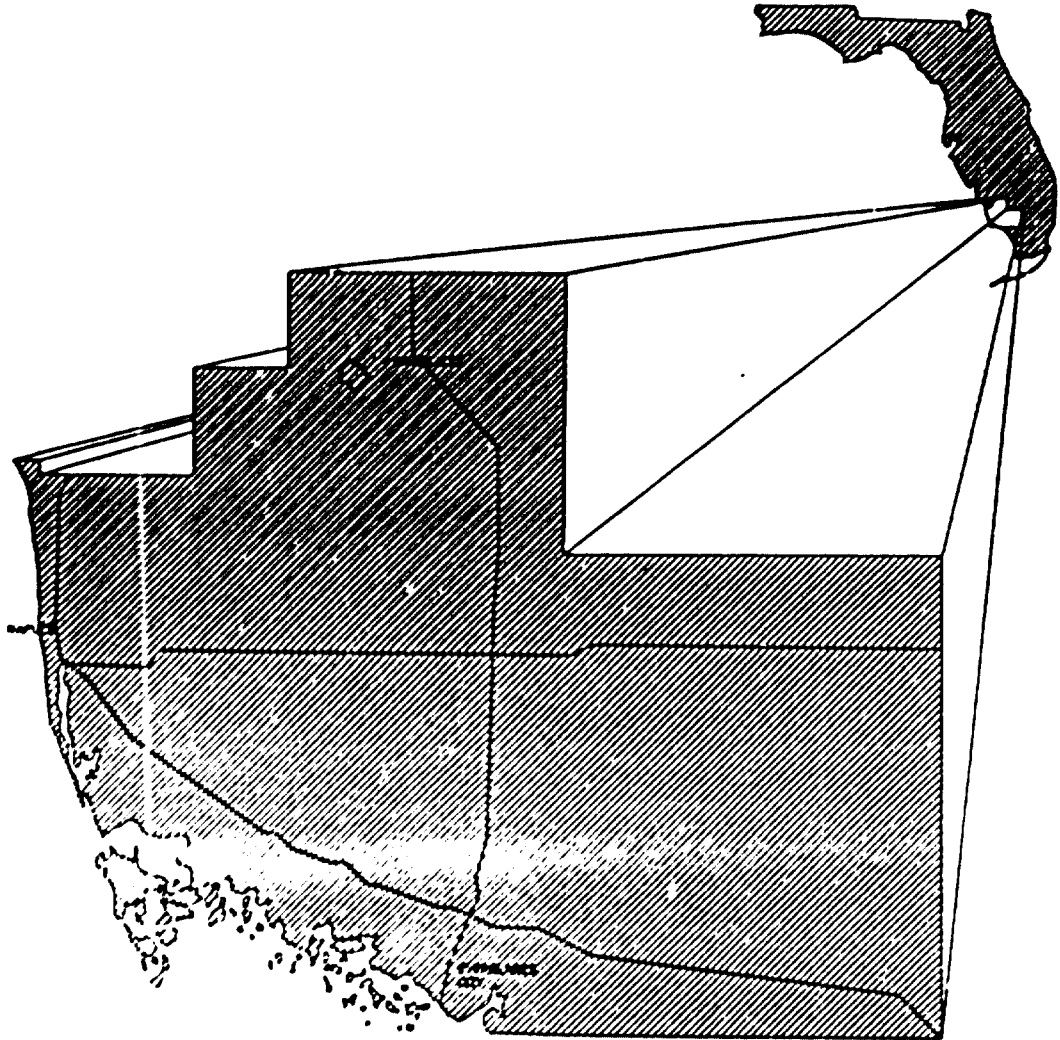
Undertake other evaluations as necessary to accomplish this objective.

Policy 2.1.4:

Incorporate these criteria into a comprehensive ground water protection ordinance.

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COLLIER COUNTY
GROWTH MANAGEMENT PLAN
HOUSING ELEMENT



JANUARY 1989

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**HOUSING
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: To ensure an adequate supply of safe, decent, sanitary, and affordable housing for all residents of Collier County, which includes low and moderate income (hereinafter referred to as LMI) persons, rural residents and farmworkers.

OBJECTIVE 1.1:

By 1994, substandard units, as identified, shall be verified and programs developed and implemented to eliminate substandard housing through rehabilitation, repair and demolition.

Policy 1.1.1:

A Housing Code ordinance shall be adopted by the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto. The Ordinance shall address the minimum structural standards for housing units.

Policy 1.1.2:

Substandard housing units shall be identified, in accordance with the Housing Code, for demolition or rehabilitation. Any Government or privately contributed funds shall be earmarked for the replacement or rehabilitation of identified units.

Policy 1.1.3:

Upon implementation of the Housing Code Ordinance the number of substandard units, as identified and verified, shall be reduced by ten percent (10%) annually.

OBJECTIVE 1.2:

Beginning in 1989, uniform and equitable treatment of persons and families displaced as the result of zoning changes, building conversions, and governmental action shall be provided through the adoption and implementation of a relocation program.

Policy 1.2.1:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, relocation and replacement housing programs and policies shall be established to provide assistance to households displaced as a result of governmental action, i.e., enforcement of county codes, right of way acquisition, etc. Relocation procedures shall be required in all development and redevelopment plans.

Policy 1.2.2:

Replacement housing shall comply with all applicable county codes and shall take into consideration commercial accessibility, public facilities, place of employment, and household income.

OBJECTIVE 1.3:

By 1994, the structural condition of existing housing stock and the aesthetic quality of neighborhoods shall be improved and maintained.

Policy 1.3.1:

A Housing Code Ordinance which shall be applicable to all dwellings, including migrant labor housing, shall be adopted and implemented.

Policy 1.3.2:

Housing standards, as required by the Code, shall be enforced to ensure the provision of safe, decent and sanitary housing, as well as the stabilization of residential neighborhoods.

Policy 1.3.3:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, a Code Enforcement Board shall be established. This Board shall have the authority to impose fines and other non-criminal penalties as a method to enforce the codes and ordinances of Collier County when violations occur. One of the codes that will be enforced by this Board is the Housing Code.

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OBJECTIVE 1.4:

By 1994, adequate sites for housing development to meet the needs of LMI persons shall be available.

Policy 1.4.1:

LMI housing shall be distributed equitably throughout the County and shall take into consideration convenience accessibility, as well as infrastructure availability.

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OBJECTIVE 1.5:

By 1994, the total number of affordable housing units, as determined by the cost of housing to income shall be increased to meet the housing needs of all existing and anticipated populations of the County.

Policy 1.5.1:

Guidelines, to provide for the expeditious processing of development orders and permits which address the housing needs of LMI persons, shall be established.

Policy 1.5.2:

Within established legal parameters, existing development charges, i.e., road impact, sanitary sewer, building permits, etc., shall be reformulated to provide economic relief to developers of LMI housing.

Policy 1.5.3:

A Density Bonus Ordinance shall be adopted to encourage private sponsor development of "affordable housing".

Policy 1.5.4:

Initiatives at local, state and federal levels, which provide increased funding for land acquisition, site development and construction of LMI housing, shall be encouraged.

Policy 1.5.5:

An interlocal agreement which provides for the coordination of efforts between Unincorporated Collier County and the governments of the City of Naples and Everglades City intended to improve and develop housing opportunities for LMI residents shall be adopted.

OBJECTIVE 1.6:

By 1994, the unmet housing needs of rural residents and farmworkers shall be determined and programs implemented to meet the established need.

Policy 1.6.1:

By 1990, an assessment of the housing needs of rural residents and farmworker families shall be completed by the Housing and Urban Improvement Department and policies adopted which address provision for the location of adequate sites within Urban Designated Areas.

Policy 1.6.2:

Supporting infrastructure and facilities shall be ensured through the coordination of the activities of the independent water and sewer districts by the Housing and Urban Improvement Department.

Policy 1.6.3:

Public and private sponsors shall be encouraged to provide adequate development of housing for rural residents and farmworker families through the adoption of local incentives.

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OBJECTIVE 1.7:

By August 1989, provision for the location, in predetermined areas, of group homes, residential treatment, and foster care facilities shall be addressed in County Land Development Regulations.

Policy 1.7.1:

To ensure provision of infrastructure, the location of the group homes, residential treatment, and foster care facilities shall be encouraged in Urban Designated Areas.

Policy 1.7.2:

The development and distribution of group homes, residential treatment and foster care facilities shall be monitored by the Housing and Urban Improvement Department to ensure that adequate sites and infrastructure are provided and to ensure that over-concentrations in any neighborhood or planning community is avoided.

OBJECTIVE 1.8:

By 1994, there shall be adequate sites for mobile home parks and subdivisions.

Policy 1.8.1:

The provision for adequate sites, in accordance with location criteria established in Future Land Use Element, and with supporting infrastructure shall be ensured.

Policy 1.8.2:

By 1991, a complete and accurate inventory of the location of existing and approved mobile home parks and mobile home subdivision sites shall be completed.

Policy 1.8.3:

By 1994, an accurate data base shall be formulated and a recordkeeping system to track the permitting process of mobile homes placement shall be established.

**HOUSING
GOALS, OBJECTIVES AND POLICIES**

GOAL 2: Establish a comprehensive housing delivery system which ensures the development of housing for all residents of Collier County.

OBJECTIVE 2.1:

Beginning in 1989, the Board of County Commissioners (BCC) shall adopt programs which provide for the development of housing for LMI Collier County residents.

Policy 2.1.1:

An "Affordable Housing Task Force" shall be appointed, in 1989 to assess the housing needs of LMI county residents and recommend programs and policies that should be initiated to facilitate the implementation of the Goals, Objectives and Policies of this element.

Policy 2.1.2:

Ordinances for the provision of housing development, including financial assistance incentives which facilitate the development of LMI housing, shall be drafted and adopted by the Board of County Commissioners (BCC).

Policy 2.1.3:

An "Affordable Housing Trust Fund" shall be established, as a revolving fund to be utilized for a variety of public and private sector ventures, to ensure the provision of affordable housing for LMI county residents.

Policy 2.1.4:

A program to disseminate information relative to development incentives, financial assistance opportunities, and technical assistance to the providers of LMI housing, shall be established.

Policy 2.1.5:

Beginning in 1989, procedures for the development and implementation of a monitoring and evaluation system to ensure that the goals, objectives and policies of this element are achieved and to coordinate the housing development activities of the private sector, shall be established by the Board of County Commissioners (BCC).

Policy 2.1.6:

Procedures shall be established by 1990, to monitor and evaluate the recipients (i.e., developers, non-profit organizations, etc.) of incentive benefits to ensure compliance with applicable provisions as established by the granting entity.

**HOUSING
GOALS, OBJECTIVES AND POLICIES**

GOAL 3: To provide for the conservation and preservation of historically significant housing for residential use.

OBJECTIVE 3.1:

The conservation and rehabilitation of housing which is of historic significance shall be ensured through Land Development regulations, in accordance with National Register criteria and as stated on pages H-I-27 through H-I-29 of this element.

Policy 3.1.1:

Conservation of historic resources shall be encouraged through the coordinated efforts of private sector interest groups and public information programs.

Policy 3.1.2:

Policies which regulate the rehabilitation, demolition or relocation of historically significant housing stock shall be included in the revisions of County Land Development regulations.

Policy 3.1.3:

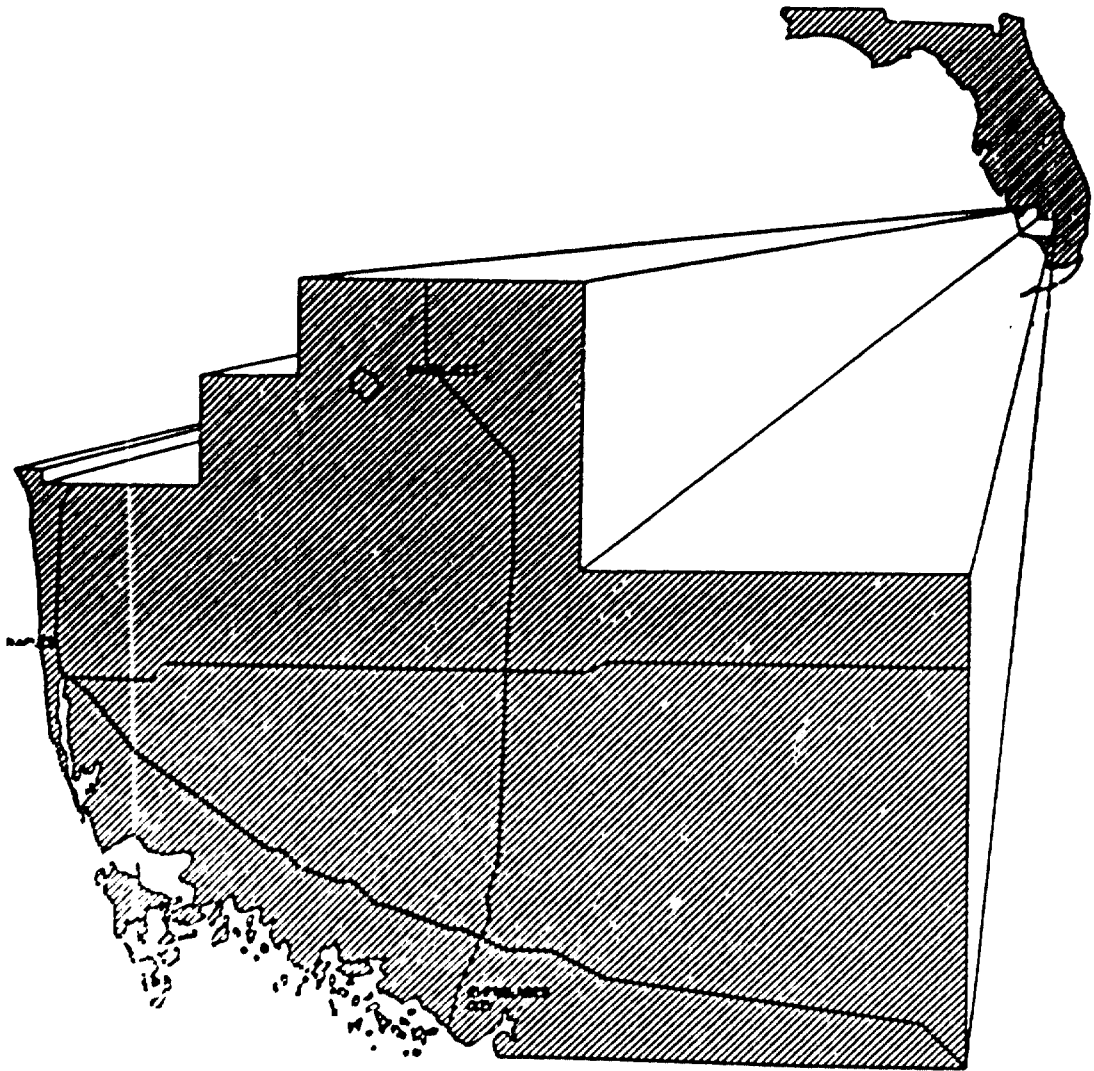
A periodic update of the Historical Housing Construction Survey shall be completed to ensure further identification of historically significant housing.

Doc.Ref: HOUGOPS3.TXT

BOOK 034 PAGE 306

COLLIER COUNTY GROWTH MANAGEMENT PLAN

RECREATION AND OPEN SPACE ELEMENT



JANUARY 1989

BOOK 034 PAGE 307

1
**RECREATION AND OPEN SPACE
GOAL, OBJECTIVES AND POLICIES**

GOAL: Provide sufficient parks, recreation facilities and open space areas to meet the needs of residents and visitors of Collier County.

OBJECTIVE 1.1:

Ensure that a comprehensive system of parks and recreation facilities is available from among facilities provided by the County, other governmental bodies and the private sector by December 31, 1994.

Policy 1.1.1:

The following level of service standards for facilities and land owned by the county or available to the general public are adopted:

STANDARD OF SERVICE:

- A. 1.2882 acres of community park land/1000 population
- B. 2.9412 acres of regional park land/1000 population
- C. Recreation facilities. Facilities in place which have a value (as defined) of at least \$122.00 per capita of population.
 1. Value will be arrived at using the per unit values for each facility type available in the County as set forth in Table A applying the values to the number of each facility type, adding up all values and, dividing the total by the County population.
 2. Where recreation facilities provided by other governmental bodies or the private sector are available through arrangements with the County to the public on a convenient basis, they shall be considered in measuring in place facility value.

Policy 1.1.2:

Encourage the continuation and expanded use of public school and other public and private facilities by the general public to maximize the benefit from available facilities.

Policy 1.1.3:

Ensure that economically disadvantaged individuals will not be restricted from any participation due to financial hardships.

Policy 1.1.4:

Acquire suitable lands for new park sites in areas where major population growth is expected.

Policy 1.1.5:

Develop a program by the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, to correct or improve existing parks and recreation facilities deficiencies which are necessary in order to meet the level of service standards.

Policy 1.1.6:

By August 31, 1989, the County shall establish and implement a program with appropriate criteria to designate or acquire open space areas and natural reservations.

OBJECTIVE 1.2:

Protect designated recreation sites and open space from incompatible land uses through development of appropriate design criteria and land use regulations.

Policy 1.2.1:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, adopt land development regulations outlining specific definitions and standards applying to recreation and open space land provisions for natural reservations and open space.

Policy 1.2.2:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, rezone all County owned recreation sites and open space under appropriate recreation rezoning.

OBJECTIVE 1.3:

Ensure that all public developed recreational facilities, open space and beaches and public water bodies are accessible to the general public by December 31, 1992.

Policy 1.3.1:

By December 31, 1992, all public developed recreation facilities shall have automobile, bicycle or pedestrian access facilities.

Policy 1.3.2:

Ensure that access to beaches, shores and waterways remain available to the public and by December 31, 1992, develop a program to expand the availability of such access and a method to fund its acquisition.

BOOK 034-311

OBJECTIVE 1.4:

Develop and implement a formal mechanism to improve and coordinate efforts among levels of government and the private sector in order to provide recreational opportunities by December 31, 1992.

Policy 1.4.1:

Maintain and improve the existing system which encourages developers to provide recreation sites and/or facilities which are consistent with park and recreation guidelines.

Policy 1.4.2:

Develop and implement a formal program for coordinating County programs with other government agencies by December 31, 1992.

BOOK 034 PAGE 312

OBJECTIVE 1.5:

Establish and operate a program for enforcing existing future developer commitments for recreation facilities and open space.

Policy 1.5.1:

Inventory existing developer commitments for recreation facilities and open spaces by the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, and add new developer commitments as approved. This inventory will be updated on an annual basis.

Policy 1.5.2:

Enforce commitments of developers for recreation facilities and open spaces through appropriate actions of County agencies.

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OBJECTIVE 1.6:

Whenever possible and practical, utilize County owned property for recreational uses.

Policy 1.6.1:

Coordinate inventory of properties with appropriate County and State agencies to determine availability for recreation uses.

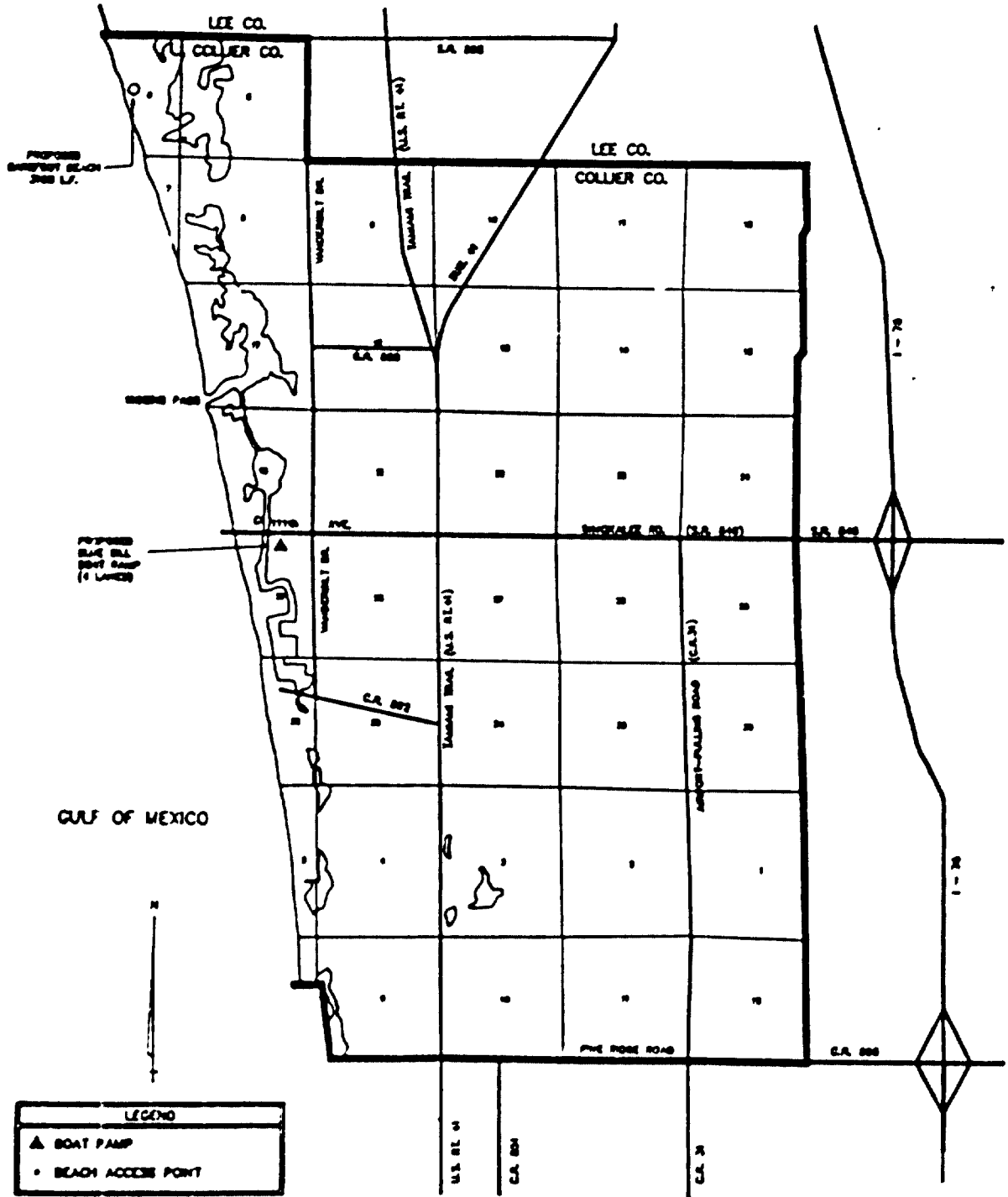
Policy 1.6.2:

Develop and implement by the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, a program of acquiring access to County owned properties for recreation purposes.

TABLE A

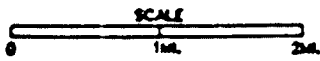
TYPE OF FACILITY	VALUE PER UNIT
Amphitheater	100,000
Baseball Fields	346,500
Basketball/Volleyball	17,500
Bicycle Trails : Miles	50,160
Boat Ramps : Freshwater	180,262
Boat Ramps : Saltwater	180,262
Children's Playground	22,500
Community Centers	610,000
Community Pool	450,000
Fitness Station Trails	50,000
Football Fields	225,500
Gymnasiums	910,000
Jogging Trails : Miles	26,400
Olympic Pool	1,564,000
Picnic Pavilions	28,000
Racquetball Courts	20,000
Shuffleboard Courts	7,700
Soccer Fields	135,000
Softball Fields	192,500
Tennis Courts	18,750
Track & Field	191,520

PLANNED PUBLIC BEACH ACCESS AND BOAT RAMPS NORTH NAPLES PLANNING COMMUNITY AREA Collier County, Florida



LEGEND

- ▲ BOAT RAMP
- BEACH ACCESS POINT

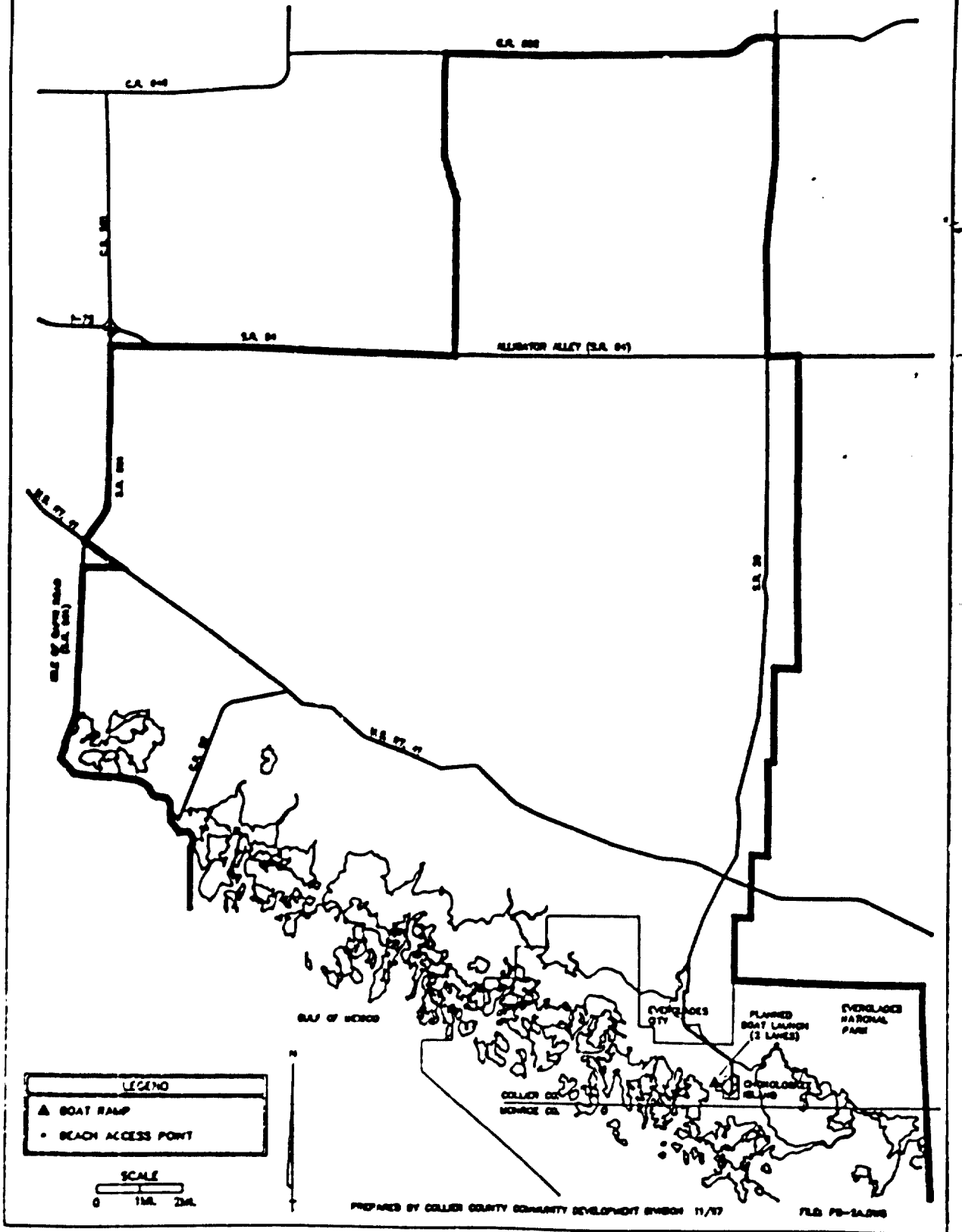


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 FILE PB-1A(87)

MAP PR-2A

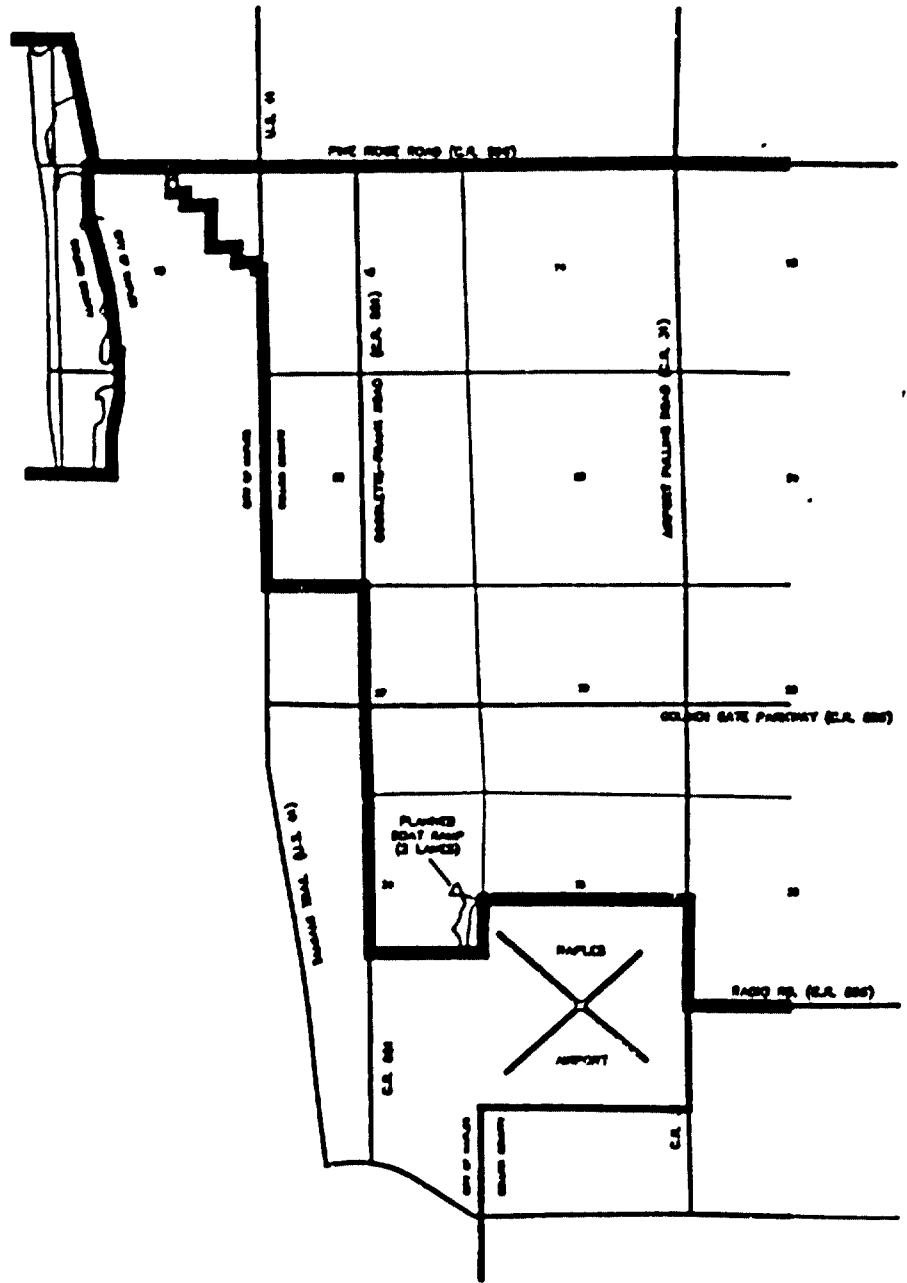
PLANNED PUBLIC BEACH ACCESS AND BOAT RAMPS

ROYAL FAKAPALM PLANNING COMMUNITY AREA
Collier County, Florida



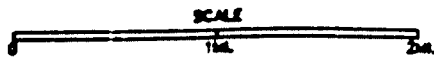
MAP PB-3A

PLANNED PUBLIC BEACH ACCESS AND BOAT RAMPS CENTRAL NAPLES PLANNING COMMUNITY AREA Collier County, Florida



LEGEND

- △ BOAT RAMP
- BEACH ACCESS POINT

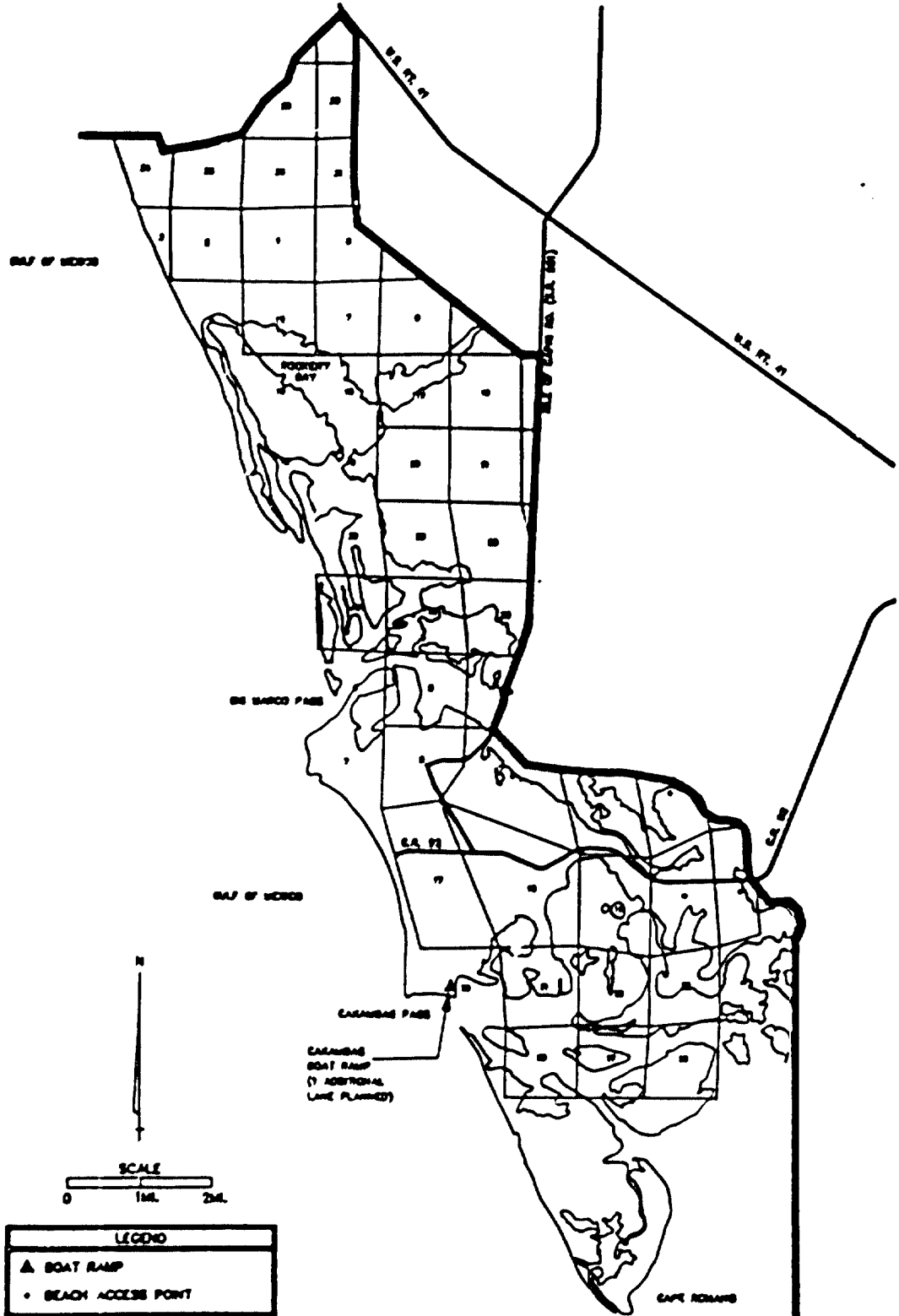


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FILE PB-3A.018

MAP PB-5A

PLANNED PUBLIC BEACH ACCESS AND BOAT RAMPS

MARCO PLANNING COMMUNITY AREA
Collier County, Florida



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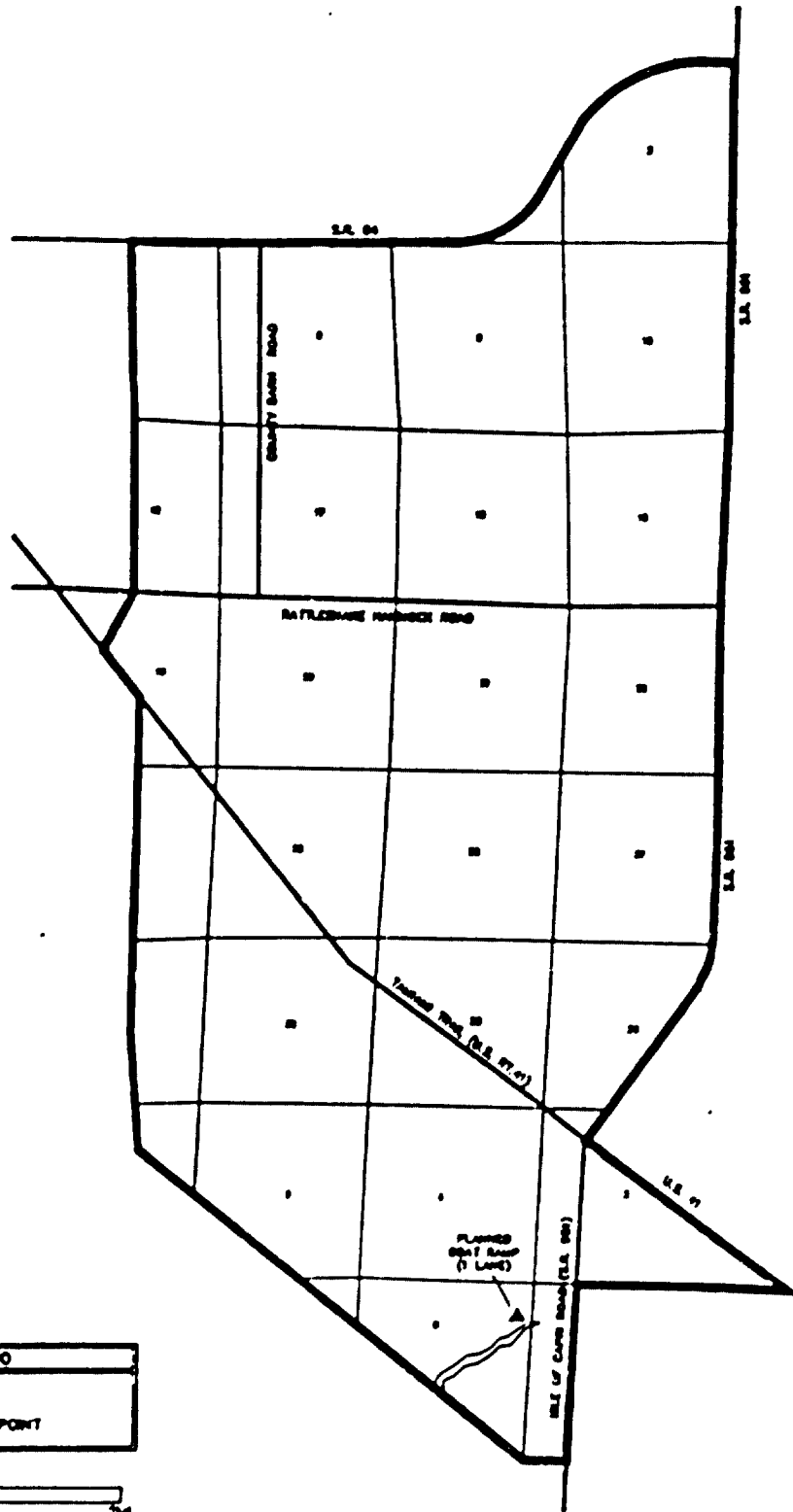
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MAP PB-7

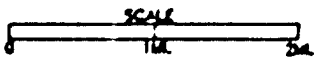
PLANNED PUBLIC BEACH ACCESS AND BOAT RAMPS

SOUTH NAPLES PLANNING COMMUNITY AREA
Collier County, Florida



LEGEND

- ▲ BOAT RAMP
- BEACH ACCESS POINT

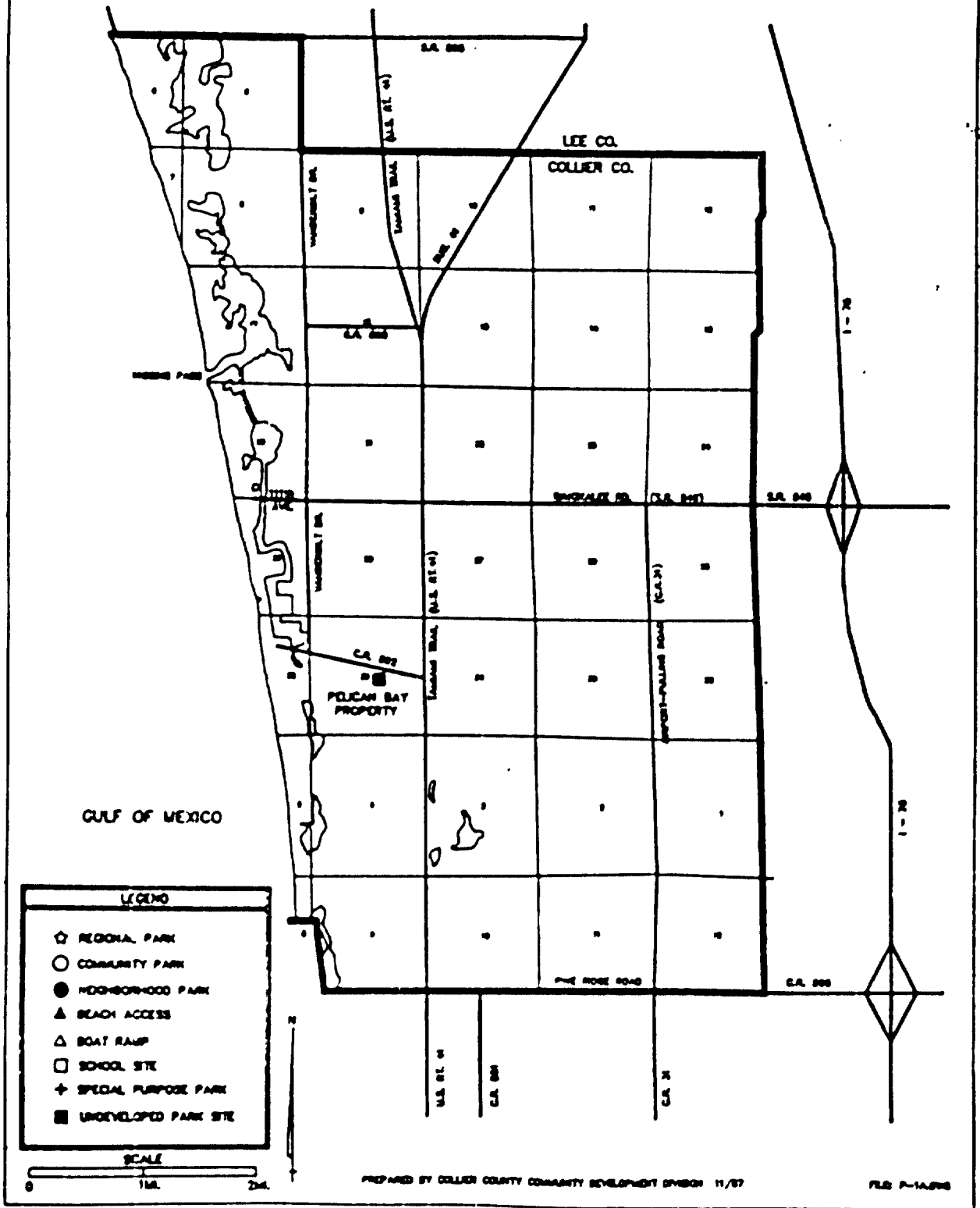


PREPARED BY COLLIER COUNTY COMMUNITY DEVELOPMENT DIVISION 11/87 FLD PB-7.018

RO-034 PA. 320

PLANNED PARKS AND RECREATION FACILITIES

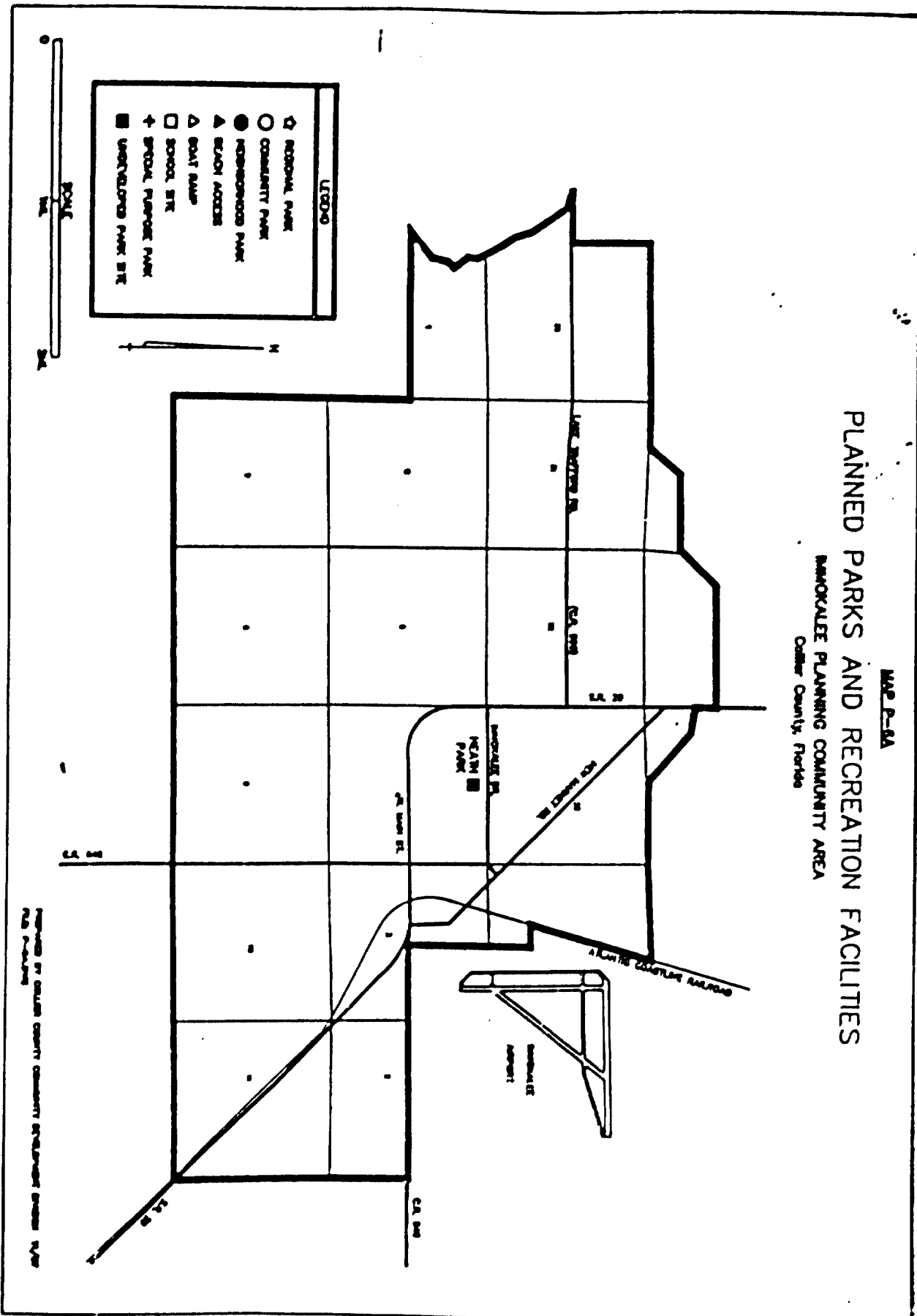
NORTH NAPLES PLANNING COMMUNITY AREA
Collier County, Florida



BOOK 834-321

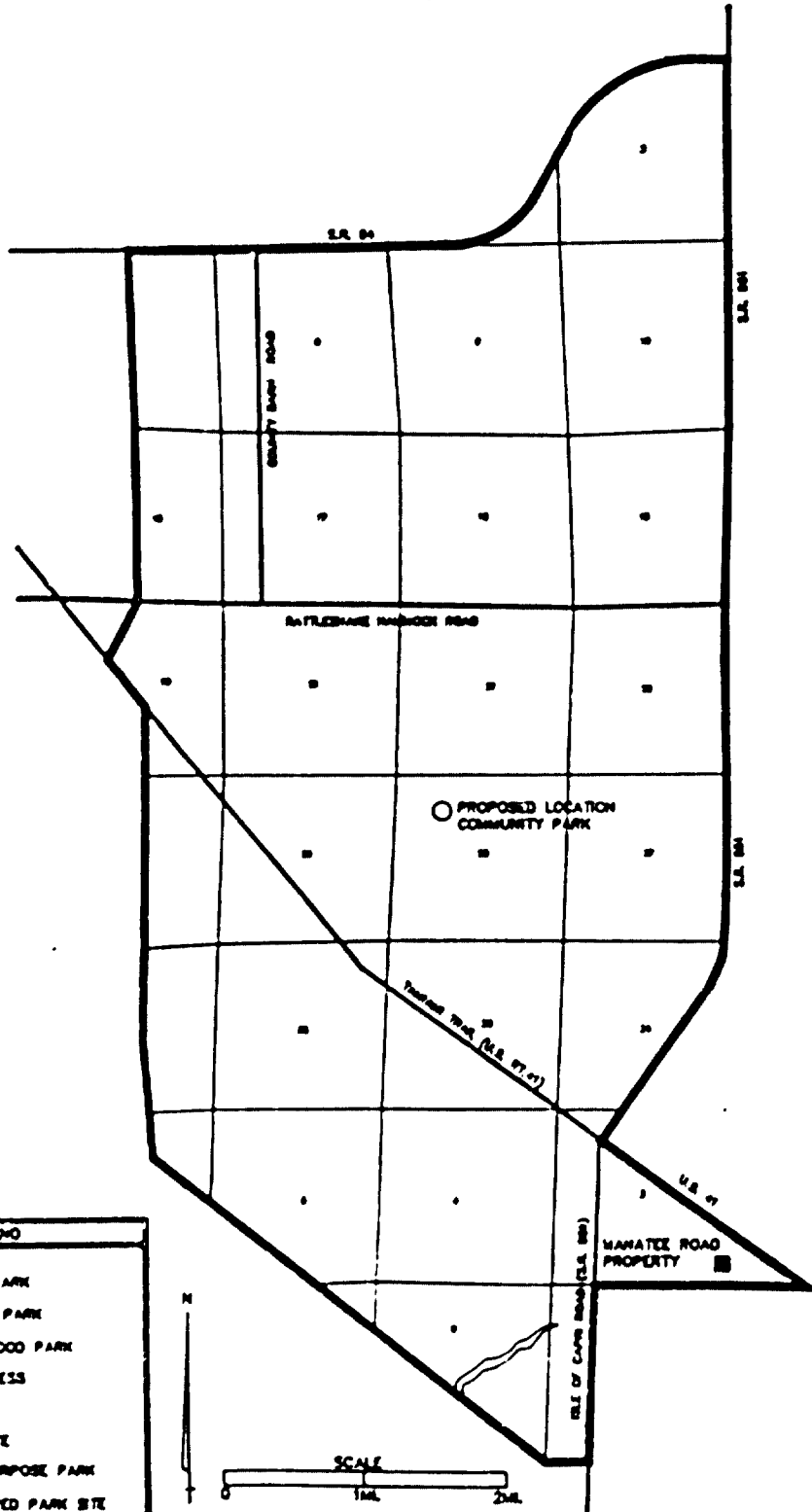
PLANNED PARKS AND RECREATION FACILITIES

MIAMI BEACH PLANNING COMMUNITY AREA
Miami Beach, Florida



PREPARED BY MIAMI BEACH PLANNING COMMUNITY DEVELOPMENT DEPARTMENT
MAY 1967

MAP P-8
PLANNED PARKS AND RECREATION FACILITIES
 SOUTH NAPLES PLANNING COMMUNITY AREA
 Collier County, Florida



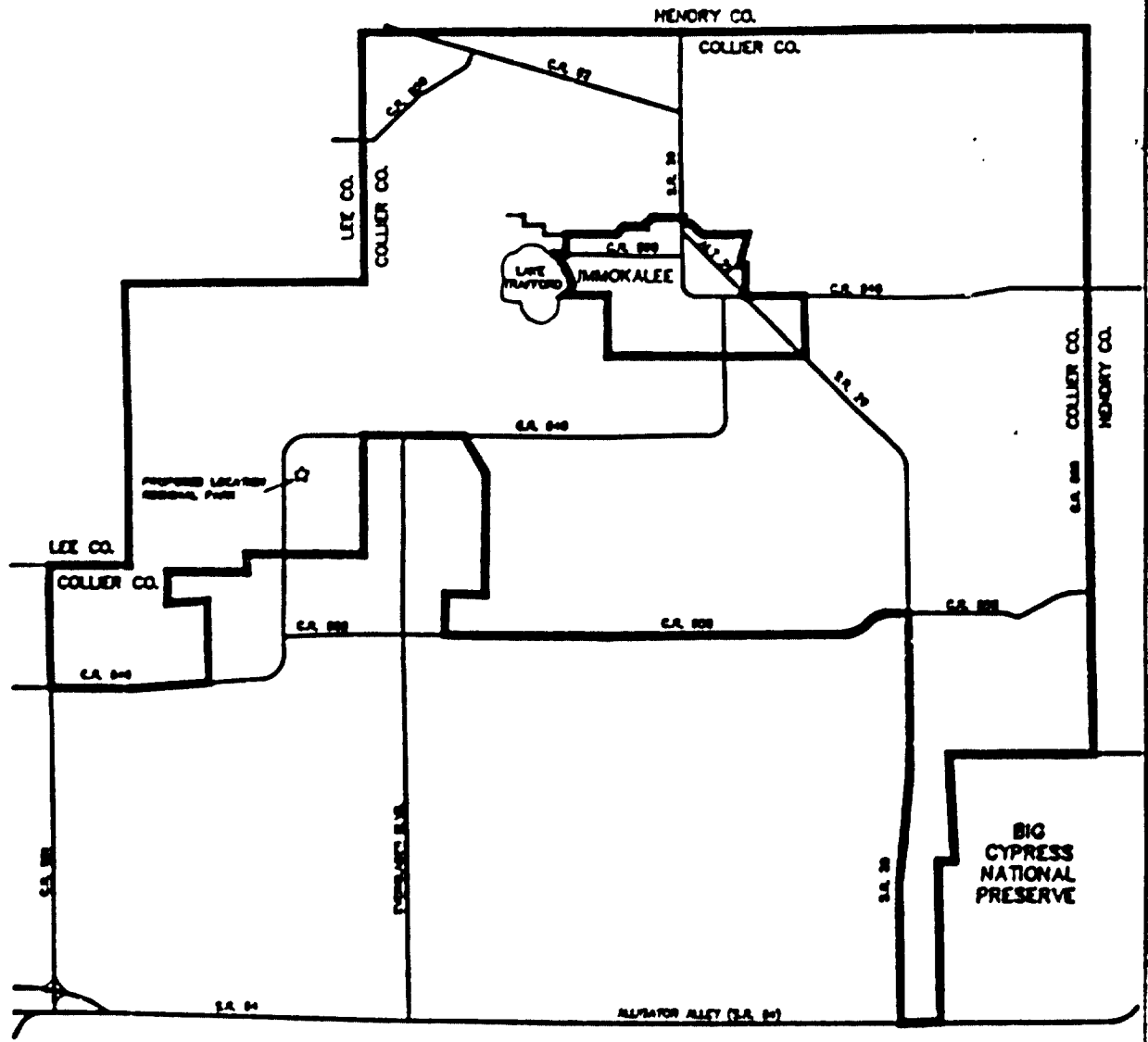
LEGEND	
☆	REGIONAL PARK
○	COMMUNITY PARK
●	NEIGHBORHOOD PARK
▲	BEACH ACCESS
△	BOAT RAMP
□	SCHOOL SITE
+	SPECIAL PURPOSE PARK
■	UNDEVELOPED PARK SITE

PREPARED BY COLLIER COUNTY COMMUNITY DEVELOPMENT DIVISION 11/67 FILE P-6096

MAP P-10

PLANNED PARKS AND RECREATION FACILITIES

CORKSCREW PLANNING COMMUNITY AREA
Collier County, Florida



LEGEND	
☆	REGIONAL PARK
○	COMMUNITY PARK
●	NEIGHBORHOOD PARK
▲	BEACH ACCESS
△	BOAT RAMP
□	SCHOOL SITE
+	SPECIAL PURPOSE PARK
■	UNDEVELOPED PARK SITE



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FILE P-10298

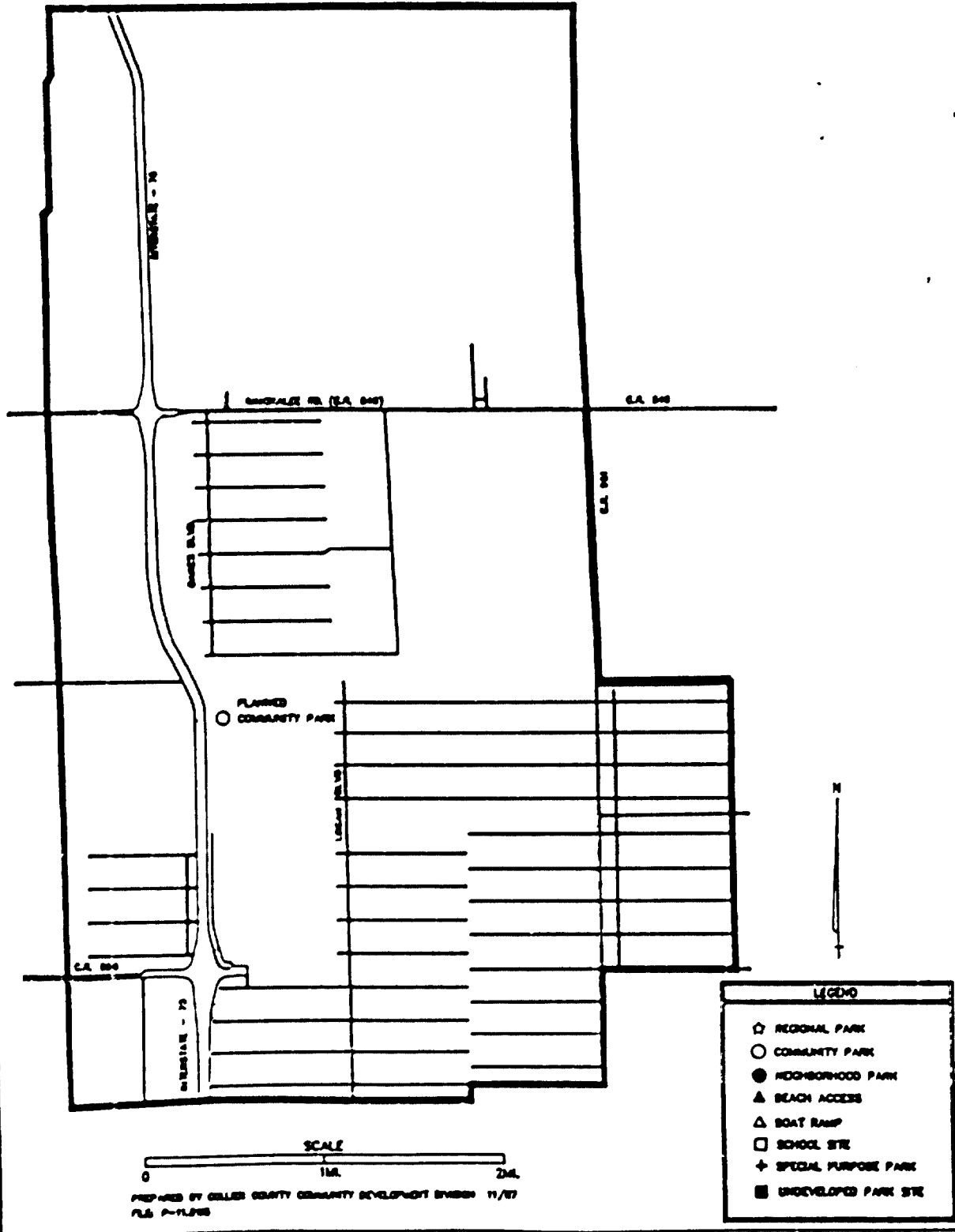
RO-II-71

BOOK 034 PAGE 324

MAP P-11

PLANNED PARKS AND RECREATION FACILITIES

URBAN ESTATES PLANNING COMMUNITY AREA
Collier County, Florida

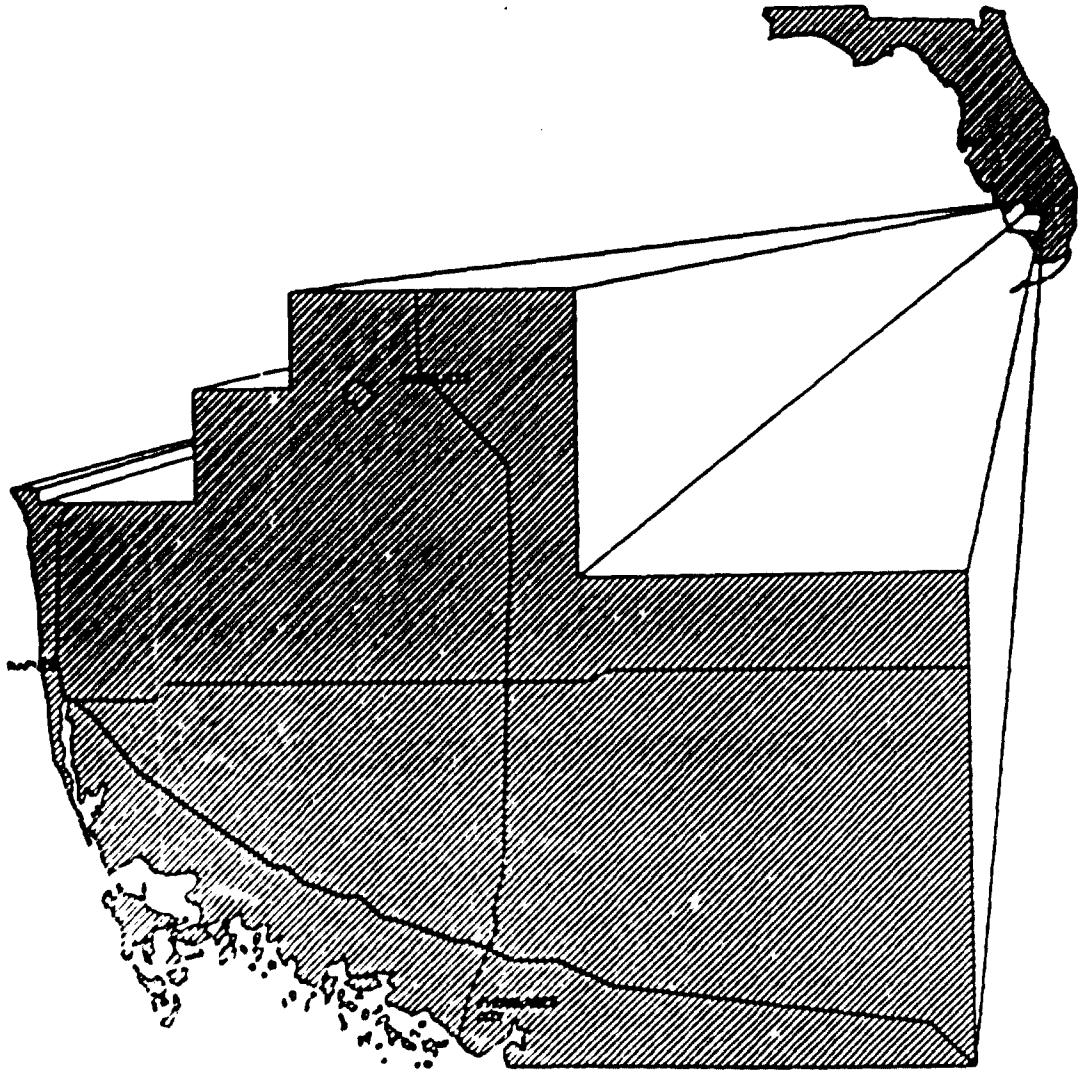


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FILE P-11/88

RO-11-72
BOOK 034 PAGE 325

COLLIER COUNTY GROWTH MANAGEMENT PLAN

INTERGOVERNMENTAL COORDINATION
ELEMENT



JANUARY 1989

BOOK 034 PAGE 326

**INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: Provide for the continual exchange of information and the use of any intergovernmental coordination mechanisms with Broward, Dade, Hendry, Lee and Monroe Counties, Cities of Everglades and Naples, Collier County School Board, Southwest Florida Regional Planning Council, and any other local, State, or Federal agency or governmental entity, and utility companies such as but not limited to Florida Power and Light, Lee County Electric Cooperative, General Telephone Service, Immokalee Water and Sewer District, Pelican Bay Improvement District, Marco Island Utilities, Inc., Florida Cities Water Company, Palmer Cablevision, Cablevision of Golden Gate and Telesat Cablevision, Inc., that may be impacted by Collier County's land, road or facility planning to resolve differences and to achieve compatible and coordinated plans.

OBJECTIVE 1.1:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, establish intergovernmental communication and level of service coordination mechanisms to be used by Collier County, Cities of Everglades and Naples, adjacent counties, the Collier County School Board, the State, and any other entity that provides a service but may not have land use authority.

Policy 1.1.1:

Collier County will continue to utilize existing coordination mechanisms, e.g., interlocal planning agreements, joint meetings and any other mechanism described in this element which promotes consistent planning activities.

Policy 1.1.2:

The Collier County Growth Management Department shall be the designated liaison to disseminate information on proposed Growth Management Plan amendments by the County which effect any of the entities listed in Objective 1.1.

Policy 1.1.3:

The Growth Management Department shall prepare and review an annual level of service monitoring report of the Growth Management Plan. The purpose of this report is to provide the affected entities with the information in order to evaluate and coordinate level of service standards.