

AN ORDINANCE AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY PROVIDING FOR: AMENDMENTS, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES, AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE ADOPTION AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, Collier County staff requested amendments to the Future Land Use Element and Future Land Use Map and Map Series to modify the Bayshore/Gateway Triangle Redevelopment Overlay (B/GTRO); modify FLUE Policy 5.1; modify applicability of the Office and Infill Commercial Subdistrict; update the Wellhead Protection Map; update the Future Land Use Map and Map Series to reflect annexations and other changes; make Future Land Use Map (FLUM) Boundary corrections in rural areas; and add clarity, correct date errors, and make other non-substantive text revisions; and

WHEREAS, Collier County did submit these Growth Management Plan amendments to the Department of Community Affairs for preliminary review on March 31, 2011; and

WHEREAS, the Department of Community Affairs did review the amendments to the Future Land Use Element and Future Land Use Map and Map series to the Growth Management Plan and transmitted its findings in writing to Collier County within the time provided by law; and

Words ~~struck through~~ are deletions; words underlined are additions,

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WHEREAS, Collier County has 60 days from receipt of the Objections, Recommendations, and Comments Report from the Department of Community Affairs to adopt, adopt with changes or not adopt the proposed amendments to the Growth Management Plan; and

WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and did hold public hearings concerning the adoption of the Future Land Use Element and Future Land Use Map and Map Series to the Growth Management Plan on September 13, 2011; and

WHEREAS, Collier County has gathered and considered additional information, data and analysis supporting adoption of these amendments, including the following: the Collier County Staff Report; the documents entitled Collier County Growth Management Plan Amendments and other documents, testimony and information presented and made a part of the record at the meetings of the Collier County Planning Commission held on July 21, 2011 and August 4, 2011, and the Collier County Board of County Commissioners held on September 13, 2011; and

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

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

SECTION ONE: ADOPTION OF AMENDMENTS TO THE GROWTH MANAGEMENT PLAN.

The Board of County Commissioners hereby adopts these amendments to the Future Land Use Element and Future Land Use Map and Map Series, in accordance with Section 163.3184, Florida Statutes. The text and maps of the amendments are attached hereto as Exhibit "A" and are incorporated by reference herein.

SECTION TWO: SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

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SECTION THREE: EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 13th day of Sept, 2011.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

by: *Dwight E. Brock*
Deputy Clerk
Attest as to Chairman's
signature only.

BY: *Fred W. Coyle*
FRED W. COYLE, Chairman

Approved as to form and
legal sufficiency:

Heidi Ashton-Cicko
Heidi Ashton-Cicko
Assistant County Attorney
Section Chief, Land Use/Transportation

CP\10-CMP-00782\25

This ordinance filed with the
Secretary of State's Office the
23rd day of September, 2011
and acknowledgement of that
filing received this 3rd day
of October 2011
By: *Melissa...*
Deputy Clerk

Words ~~struck through~~ are deletions; words underlined are additions,
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EXHIBIT "A"

FUTURE LAND USE ELEMENT

Policy 5.1:

All rezonings must be consistent with this Growth Management Plan. For properties that are zoned inconsistent with the Future Land Use Designation Description Section but have nonetheless been determined to be consistent with the Future Land Use Element, as provided for in Policies 5.9 through 5.13, the following provisions apply:

- a. For such commercially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity commercial zoning district as the existing zoning district, and provided the overall intensity of commercial land use allowed by the existing zoning district, except as allowed by Policy 5.11, is not exceeded in the new zoning district. The foregoing notwithstanding, such commercial properties may be approved for the addition of residential uses, in accordance with the Commercial Mixed Use Subdistrict, though an increase in overall intensity may result. A zoning change of such commercial-zoned properties to a residential zoning district is allowed as provided for in the Density Rating System of this Future Land Use Element.
- b. For such industrially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity industrial, or commercial, zoning district as the existing zoning district, and provided the overall intensity of industrial land use allowed by the existing zoning district is not exceeded in the new zoning district.
- c. For such residentially-zoned properties, zoning changes will be allowed provided the authorized number of dwelling units in the new zoning district does not exceed that authorized by the existing zoning district, and provided the overall intensity of development allowed by the new zoning district does not exceed that allowed by the existing zoning district.
- ~~d. For property deemed to be consistent with this Element pursuant to one or more of policies 5.9 through 5.13, said property may be combined and developed with other property, whether such other property is deemed consistent via those same policies or is deemed consistent with the Future Land Use Designation Description Section. For residential and mixed use developments only, the accumulated density between these properties may be distributed throughout the project, as provided for in the Density Rating System or the Commercial Mixed Use Subdistrict, as applicable.~~
- d. Any property deemed consistent may be combined and developed with other abutting property provided the density and intensity of development derived from the property deemed consistent is not increased.
- e. Overall intensity of development shall be determined based upon a comparison of public facility impacts as allowed by the existing zoning district and the proposed zoning district.

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 Row of asterisks (***) denotes break in text.

I. URBAN DESIGNATION

A. Urban Mixed Use District

5. Office and In-fill Commercial Subdistrict

The intent of this Subdistrict is to allow low intensity office commercial or infill commercial development on small parcels within the Urban Mixed Use District located along arterial and collector roadways where residential development, as allowed by the Density Rating System, may not be compatible or appropriate. Lower intensity office commercial development attracts low traffic volumes on the abutting roadway(s) and is generally compatible with nearby residential and commercial development. The criteria listed below must be met for any project utilizing this Subdistrict. For purposes of this Subdistrict, “abuts” and “abutting” excludes intervening public street, easement (other than utilities) or right-of-way, except for an intervening local street; and “commercial” refers to C-1 through C-5 zoning districts and commercial components of PUDs.

- a. The subject site is in the Urban-Mixed Use District.
- b. The subject site abuts a road classified as an arterial or collector on the Collier County Functional Class Map, as adopted in the Transportation Element.
- c. A rezone to commercial zoning is requested for the subject property in its entirety, up to a maximum of 12 acres. For a property greater than 12 acres in size, the balance of the property in excess of 12 acres is limited to an environmental conservation easement or open space. Under this provision, “open space” shall not include water management facilities unless said facilities are incorporated into a conservation or preservation area for the purpose of enhancement of the conservation or preservation area.
- d. The site abuts commercial zoning:
 - (i) On one side and that abutting commercial site is not within an infill Subdistrict in the Urban Mixed Use District or the Urban Commercial District non-commercial zoning on the other side; or,
 - (ii) On both sides.
- e. The abutting commercial zoning may be in the unincorporated portion of Collier County or in a neighboring jurisdiction.
- f. The depth of the subject property in its entirety, or up to 12 acres for parcels greater than 12 acres in size, for which commercial zoning is being requested, does not exceed the depth of the commercially zoned area on the abutting parcel(s). Where the subject site abuts commercial zoning on both sides, and the depth of the commercially zoned area is not the same on both abutting parcels, the Board of County Commissioners shall have discretion in determining how to interpret the depth of the commercially zoned area which cannot be exceeded, but in no case shall the depth exceed that on the abutting property with the greatest depth of commercial area. This discretion shall be applied on a case-by-case basis.
- g. Project uses are limited to office or low intensity commercial uses if the subject property abuts commercial zoning on one side only. For property abutting commercial zoning on both sides, the project uses may include those of the highest intensity abutting commercial zoning district.

- h. The subject property in its entirety was not created to take advantage of this provision, evidenced by its creation prior to the adoption of this provision in the Growth Management Plan on October 28, 1997.
- i. For those sites that have existing commercial zoning abutting one side only:
 - (i) commercial zoning used pursuant to this Subdistrict shall only be applied one time and shall not be expanded, except for aggregation of additional properties so long as all other criteria under this Subdistrict are met; and,
 - (ii) uses shall be limited so as to serve as a transitional use between the commercial zoning on one side and non-commercial zoning on the other side.
- j. For those sites that have existing commercial zoning abutting both sides, commercial zoning used pursuant to this Subdistrict shall only be applied one time and shall not be expanded, except for aggregation of additional properties so long as all other criteria under this Subdistrict are met.
- k. Lands zoned for support medical uses pursuant to the “1/4 mile support medical uses” provision in the Urban designation shall not be deemed “commercial zoning” for purposes of this Subdistrict.
- ~~l. For properties zoned commercial pursuant to any of the Infill Subdistricts in the Urban Mixed Use District or in the Urban Commercial District, said commercial zoning shall not qualify to cause the abutting property(s) to become eligible for commercial zoning under this Office and Infill Commercial Subdistrict.~~
- ~~m. l.~~ Land adjacent to areas zoned C-1/T on the zoning atlas maps, or other commercial zoning obtained via the former Commercial Under Criteria provision in the FLUE, shall not be eligible for a rezone under the Office and Infill Commercial Subdistrict, except through aggregation as provided in Paragraphs i. and j. above.
- ~~n. m.~~ For purposes of this Subdistrict, property abutting land zoned Industrial or Industrial PUD, or abutting lands zoned for Business Park uses pursuant to the Business Park Subdistrict, or abutting lands zoned for Research and Technology Park uses pursuant to the Research and Technology Park Subdistrict, shall also qualify for commercial zoning so long as all other criteria under the Office and Infill Commercial Subdistrict are met.
- ~~o. n.~~ At time of development, the project will be served by central public water and sewer.
- ~~p. o.~~ The project will be compatible with existing land uses and permitted future land uses on surrounding properties.
- ~~q. p.~~ The maximum acreage eligible to be utilized for the Office and Infill Commercial Subdistrict within the Urban Mixed Use District is 250 acres.

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II. AGRICULTURAL/RURAL DESIGNATION

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B. Rural Fringe Mixed Use District

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1. Transfer of Development Rights (TDR), and Sending, Neutral, and Receiving Designations

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C) Sending Lands

*** **

7. Permitted Uses:

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- f) ~~Essential Services necessary to serve permitted uses identified in Section 5-a) 7.a) through 5-e) 7.e) such as the following: private wells and septic tanks; utility lines, except sewer lines; sewer lines and lift stations, only if located within non-NRPA Sending Lands, and only if located within already cleared portions of existing rights-of-way or easements, and if necessary to serve the Rural Transition Water and Sewer District; and, water pumping stations necessary to serve the Rural Transition Water and Sewer District.~~
- g) Essential Services as follows, necessary to serve Urban areas or the Rural Transition Water and Sewer District: utility lines, except sewer lines; sewer lines and lift stations, only if located within non-NRPA Sending Lands, and only if located within already cleared portions of existing rights-of-way or easements; and, water pumping stations and raw water wells.
- g) h) Essential Services necessary to ensure public safety.
- h) i) Oil and gas exploration. Where practicable, directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized to minimize impacts to native habitats.

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II. CONSERVATION DESIGNATION

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The following uses are authorized in this Designation.

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- h. ~~Essential Services necessary to serve permitted uses identified in Section a through g above such as the following: private wells and septic tanks; utility lines, except sewer lines; sewer lines and lift stations, only if located within non-NRPA Conservation Lands, and only if located within already cleared portions of existing rights-of-way or easements, and if necessary to serve a publicly owned or privately owned central sewer system providing service to urban areas and/or the Rural Transition Water and Sewer District; and, water pumping stations necessary to serve a publicly owned or privately owned central water system providing service to urban areas and/or the Rural Transition Water and Sewer District.~~

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- i. Essential Services as follows, necessary to serve Urban areas or the Rural Transition Water and Sewer District: utility lines, except sewer lines; sewer lines and lift stations, only if located within non-NRPA Conservation Lands, and only if located within already cleared portions of existing rights-of-way or easements, and if necessary to serve a publicly owned or privately owned central sewer system providing service to urban areas and/or the Rural Transition Water and Sewer District; and, water pumping stations and raw water wells necessary to serve a publicly owned or privately owned central water system providing service to urban areas and/or the Rural Transition Water and Sewer District.
- ± j. Essential Services necessary to ensure public safety.
- ± k. Oil extraction and related processing. Where practicable, directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized to minimize impacts to native habitats.

The following uses may be permitted as Conditional Uses:

- a) The following uses are conditionally permitted subject to approval through a public hearing process:
 - (1) Essential services not identified above in Paragraph h., i. and ± j. Within one year, Collier County will review essential services currently allowed in the Land Development Code and will define those uses intended to be conditionally permitted in Conservation designated lands. During this one-year period or if necessary until a comprehensive plan amendment identifying conditionally permitted essential services, no conditional uses for essential services within Conservation designated lands shall be approved.

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F. Bayshore/Gateway Triangle Redevelopment Overlay

The Bayshore/Gateway Triangle Redevelopment Overlay, depicted on the Future Land Use Map, is within the boundaries of the Bayshore/Gateway Triangle Redevelopment Plan adopted by the Board of County Commissioners on ~~March 14, 2000~~ June 13, 2000. The intent of the redevelopment program is to encourage the revitalization of the Bayshore/Gateway Triangle Redevelopment Area by providing incentives that will encourage the private sector to invest in this urban area. This Overlay allows for additional neighborhood commercial uses and higher residential densities that will promote the assembly of commercial uses and higher residential densities that will promote the assembly of property, or joint ventures between property owners, while providing interconnections between properties and neighborhoods. The intent of this Overlay is to allow for more intense development in an urban area where urban services are available. One or more zoning overlays will be adopted into the Collier County Land Development Code to aid in the implementation of this Overlay. The following provisions and restrictions apply to this Overlay:

- 1. **Mixed-Use Development:** Mix of residential and commercial uses are permitted. For such development, commercial uses are limited to C-1 through C-3 zoning district uses; ~~plus~~ hotel/motel use; theatrical producers (except motion picture), bands, orchestras, and entertainers; and, uses as may be allowed by applicable FLUE

Policies. Mixed-use projects will be pedestrian oriented and are encouraged to provide access (vehicular, pedestrian, bicycle) to nearby residential areas. The intent is to encourage pedestrian use of the commercial area and to provide opportunity for nearby residents to access these commercial uses without traveling onto major roadways. Parking facilities are encouraged to be located in the rear of the buildings with the buildings oriented closer to the major roadway to promote traditional urban development.

2. Residential uses are allowed within this Overlay. Permitted density shall be as determined through application of the Density Rating System, and applicable FLUE Policies, except as provided below and except as may be limited by a zoning overlay.
3. Non-residential/non-commercial uses allowed within this Overlay include essential services; parks, recreation and open space uses; water-dependent and water-related uses; child care centers; community facility uses; safety service facilities; and utility and communication facilities.
4. Properties with access to US-41 East are allowed a maximum density of 12 residential units per acre. In order to be eligible for this higher density, the project must be integrated into a mixed-use development with access to existing neighborhoods and adjoining commercial properties and comply with the standards identified in Paragraph #8, below, except for mixed use projects developed within the “mini triangle” catalyst project site as identified on the Bayshore/Gateway Triangle Redevelopment Overlay Map. The “mini triangle” project site is eligible for the maximum density of 12 units per acre, with development standards as contained in the Gateway Triangle Mixed Use District zoning overlay, adopted February 28, 2006 (Ordinance No. 06-08), and amended December 14, 2006 (Ordinance No. 06-63). For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies, except as may be limited by a future zoning overlay.
5. Properties with access to Bayshore Drive, are allowed a maximum density of 12 residential units per acre. In order to be eligible for this higher density, the project must be integrated into a mixed-use development with access to existing neighborhoods and adjoining commercial properties and must comply with the standards identified in Paragraph #8, below. For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies, except as may be limited by a future zoning overlay.
6. For parcels currently within the boundaries of Mixed Use Activity Center #16, land uses will continue to be governed by the Mixed Use Activity Center Subdistrict. A zoning overlay may be developed for these properties within the Mixed Use Activity Center to provide specific development standards.
7. Existing zoning districts for some properties within the Bayshore/Gateway Triangle Redevelopment Overlay allow uses, densities and development standards that are inconsistent with the uses, densities and development standards allowed within this Overlay. These properties are allowed to develop and redevelop in accordance with their existing zoning until such time as a zoning overlay is adopted which may limit such uses, densities and development standards.

- 8. To qualify for 12 dwelling units per acre, as provided for in paragraphs #4 and #5 above, mixed use projects within the Bayshore/Gateway Triangle Redevelopment Overlay must comply with the following standards:
 - a. Buildings containing only commercial uses are limited to a maximum height of three stories.
 - b. Buildings containing only residential uses are limited to a maximum height of three stories except such buildings are allowed a maximum height of four stories if said residential buildings are located in close proximity to US-41.
 - c. Buildings containing mixed use (residential uses over commercial uses) are limited to a maximum height of four stories.
 - d. Hotels/motels will be limited to a maximum height of four stories.
 - ~~e. For purposes of this Overlay, each building story may be up to 14 feet in height.~~
 - f. e. For mixed-use buildings, commercial uses are permitted on the first two stories only.
 - ~~g.~~ f. Each building containing commercial uses only is limited to a maximum building footprint of 20,000 square feet gross floor area.
 - ~~h.~~ g. One or more zoning overlays may be adopted which may include more restrictive standards than listed above in Paragraphs ~~a~~ a-f.
- 9. For all properties outside of the Coastal High Hazard Area, any eligible density bonuses, as provided in the Density Rating System, are in addition to the eligible density provided herein. However, for properties within the Coastal High Hazard Area (CHHA), only the affordable-workforce housing density bonus, as provided in the Density Rating System, is allowed in addition to the eligible density provided herein. For all properties, the maximum density allowed is that specified under Density Conditions in the Density Rating System.
- 10. A maximum of 388 dwelling units are permitted to be utilized in this Overlay for density bonuses, as provided in paragraphs #4 and #5 above, for that portion of the Overlay lying within the CHHA only. This 388 dwelling unit density bonus pool corresponds with the number of dwelling units previously entitled to the botanical gardens sites prior to their rezone in 2003 to establish the Naples Botanical Gardens PUD. The "mini triangle" catalyst project is not subject to this density bonus pool.
- 11. The Botanical Garden, Inc. properties located in Section 23, Township 50 South, Range 25 East, and shown on the Bayshore/Gateway Triangle Redevelopment Overlay Map, shall be limited to non-residential uses except for caretaker, dormitory, and other housing integrally related to the Botanical Garden or other institutional and/or recreational open space uses.

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FUTURE LAND USE MAP SERIES
 Future Land Use Map
 Mixed Use & Interchange Activity Center Maps
 Properties Consistent By Policy (5.9, 5.10, 5.11, 5.12)
[no further changes]

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Words underlined are added; words ~~struck through~~ are deleted.
 Row of asterisks (*** *** ***) denotes break in text.

FUTURE LAND USE MAP (countywide)

- Expand Incorporated Areas to reflect City of Naples annexations of the Collier Park of Commerce, on west side of Airport-Pulling Road; a portion of the Wilderness Country Club PUD commercial tract, on east side of Goodlette-Frank Road; and, the Bridges at Gordon River project, on south side of Golden Gate Parkway.
- Correct South Golden Gate Estates NRPA boundary at US41, Port of the Islands and at I-75: shift boundary north so it follows I-75, follows US41, and follows the south line of Sections 33, 34, 35, Township 51 South, Range 28 East (so is no longer over Port of the Islands Urban area).
- Correct Agricultural/Rural boundary near US41/CR29/Everglades City: shift boundary to west to run along CR29, to follow ACSC boundary, and to follow west Section line of Sections 28 & 33, Township 52 South, Range 29 East; and, shift boundary to south to follow US41.
- Correct Ag/Rural-RLSA-Conservation boundary along CR850: remove jog along common line for Sections 8 & 9, Township 46 South, Range 28 East - from near southeast corner of Section 7, boundary should run along CR850 to the northeast.
- In map legend, add Interchange symbol under Overlays and Special Features and label: "Interchange."

FUTURE LAND USE MAP – MAP SERIES

Activity Center Index Map.

Revise Activity Center #18 boundary to match the boundary on Activity Center #18 Map, to reflect prior expansion in southeast quadrant. Revise Activity Center #14 boundary to reflect City of Naples annexation of the Bridges at Gordon River project, in southeast quadrant. Revise City of Naples boundary to reflect City of Naples annexations of Hole-in-the-Wall Golf Club, on east side of Goodlette-Frank Road; and, Collier Park of Commerce, on west side of Airport-Pulling Road.

All Activity Center Maps.

Revise to update underlying map features – zoning, lot/parcel creation, street names, etc. – and to reflect parcel development and generalized building footprints.

Activity Center #12 Map.

Revise City of Naples boundary to reflect City of Naples annexations of Moorings Park, on east side of Goodlette-Frank Road; and, a church zoned RSF-4, on south side of Seagate Drive.

Activity Center #14 Map.

Revise Activity Center #14 boundary to reflect City of Naples annexation of the Bridges at Gordon River project, in southeast quadrant. Revise City of Naples boundary to reflect City of Naples annexation of a portion of Wilderness Country Club PUD commercial tract, on east side of Goodlette-Frank Road.

Map FLUE-10, Consistent by Policy Map.

Revise City of Naples boundary to reflect City of Naples annexations of the Bridges at Gordon River project, on south side of Golden Gate Parkway; a church zoned RSF-4, on south side of Seagate Drive; Hole-in-the-Wall Golf Club, on east side of Goodlette-Frank Road; and, Collier Park of Commerce, on west side of Airport-Pulling Road.

Rivers and Floodplains Map.

Revise City of Naples boundary to reflect City of Naples annexations of Hole-in-the-Wall Golf Club, on east side of Goodlette-Frank Road; Collier Park of Commerce, on west side of Airport-Pulling Road; and, the Bridges at Gordon River project, on south side of Golden Gate Parkway.

Estuarine Bays Map.

Revise City of Naples boundary to reflect City of Naples annexations of Hole-in-the-Wall Golf Club, on east side of Goodlette-Frank Road; Collier Park of Commerce, on west side of Airport-Pulling Road; and, the Bridges at Gordon River project, on south side of Golden Gate Parkway.

Soils Map.

Revise City of Naples boundary to reflect City of Naples annexations of Hole-in-the-Wall Golf Club, on east side of Goodlette-Frank Road; Collier Park of Commerce, on west side of Airport-Pulling Road; and, the Bridges at Gordon River project, on south side of Golden Gate Parkway.

Existing Commercial Mineral Extraction Sites Map.

Revise City of Naples boundary to reflect City of Naples annexations of Hole-in-the-Wall Golf Club, on east side of Goodlette-Frank Road; Collier Park of Commerce, on west side of Airport-Pulling Road; and, the Bridges at Gordon River project, on south side of Golden Gate Parkway.

Stewardship Overlay Map.

Amend to add additional approved Stewardship Sending Areas (SSAs 10-15), as required by Policy 1.6 of the Rural Lands Stewardship Area Overlay, and to correct the boundaries of SSA 7.

Collier County Wellhead Protection Areas and Proposed Wellfields and ASRs Map

Replace existing map with proposed map that reflects the latest hydrologic modeling, as required by Objective 1 of the Natural Groundwater Aquifer Recharge Sub-Element and subsequent policies, and Objective 3.3 of the Conservation and Coastal Management Element and subsequent policies.

CPS-2010-2 Exhibit A as approved by CCPC 1-20-11
 G:\Comprehensive\COMP PLANNING\GMP DATA\Comp Plan Amendments\2009-2010 Combined Cycles petitions\2010 Cycle Petitions\CPS-2010-2 batch\Exhibit A Transmittal CPS-2010-2
 dw\7-26-10 & 9-24-10 & 11-8-10 & 11-9-10

EXHIBIT "A"

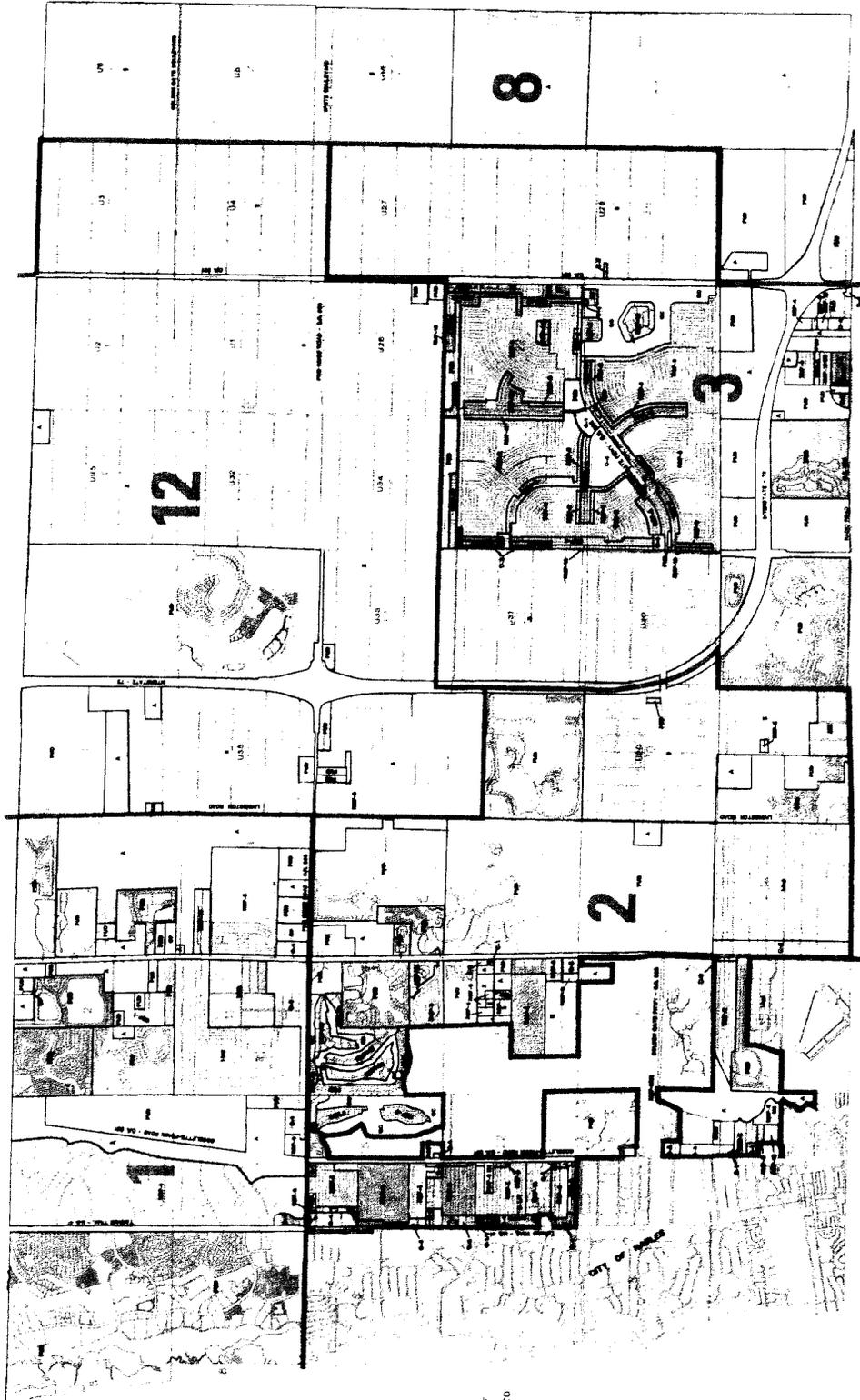
R 25 E

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DRAFT

MAP FLUE-10

EXISTING ZONING CONSISTENT WITH FLUE BY POLICY 5.9, 5.10, 5.II, 5.12
COLLIER COUNTY, FLORIDA
TOWNSHIP 49, RANGE 25 & 26



GULF MEXICO

LEGEND

- UNZONED
- RESIDENTIAL SINGLE-FAMILY (RS)
- RESIDENTIAL MEDIUM-DENSITY (RM)
- RESIDENTIAL HIGH-DENSITY (RH)
- COMMERCIAL GENERAL (CG)
- COMMERCIAL OFFICE (CO)
- COMMERCIAL RETAIL (CR)
- INDUSTRIAL GENERAL (IG)
- INDUSTRIAL MEDIUM-DENSITY (IM)
- INDUSTRIAL HIGH-DENSITY (IH)
- UTILITIES (U)
- TRANSPORTATION (T)
- PARKS AND RECREATION (P)
- PUBLIC UTILITIES (PU)
- AIRPORTS (A)
- MARINE (M)
- SPECIAL USE (SU)

PREPARED BY: J. L. ...
 DATE: ...
 SCALE: ...

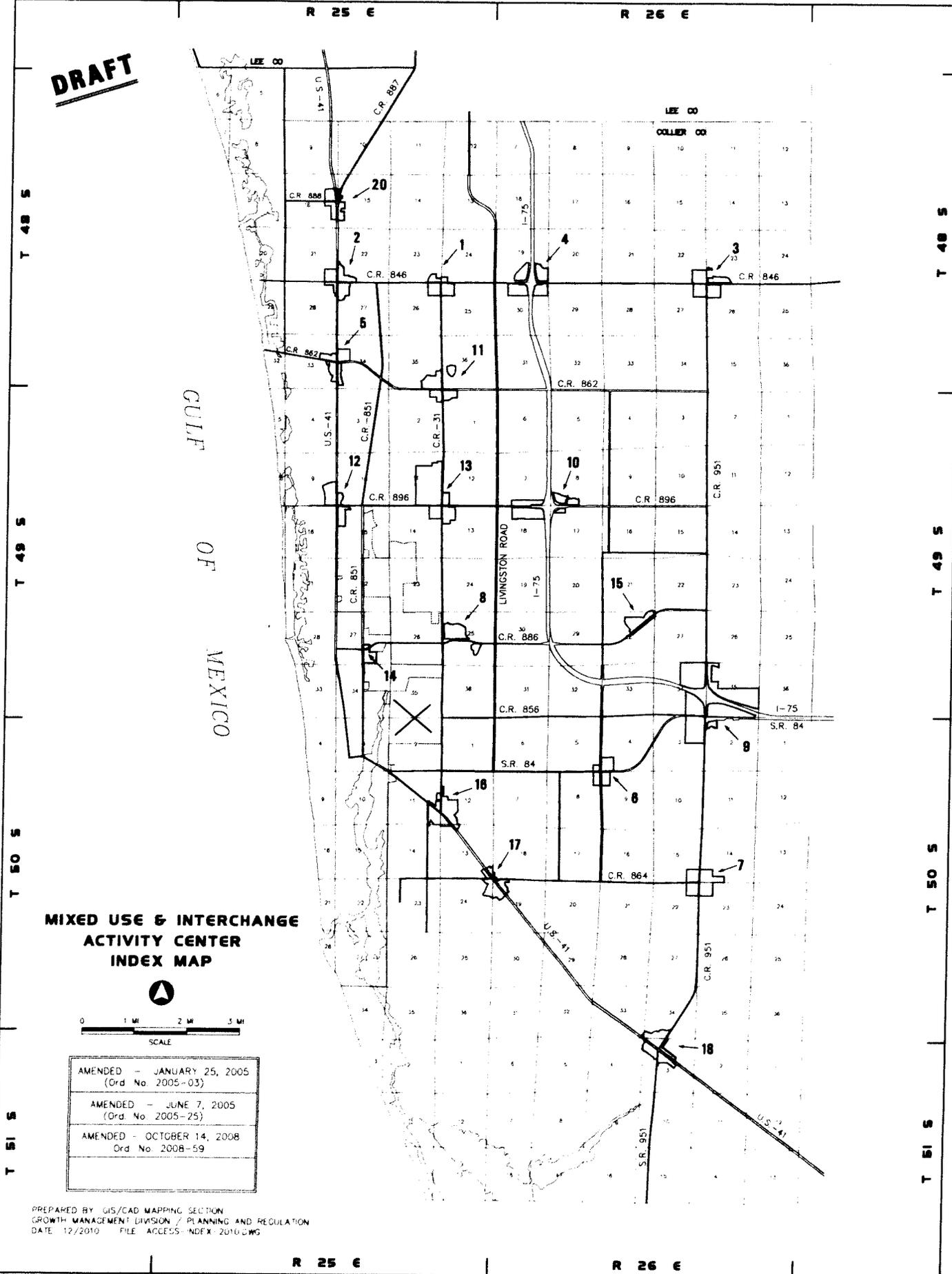
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**MIXED USE & INTERCHANGE
ACTIVITY CENTER
INDEX MAP**

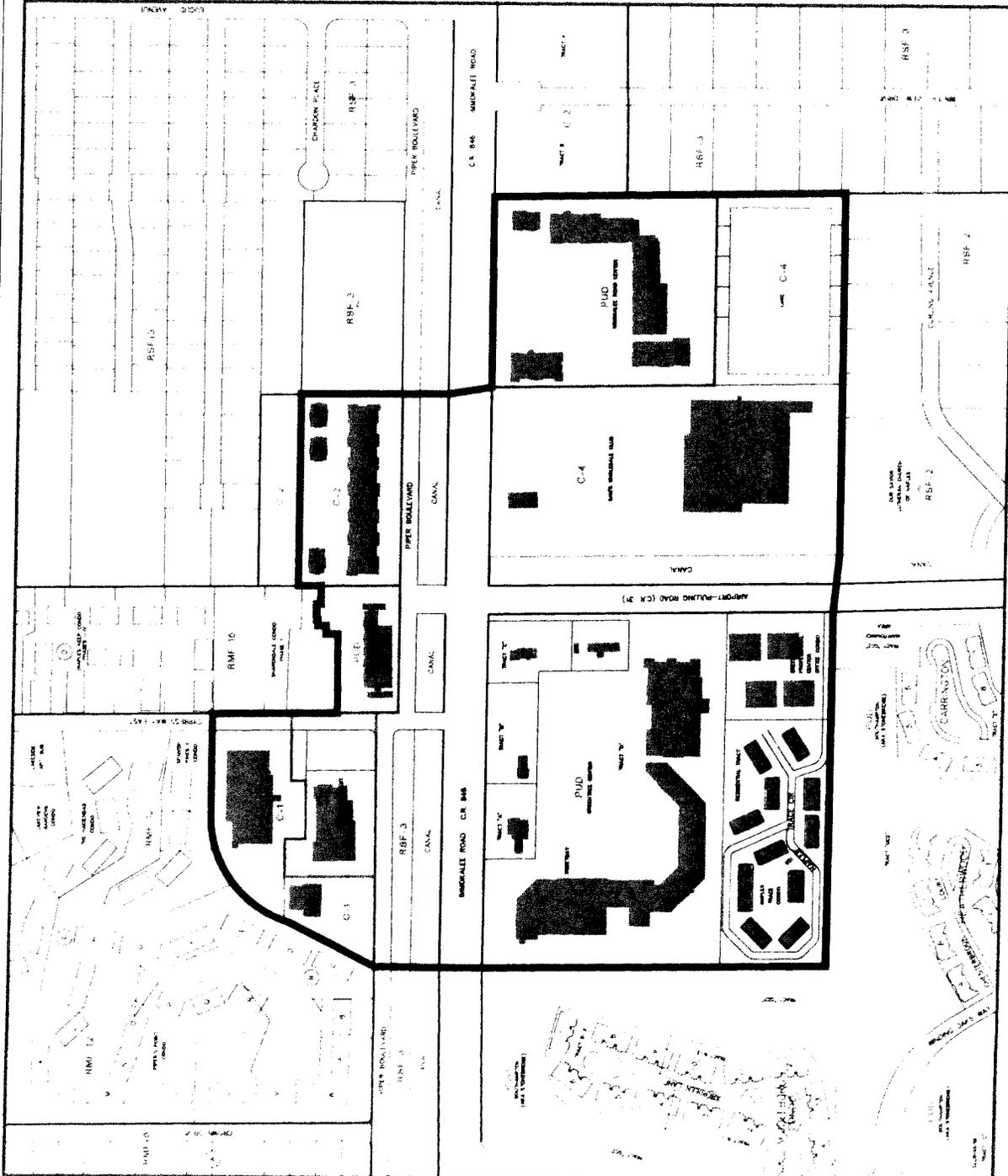


Legend box containing three entries with dates and ordinance numbers.

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 12/2010 FILE: ACCESS-INDEX_2010.DWG

ACTIVITY CENTER #1

IMMOKALEE ROAD C/E R46 AIRPORT-BULLING ROAD C/E R31
 Collier County, Florida



LEGEND

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



PREPARED BY: GUYTON, HARRISON, & CO., INC.
 DATE: 08/20/2009
 FILE NO: 2009-0001
 SHEET: 2 OF 2

ACTIVITY CENTER #3

INDUCKALEE ROAD (CR 986) - CR 981

Center County, Pennsylvania

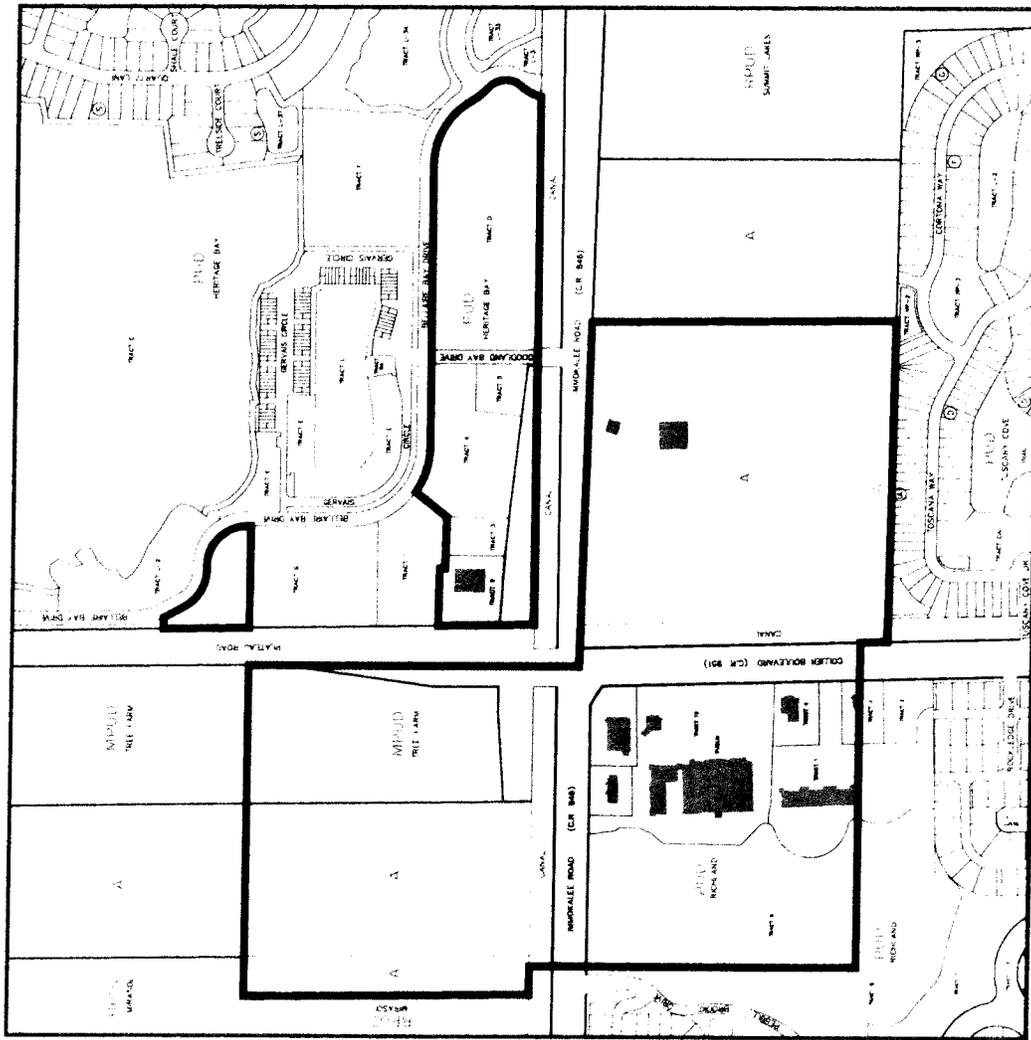
THIS IS A PRELIMINARY ZONING MAP. THE ZONING MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING MAP IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.

APPROVED BY THE BOARD OF SUPERVISORS AND THE BOARD OF PLANNING AND REGULATORY AFFAIRS.

DATE: 11/15/2010

BY: [Signature]

FOR: ALLOCATION OF LAND FROM OTHER ACTIVITY CENTERS



LEGEND

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



PREPARED BY: JESSICA MARTINEZ, SECTION
PLANNING AND REGULATORY AFFAIRS
DATE: 11/15/2010

ACTIVITY CENTER #4
 INDIANLAKE ROAD (R 846) INTERSTATS 75
 Collier County, Florida



LEGEND

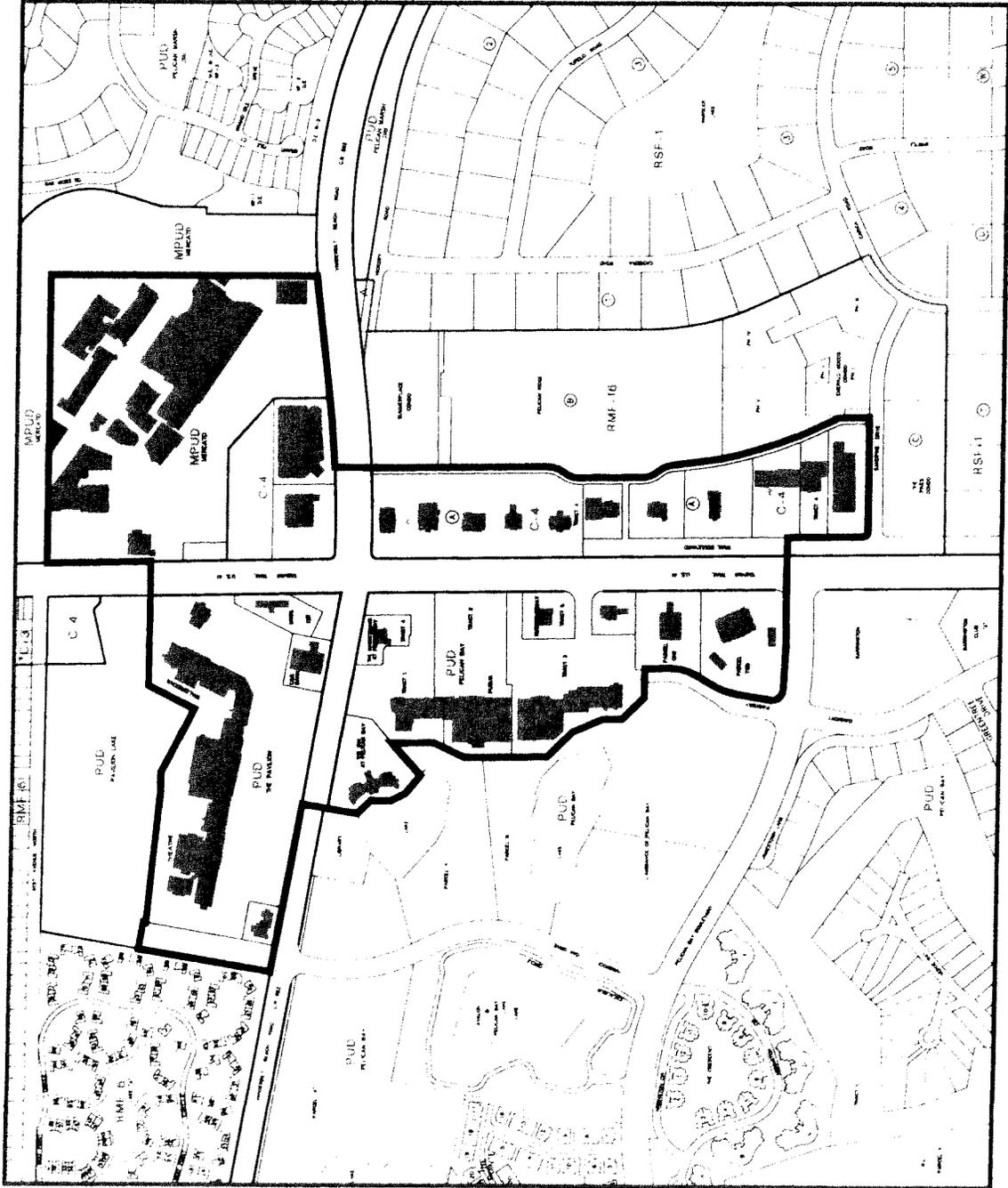
- ACTIVITY CENTER BOUNDARY
- R-13 EXISTING ZONING
- EXISTING BUILDINGS AND STRUCTURES
- EXISTING ZONING
- DEVELOPED AND USE

SCALE
 1" = 100 FT.

PREPARED BY: COLLEGE MAPS AND SURVEYING AND REGULATION
 DATE: 12/2010

ACTIVITY CENTER #5

VANDERBILT BEACH ROAD KCR #62 TAMPAH TRAIL R.R. 43
 Collier County, Florida



LEGEND

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



PREPARED BY: CIVIL ENGINEERING SECTION
 APPROPRIATE MANAGEMENT DIVISION / PLANNING AND REGULATION
 DATE: 12/20/2009

ACTIVITY CENTER #7

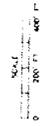
BATTLENAVE HAMBOUR ROAD (CR 541) - CR 541

Other: Existing, Future

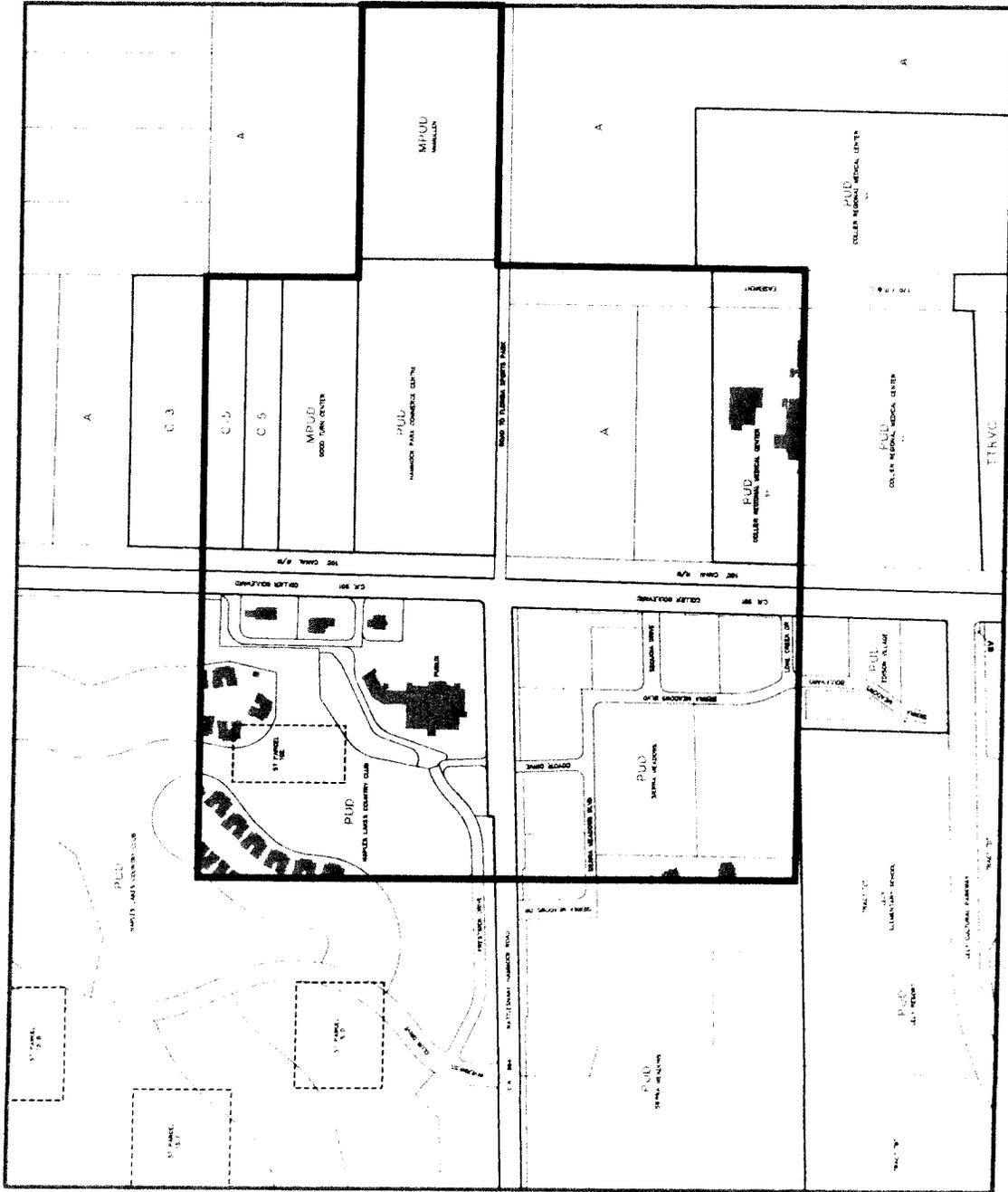
AMENDED - SEPTEMBER 10, 2003
 (M.C. No. 2003-44)

LEGEND

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



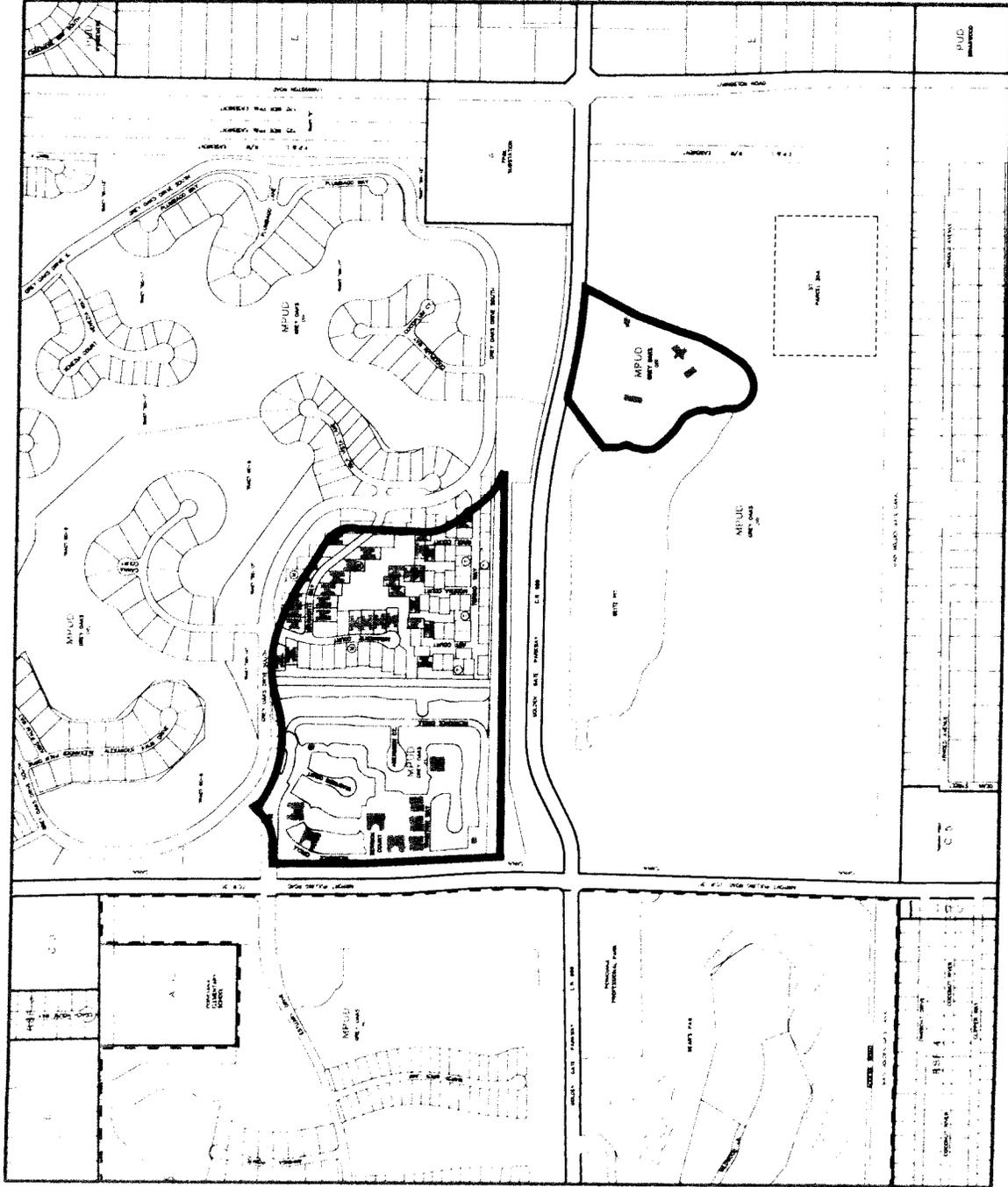
PREPARED BY: GIS CAD MAPPING SECTION
 DATE: 09/10/2003
 FILE: ACT 2003.DWG
 DATE: 07/20/03



ACTIVITY CENTER #8

1800 FILLMORE ROAD P.O. BOX 100000 DALLAS TEXAS 75210-0000
 Dallas County, Texas

THIS IS A MAPS PLANNED ACTIVITY CENTER
 ACCORDING TO THE COMPILATION AND ADOPTION
 NOTE: ALLOCATION TAKES FROM OTHER ACTIVITY CENTERS



LEGEND

- ACTIVITY CENTER BOUNDARY
- RSE J EXISTING ZONING
- DEVELOPED LAND USE
- EXISTING BUILDINGS AND STRUCTURES

SCALE
 0 100 200 300 FT

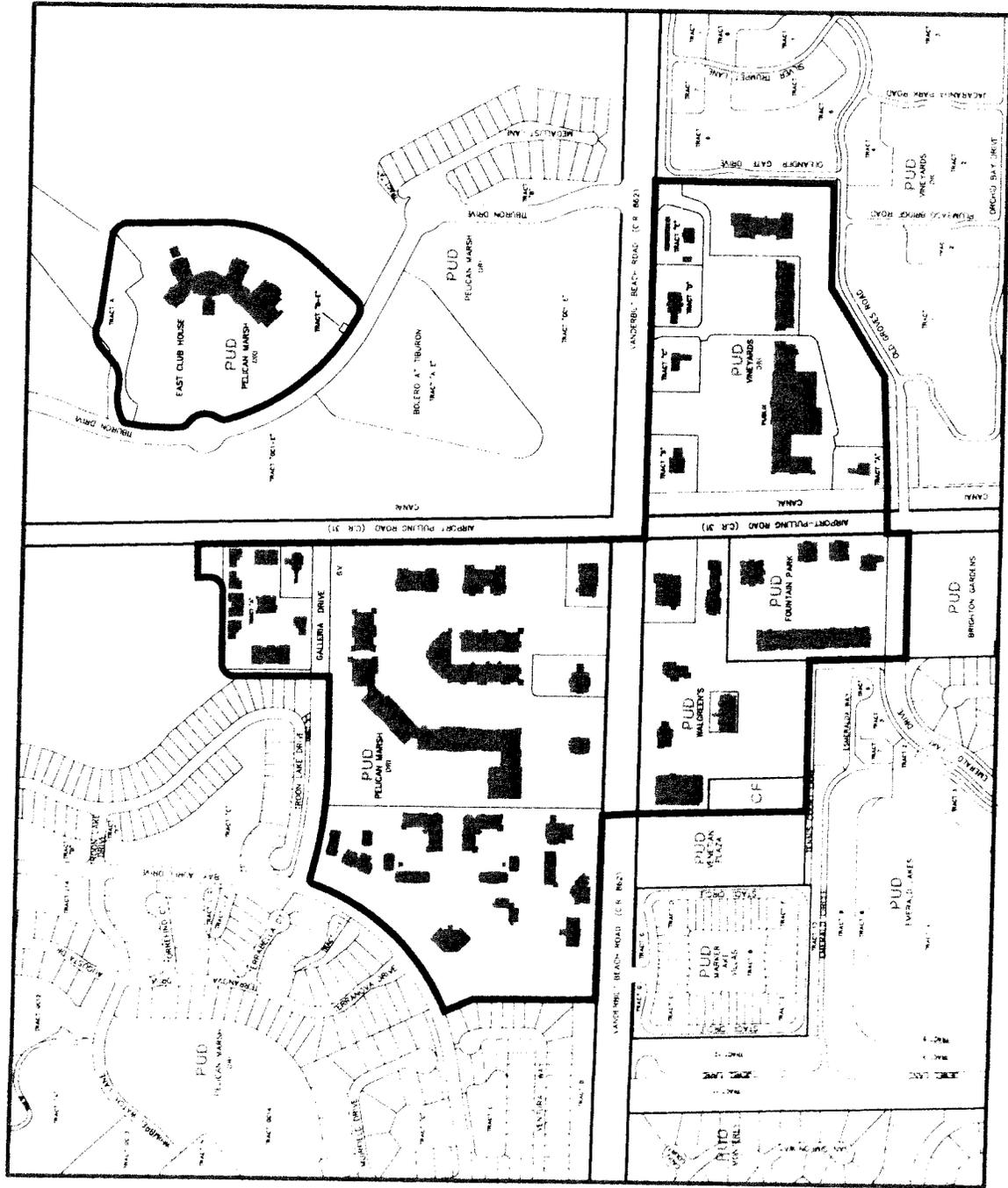
PREPARED BY: URS, CAD DRAWING SECTION
 PROJECT MANAGEMENT DIVISION, PLANNING AND REGULATION
 FILE: 1800-FILLMORE DATE: 12/20/00

ACTIVITY CENTER #11

VANDERBILT BEACH ROAD (CR 10) - AIRPORT-FULLING ROAD (CR 11)

City of Orlando, Florida

THIS IS A PLANNED PLANNING ACTIVITY CENTER. ACCORDING TO THE ZONING AND LAND USE ALLOCATION TABLE FROM OTHER ACTIVITY CENTERS.



LEGEND

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

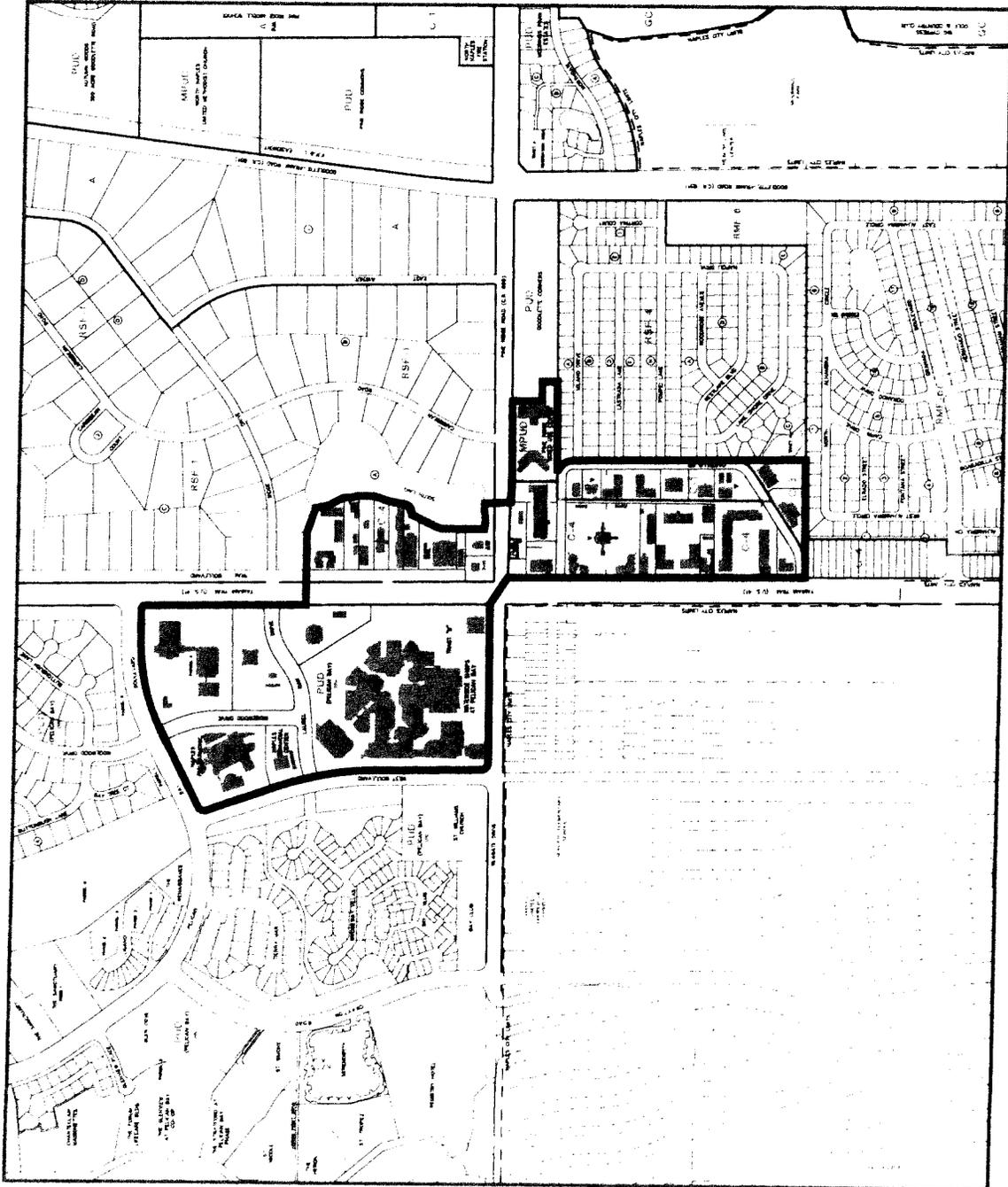


PREPARED BY: U.S. GEO. SURVEYING & MAPPING DIVISION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
FILE: 4031-2010 DMC DATE: 12/20/10

ACTIVITY CENTER #12

TAMIAMI TRAIL (U.S. 91) - PINE RIDGE ROAD (C.R. 696)

Official Community Map

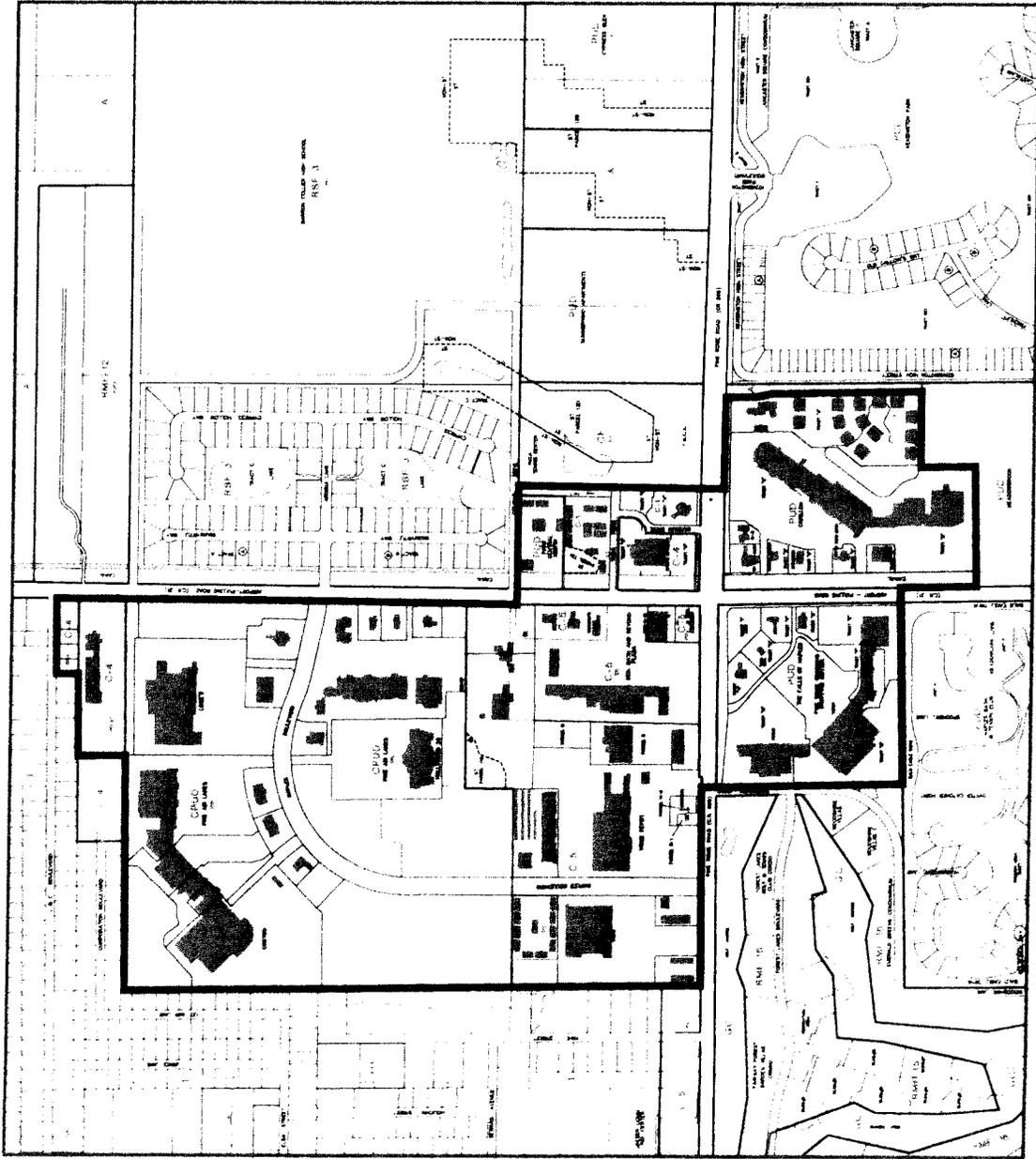


PREPARED BY: J.C. HARRIS, INC.
GROWTH MANAGEMENT DIVISION - PLANNING AND REGULATION
REF: AC17-2000086 - DATE: 12/20/00

ACTIVITY CENTER #13

AIRPORT-PULLING ROAD (E. 31) - PINE RIDGE ROAD (E. 80)

City of Lincoln, Nebraska



AMENDED - DECEMBER 1, 2007
Ord. No. 2607-06

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSP - EXISTING ZONING
- DEVELOPED - AND USE
- EXISTING BUILDINGS AND STRUCTURES

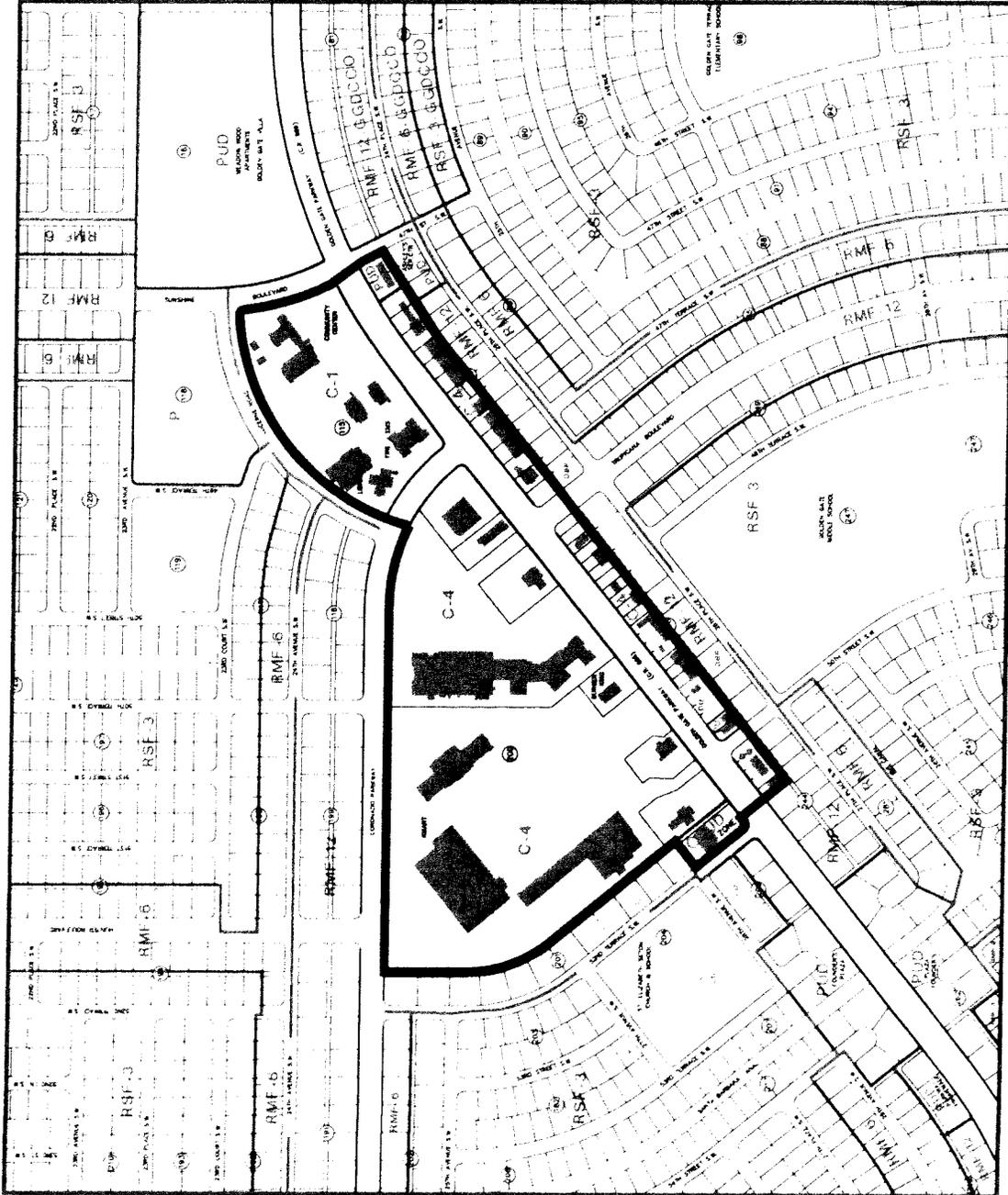
SCALE
1" = 100' FT

PREPARED BY: JESSE WATSON, M. S., C.E.
CITY ENGINEER
DIVISION OF PLANNING AND REGULATION
DATE: 12/1/2007

ACTIVITY CENTER #15

GOLDEN GATE PARKWAY R.J.R. TRACT - COLORADO PARKWAY

CDOT - DENVER, COLORADO



AMENDED JANUARY 25, 2005
Ord. No. 2005-3

LEGEND

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

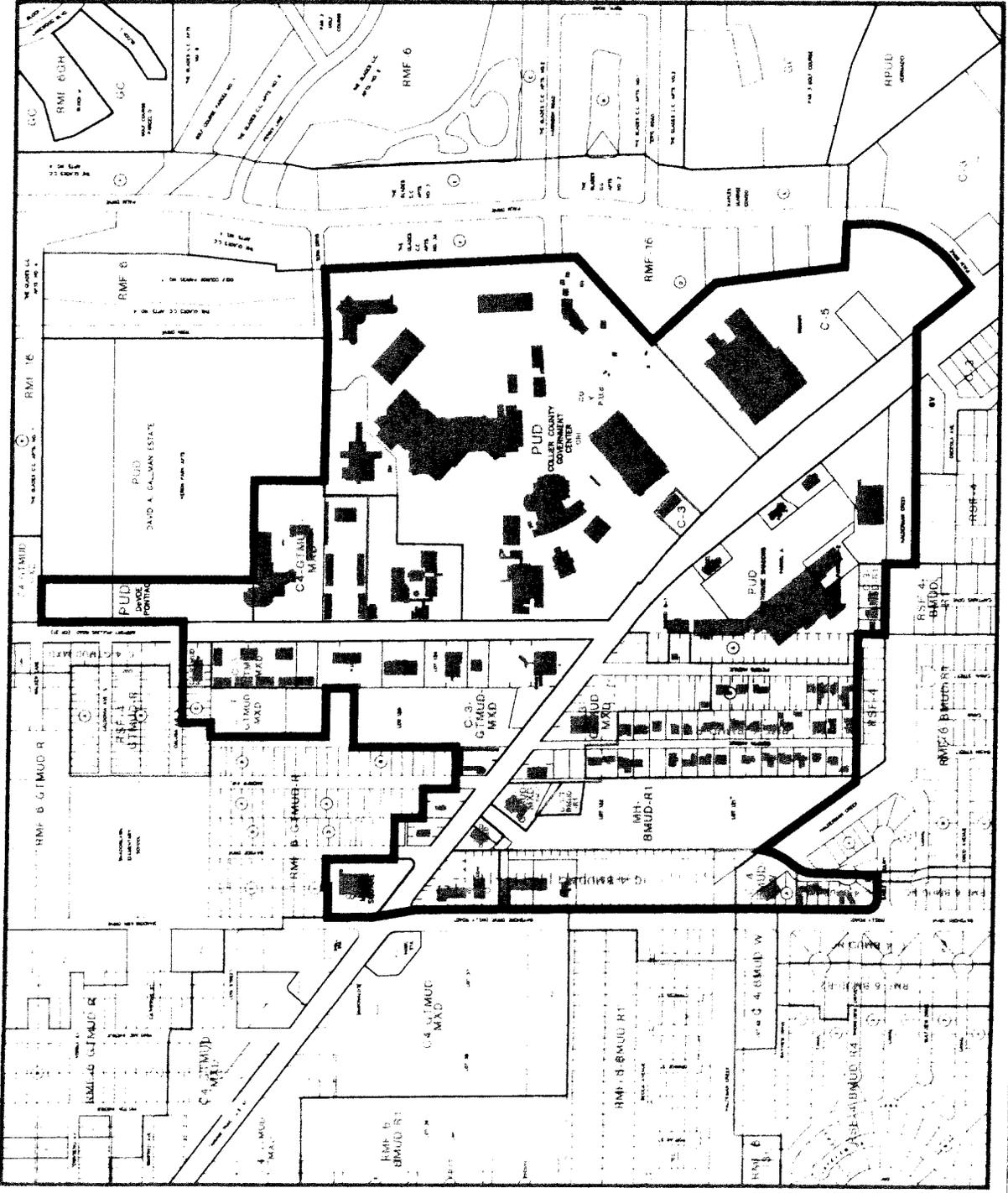
SCALE
0 100 FT 200 FT 400 FT

PREPARED BY CIVIL ENGINEERING SECTION
DATE: 12/20/04

ACTIVITY CENTER #16

TAMIAMI TRAIL (U.S. 41) - AIRPORT-PELLING ROAD (R.R. 50)

DATE: 08/04/03



REVISED SEP 19, 2003
ORD NO 2003 43

LEGEND

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

SCALE
1" = 200'

PREPARED BY: [Name]
DATE: 8/4/03

ACTIVITY CENTER #17

TAMAMI TRAIL DR. (R. 11) - BATTLEMEAD HAMMOCK ROAD ECA (R4)

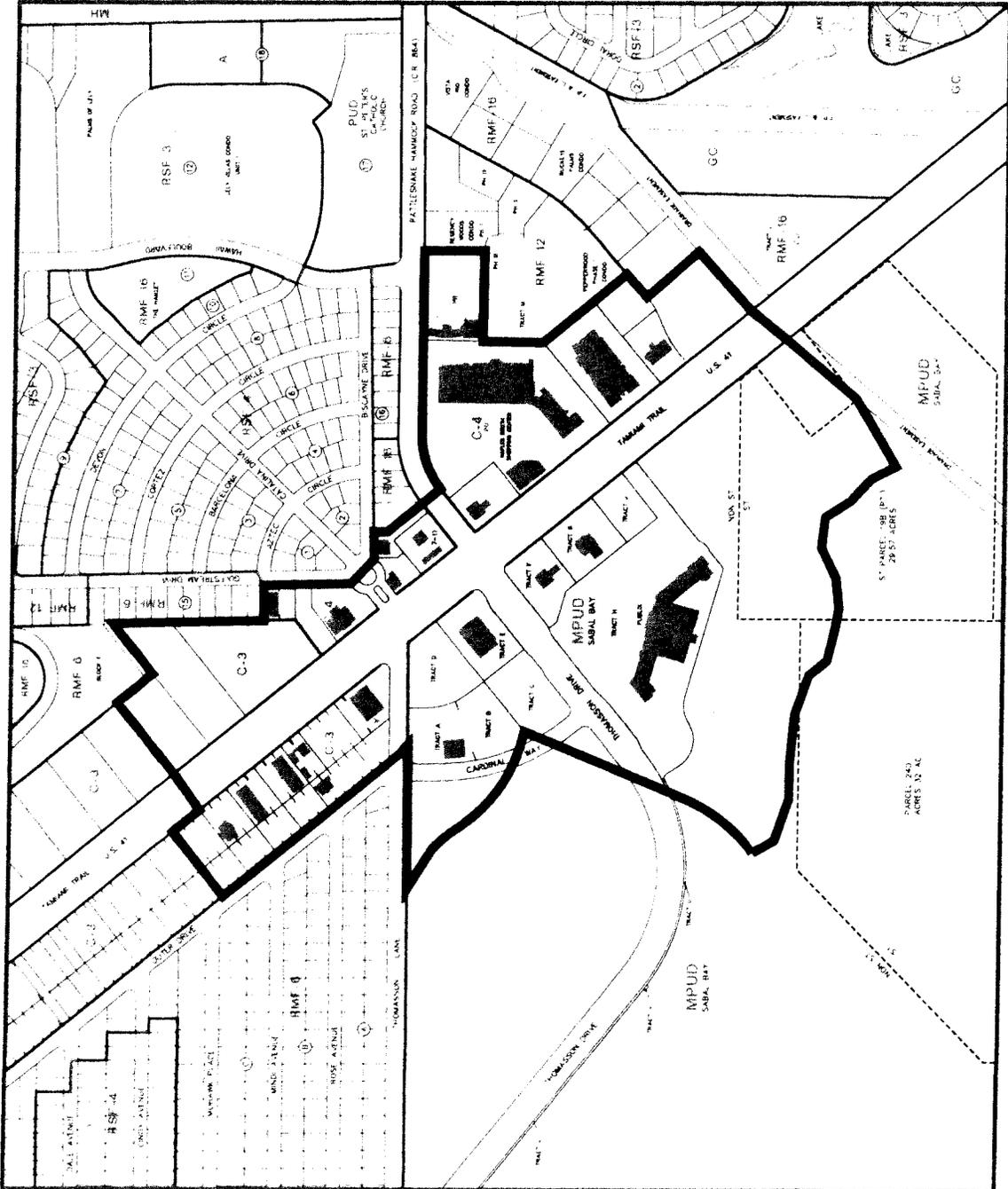
DATE: 08/08/2010

LEGEND

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

SCALE
0 100 FT 400 FT

PREPARED BY: GIS/CD MAPING SERVICES
GROWTH-MANAGEMENT DIVISION - PLANNING AND REGULATION
FILE: ACT_2010.DWG DATE: 12/2010



ACTIVITY CENTER #18

TAMMAM TRAIL, C.S. 40, COLLIER BOULEVARD S.W. RD 8, C.S. 180
 Collier County, Florida

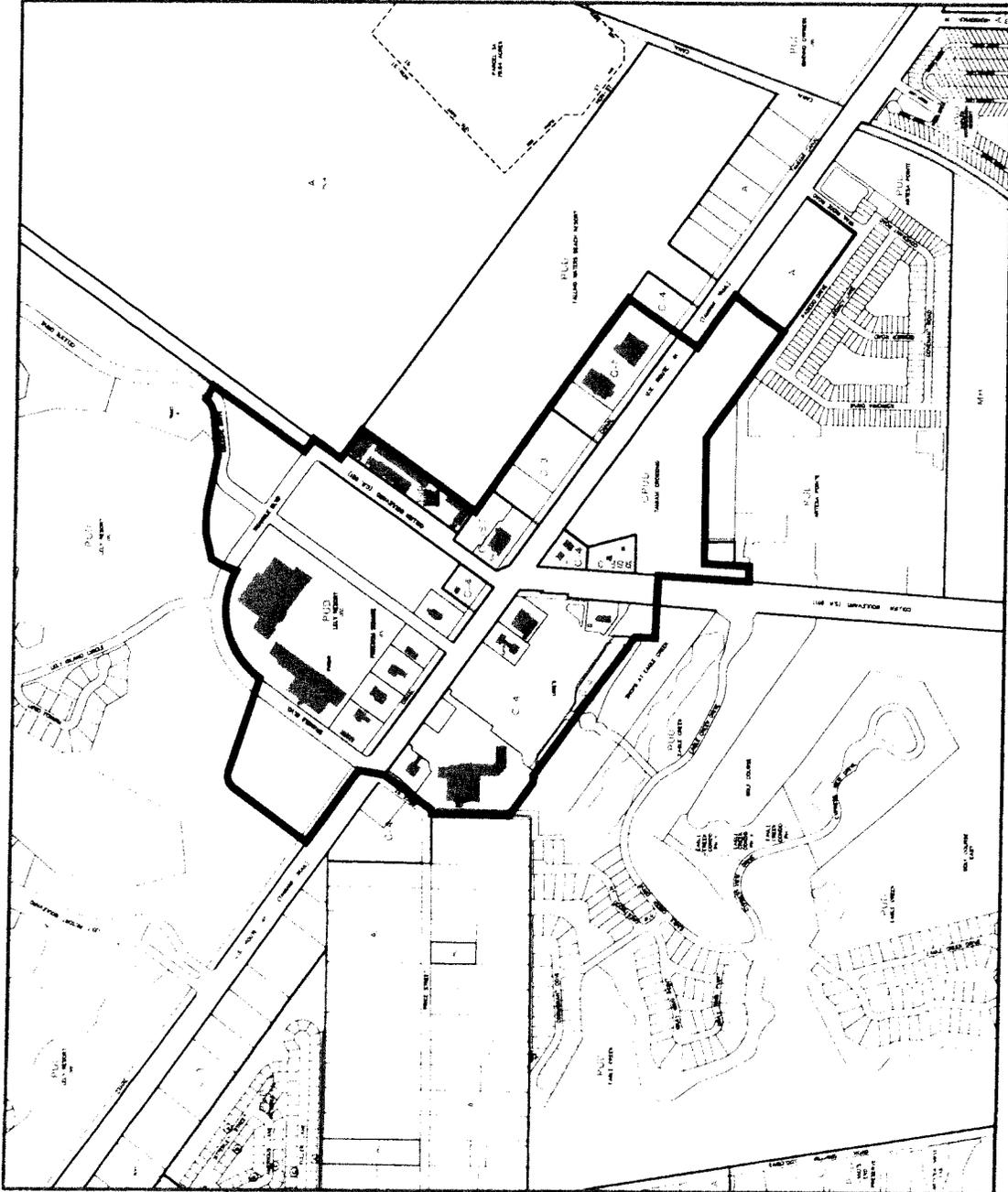
AMENDED APR. 27, 2008
 C.D. NO. 2008-21

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSE-3 EXISTING ZONING
- DEVELOPED LAND USE
- EXISTING BUILDINGS AND STRIKE CHAINS

SCALE
 0 500 1000 FT

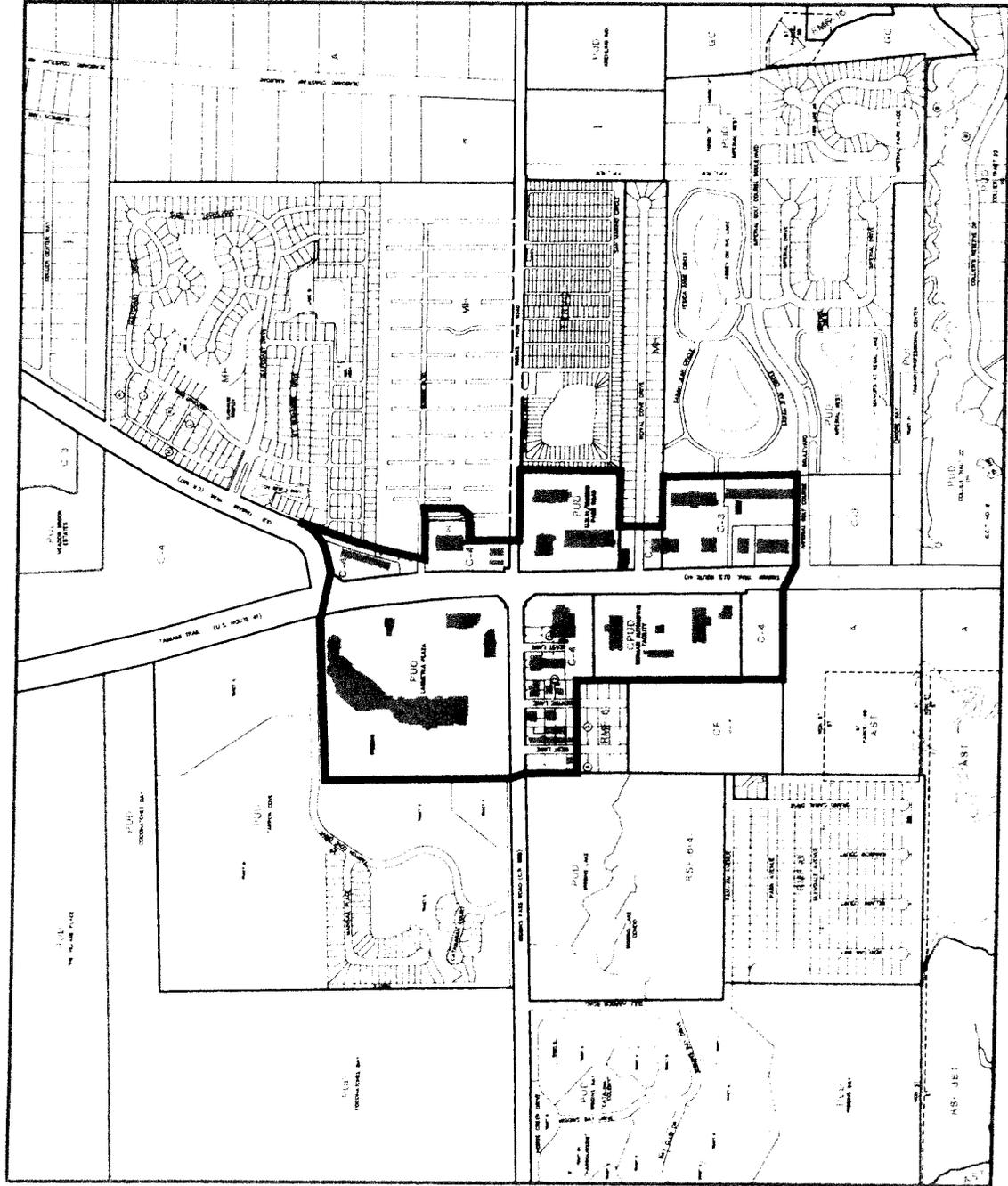
PREPARED BY: JAMES R. BERRY, JR., P.E., C.E.
 COUNTY PLANNING DEPARTMENT, COLLEGE PARK, FLORIDA
 DATE: 12/20/07



ACTIVITY CENTER #20

WIDDINS PARK RD. (C.R. 888) - TAMAHAWK TRAIL (C.R. 41)

City of Council Bluffs, Iowa



LEGEND

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

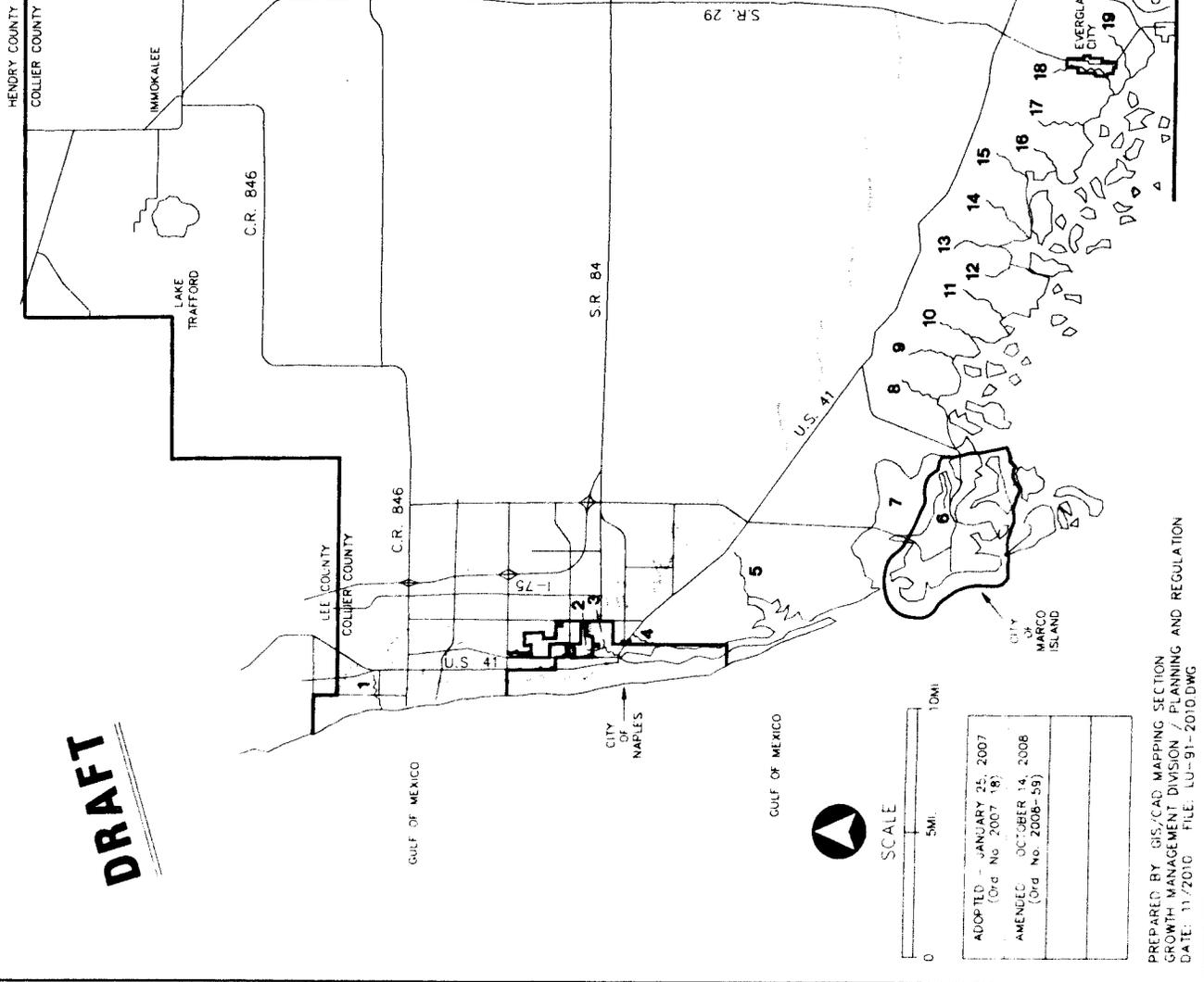


PREPARED BY: U.S. CAD MAPPING SECTION
 PROJECT MANAGEMENT DIVISION - PLANNING AND REGULATION
 CITY OF COUNCIL BLUFFS, IOWA
 DATE: 12/20/2010

FUTURE LAND USE MAP RIVERS AND FLOODPLAINS

Collier County Florida

LEGEND	
1. COCOHATCHEE RIVER	11. PUMPKIN RIVER
2. ROCK CREEK	12. LITTLE WOOD RIVER
3. GORDON RIVER	13. WOOD RIVER
4. HALDEMAN CREEK	14. FAKAHATCHEE RIVER
5. HENDERSON CREEK	15. EAST RIVER
6. JOHN STEVENS CREEK	16. PARADISE RIVER
7. BIG MARCO RIVER	17. FERGUSON RIVER
8. ROYAL PALM HAMMOCK CREEK	18. BARRON RIVER
9. BLACK WATER RIVER	19. HALF WAY CREEK
10. WHITNEY RIVER	20. TURNER RIVER
..... 100 YEAR FLOODPLAIN	



DRAFT

SCALE

0 5MI. 10MI.

ADOPTED - JANUARY 25, 2007 (Ord No. 2007-18)
AMENDED - OCTOBER 14, 2008 (Ord No. 2008-59)

PREPARED BY GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 11/2010 FILE: LU-91-2010.DWG



GULF OF MEXICO

BROWARD COUNTY DADE COUNTY
COLLIER COUNTY COLLIER COUNTY

I - 75

S.R. 29

S.R. 84

GULF OF MEXICO

HENDRY COUNTY
COLLIER COUNTY

IMMOKALEE

C.R. 846

LAKE TRAFFORD

LEE COUNTY

C.R. 846

COLLIER COUNTY

U.S. 41

CITY OF NAPLES

U.S. 41

CITY OF MARCO ISLAND

U.S. 41

COLLIER COUNTY
MONROE COUNTY

EVERGLADES CITY

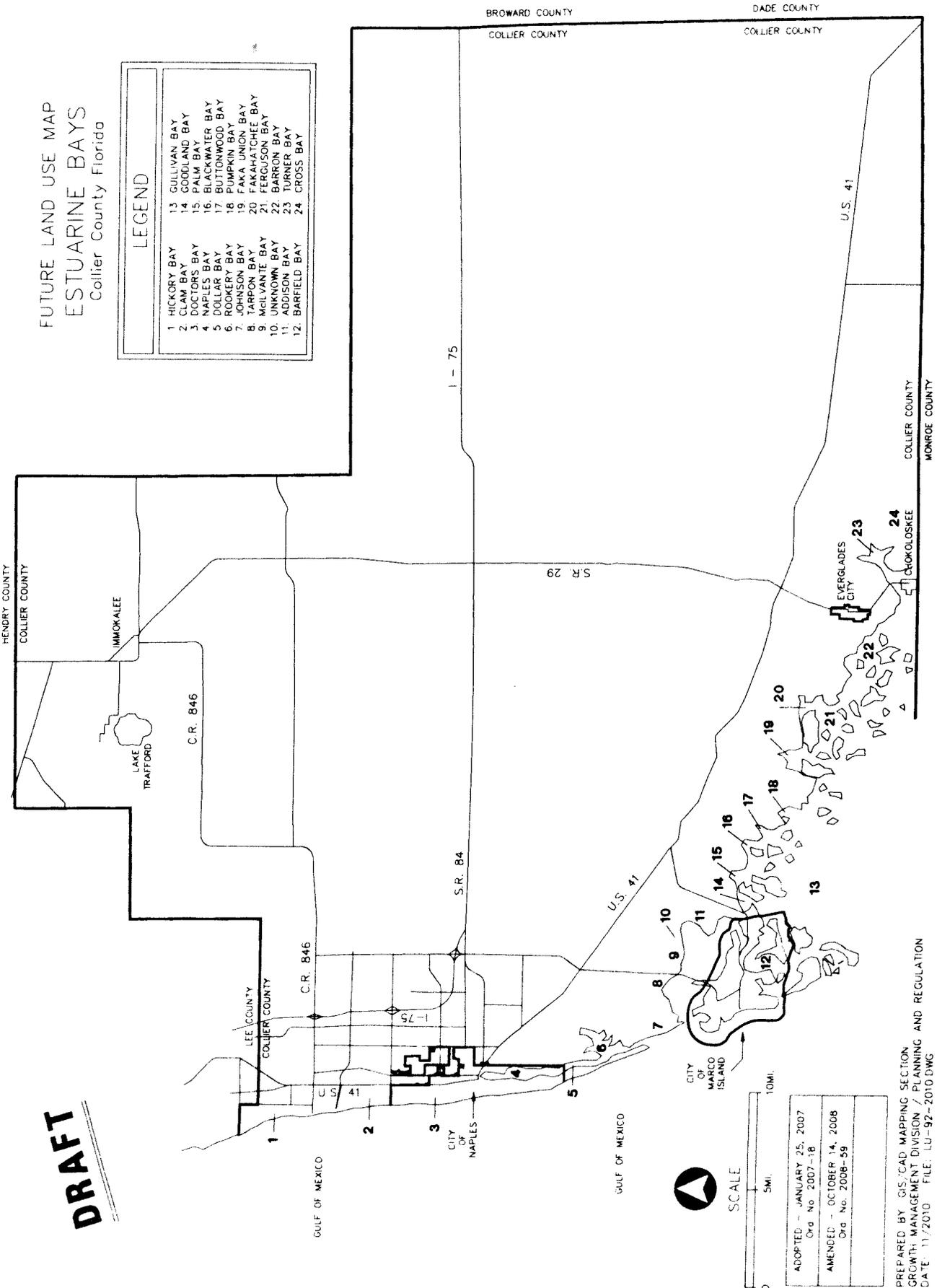
CHOKLOSKEE

EXHIBIT "A"

FUTURE LAND USE MAP
ESTUARINE BAYS
Collier County Florida

LEGEND

- | | | | |
|----|---------------|----|-----------------|
| 1 | HICKORY BAY | 13 | GULLIVAN BAY |
| 2 | CLAM BAY | 14 | GOODLAND BAY |
| 3 | DOCTORS BAY | 15 | PALM BAY |
| 4 | NAPLES BAY | 16 | BLACKWATER BAY |
| 5 | DOLLAR BAY | 17 | BUTTONWOOD BAY |
| 6 | ROOKERY BAY | 18 | PUMPKIN BAY |
| 7 | JOHNSON BAY | 19 | FAKA UNION BAY |
| 8 | TARPON BAY | 20 | FAKAHATCHEE BAY |
| 9 | McILVANIE BAY | 21 | FERGUSON BAY |
| 10 | UNKNOWN BAY | 22 | BARRON BAY |
| 11 | ADDISON BAY | 23 | TURNER BAY |
| 12 | BARFIELD BAY | 24 | CROSS BAY |



DRAFT

0 5MI. 10MI.

SCALE

ADOPTED - JANUARY 25, 2007
Ord. No. 2007-18

AMENDED - OCTOBER 14, 2008
Ord. No. 2008-59

PREPARED BY GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 11/2010 FILE: LU-92-2010.DWG

DRAFT

FUTURE LAND USE MAP SOILS

Western Collier County, Florida

LEGEND

SOILS OF THE MANMADE AREAS

1 URBANIZED - UDORMENTS - BASINGER ASSOCIATION

SOILS OF THE TIDAL AREAS

2 DURBIN - WULFERT - CANAVERAL ASSOCIATION

3 KESSON - ANCLOTE - PECKISH ASSOCIATION

SOILS OF THE SWAMPS, PRAIRIES AND FRESH-WATER MARSHES

4 OCHOPEE - PENNSUCO ASSOCIATION

5 RIVERA - BOCA - COPELAND ASSOCIATION

6 WINDER - RIVERA - CHOBEE ASSOCIATION

SOILS OF THE FLATWOODS, SLOUGHS AND HAMMOCKS

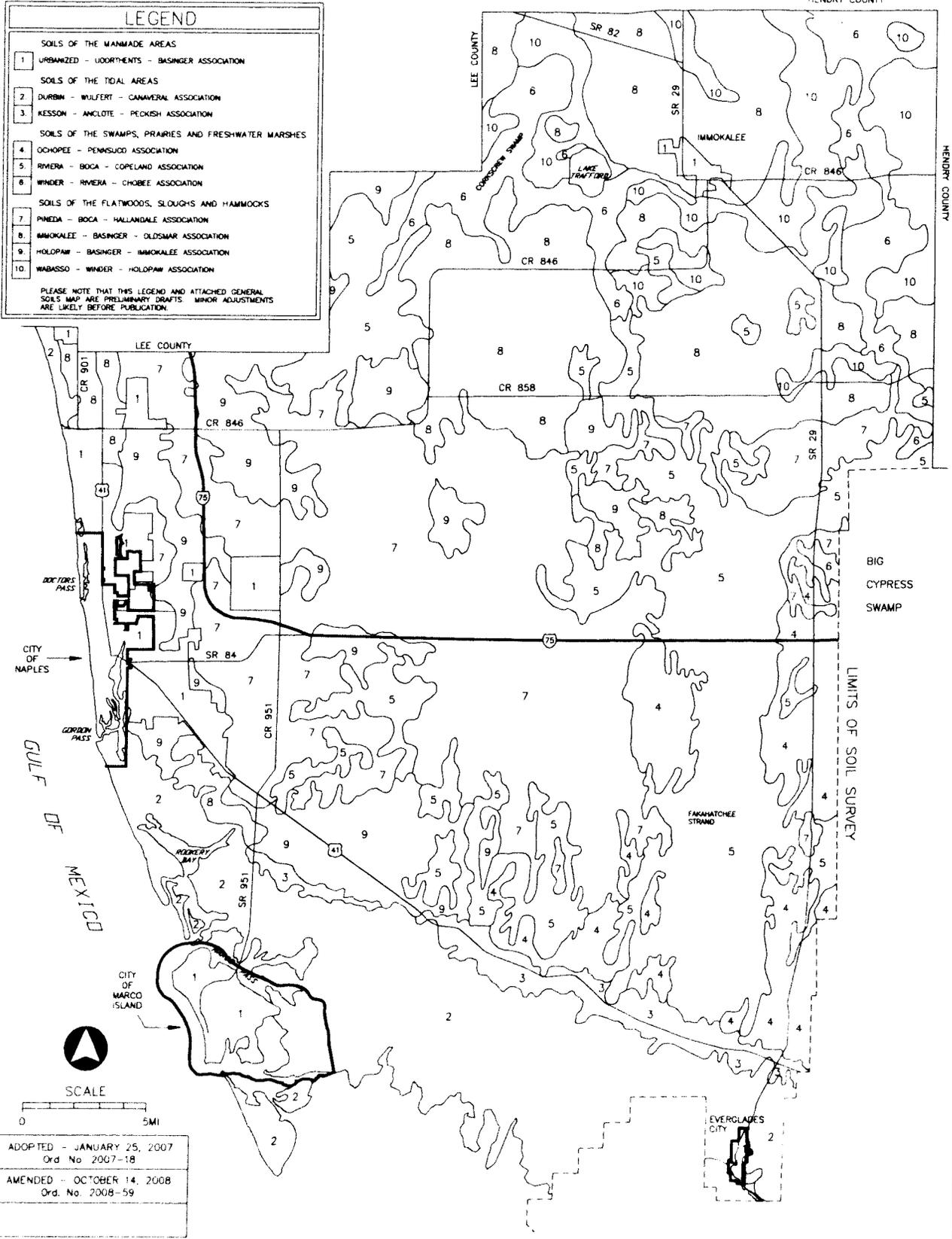
7 PINEDA - BOCA - HALLANGALE ASSOCIATION

8 IMMOKALEE - BASINGER - OLDSMAR ASSOCIATION

9 HOLOPANI - BASINGER - IMMOKALEE ASSOCIATION

10 WABASSO - WINDER - HOLOPANI ASSOCIATION

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



ADOPTED - JANUARY 25, 2007
Ord. No. 2007-18

AMENDED - OCTOBER 14, 2008
Ord. No. 2008-59

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, JUNE 1988
PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 11/2010 FILE: LU-94-2010.DWG

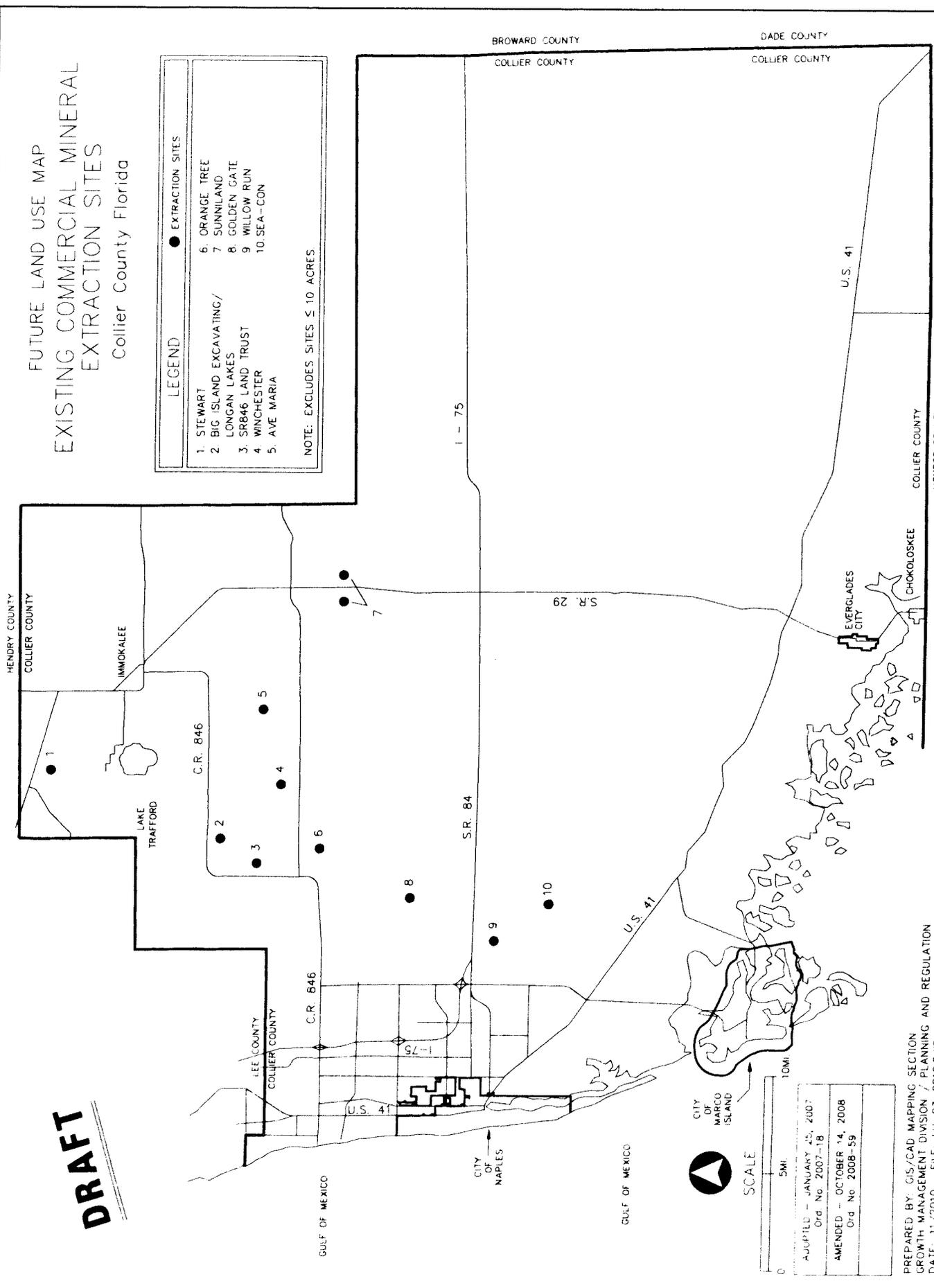
EACH AREA OUTLINED ON THIS MAP CONSISTS OF MORE THAN ONE KIND OF SOIL. THE MAP IS THUS MEANT FOR GENERAL PLANNING RATHER THAN A BASIS FOR DECISIONS ON THE USE OF SPECIFIC TRACTS.

FUTURE LAND USE MAP EXISTING COMMERCIAL MINERAL EXTRACTION SITES

Collier County Florida

LEGEND	
<ul style="list-style-type: none"> 1. STEWART 2. BIG ISLAND EXCAVATING/ 3. LONGAN LAKES 4. SR846 LAND TRUST 5. WINCHESTER 	<ul style="list-style-type: none"> ● EXTRACTION SITES 6. ORANGE TREE 7. SUNNILAND 8. GOLDEN GATE 9. WILLOW RUN 10. SEA-CON

NOTE: EXCLUDES SITES ≤ 10 ACRES



DRAFT

CITY OF MARCO ISLAND

SCALE

5MI 10MI

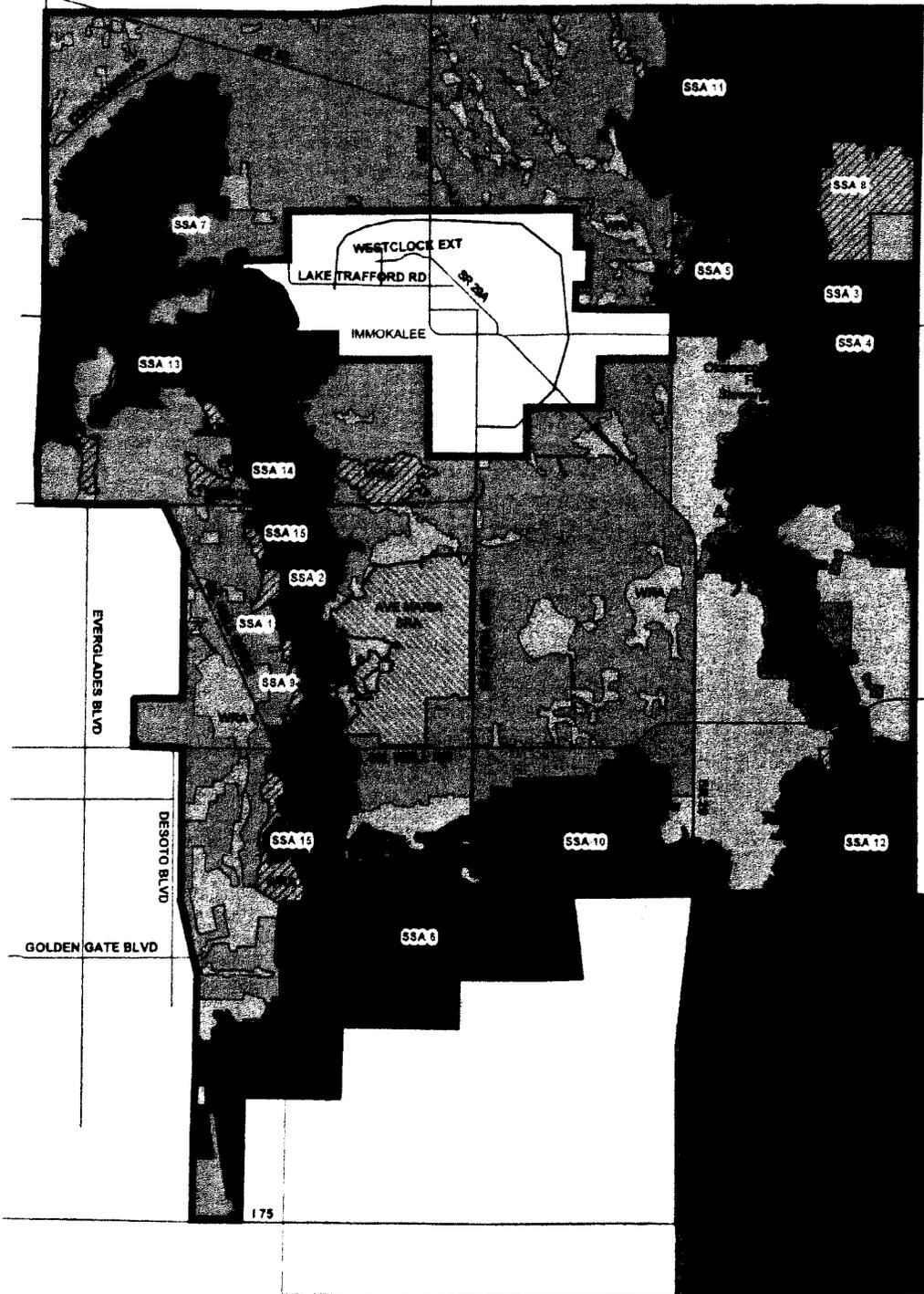
ADJUSTED - JANUARY 25, 2007
Ord No 2007-18

AMENDED - OCTOBER 14, 2008
Ord No 2008-59

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 11/2010 FILE: LU-93-2010.DWG

DRAFT

COLLIER COUNTY RURAL & AGRICULTURAL AREA ASSESSMENT
STEWARDSHIP OVERLAY MAP



AMENDED - JANUARY 22, 2011
 Ord. No. 2007-15
 AMENDED - OCTOBER 14, 2008
 Ord. No. 2008-19

PREPARED BY: GIS MAPPING SECTION
 PLANNING AND MANAGEMENT DIVISION
 DATE: 07/27/11 FILE: C:\GIS\CPSP\2010-2.DWG

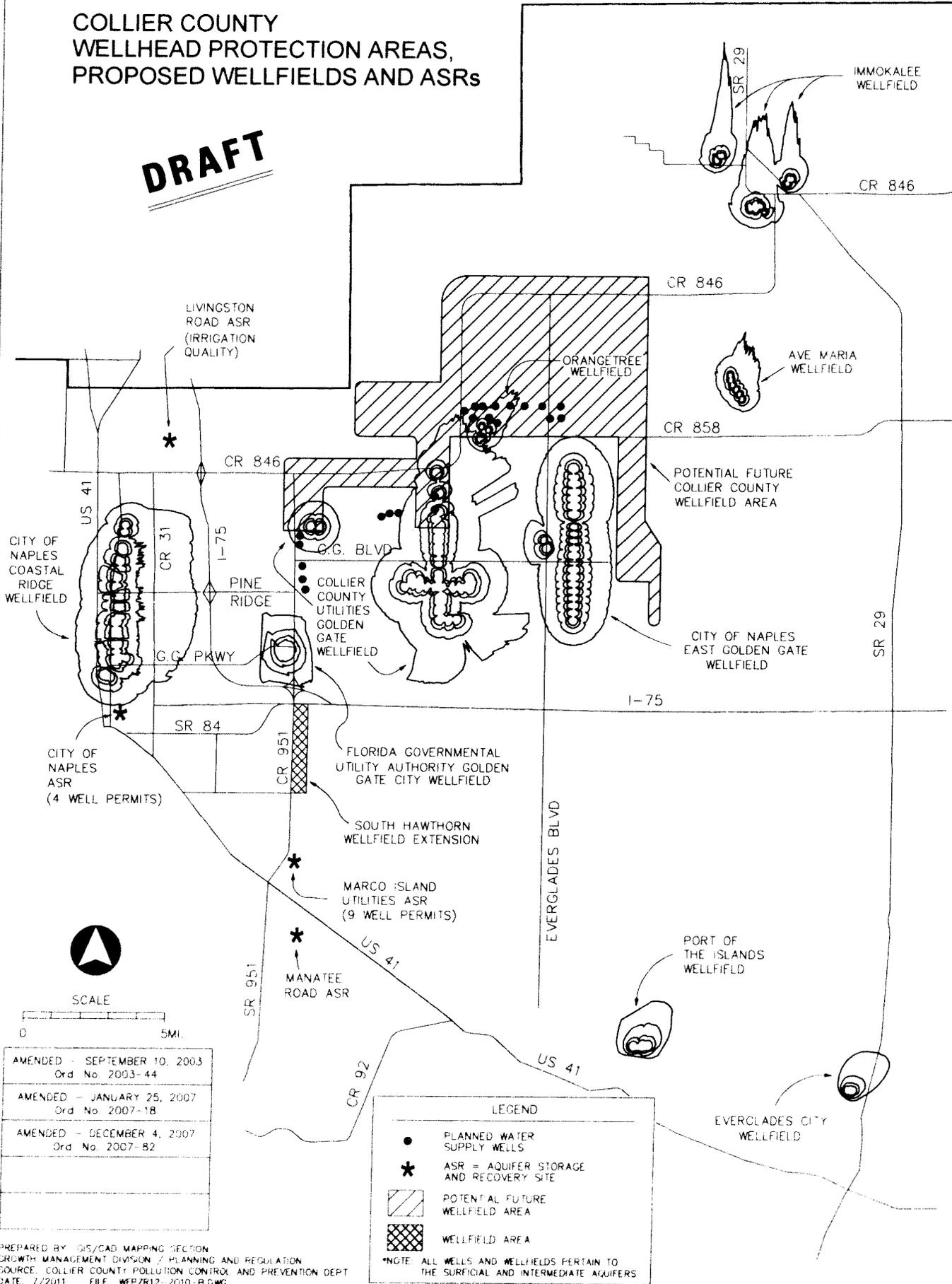
legend

- Open
- Water Retention Area (WRA)
- Flowway Stewardship Area (FSA)
- Habitat Stewardship Area (HSA)
- 100R Restoration Zone
- Big Cypress National Forest
- Area of Critical State Concern
- Stewardship Receiving Area (SRA)
- Stewardship Sending Area (SSA)



COLLIER COUNTY WELLHEAD PROTECTION AREAS, PROPOSED WELLFIELDS AND ASRs

DRAFT



CITY OF NAPLES
COASTAL
RIDGE
WELLFIELD

CITY OF NAPLES
ASR
(4 WELL PERMITS)

LIVINGSTON
ROAD ASR
(IRRIGATION
QUALITY)

PINE
RIDGE

COLLIER COUNTY
UTILITIES
GOLDEN
GATE
WELLFIELD

FLORIDA GOVERNMENTAL
UTILITY AUTHORITY GOLDEN
GATE CITY WELLFIELD

SOUTH HAWTHORN
WELLFIELD
EXTENSION

MARCO ISLAND
UTILITIES ASR
(9 WELL PERMITS)

MANATEE
ROAD ASR

ORANGETREE
WELLFIELD

AVE MARIA
WELLFIELD

POTENTIAL FUTURE
COLLIER COUNTY
WELLFIELD AREA

CITY OF NAPLES
EAST GOLDEN GATE
WELLFIELD

PORT OF
THE ISLANDS
WELLFIELD

EVERGLADES CITY
WELLFIELD



AMENDED - SEPTEMBER 10, 2003
Ord No. 2003-44

AMENDED - JANUARY 25, 2007
Ord No. 2007-18

AMENDED - DECEMBER 4, 2007
Ord No. 2007-52

LEGEND

- PLANNED WATER SUPPLY WELLS
- * ASR = AQUIFER STORAGE AND RECOVERY SITE
- ▨ POTENTIAL FUTURE WELLFIELD AREA
- ▩ WELLFIELD AREA

*NOTE: ALL WELLS AND WELLFIELDS PERTAIN TO THE SURFICIAL AND INTERMEDIATE AQUIFERS

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
SOURCE: COLLIER COUNTY POLLUTION CONTROL AND PREVENTION DEPT
DATE: 7/2011 FILE: WFP2R12-2010-BDWG

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2011-26

Which was adopted by the Board of County Commissioners on the 13th day of September, 2011, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 21st day of September, 2011.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners



By: Martha Vergara
Deputy Clerk

