

EXHIBIT “A”

**Goal, Objectives and Policies
Future Land Use Element (FLUE)**

IMPLEMENTATION STRATEGY

GOALS, 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.

[No change to text – provided for context, page 11]

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 Sub-districts shall be binding on all Development Orders effective with the adoption of this Growth Management Plan. Standards and permitted uses for each Future Land Use District and Subdistrict are identified in the Designation Description Section. 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.

[No change to text – provided for context, page 11]

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Policy 1.4: The CONSERVATION Future Land Use Designation ~~shall~~ may include a Future Land Use District. [Revised text, page 12]

Policy 1.5: *[re-lettered to reflect merger of Ordinance No. 2002-32 and 2002-54]* [Revised text, page 12]

- Overlays and Special Features shall include:
- A. Area of Critical State Concern Overlay
 - B. North Belle Meade Overlay
 - C. Natural Resource Protection Area Overlays
 - D. Rural Lands Stewardship Area Overlay
 - E. Airport Noise Area Overlay
 - F. Bayshore/Gateway Triangle Redevelopment Overlay
 - G. Urban-Rural Fringe Transition Zone Overlay
 - H. Coastal High Hazard Area Boundary

Words underlined are added; words ~~struck through~~ are deleted.

~~I. Traffic Congestion Area Boundary~~

~~J. I. Incorporated Areas~~

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OBJECTIVE 2: [No change to text – provided for context, page 12]
The coordination of land uses with the availability of public facilities shall be accomplished through the Concurrency Management System of the Capital Improvements Element and implemented through the Adequate Public Facilities Ordinance of the Land Development Code.

Policy 2.1: [Revised text, page 12]
The County shall prepare annually the Annual Update and Inventory Report (AUIR) on Public Facilities which shall include a determination of the existing conditions of capital public facilities, determine the remaining available capacity, forecast future needs in the five year capital improvement schedule and identify needed improvements and funding to maintain the level of service adopted in Policy ~~4.1.5~~ 1.5 of the Capital Improvements Element.

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Policy 2.4 [Revised text, page 13]
Pursuant to Rule 9J-5.0055(6)(a) 3., Florida Administrative Code and the Urban Infill and Urban Redevelopment Strategy contained in this Element, development located within the South U.S. 41 Transportation Concurrency Exception Area (TCEA) (See Map TR-4) may be exempt from transportation concurrency requirements, so long as impacts to the transportation system are mitigated using the procedures set forth in Policy 5.5 of the Transportation Element.

~~Developments within the South U.S. 41 TCEA that obtain an exception from concurrency requirements for transportation, pursuant to the certification process described in Transportation Element, Policy 5.5, and that include affordable housing (as per Section 2.06.00 the Collier County Land Development Code, as amended) as part of their plan of development shall not be subject to the Traffic Congestion Density Reduction requirement as contained in the Density Rating System of this Element.~~

~~Developments within the Northwest and East Central TCMA that meet the requirements of FLUE Policies 6.1 through 6.5, and Transportation Policies 5.7 and 5.8, and that include affordable housing (as per Section 2.06.00 of the Collier County Land Development Code, as amended) as part of their plan of development shall not be subject to the Traffic Congestion Density Reduction requirement as contained in the Density Rating System of this Element.~~

Developments within the South U.S. 41 TCEA that do not obtain certification pursuant to Policy 5.6 of the Transportation Element shall meet all concurrency requirements. Whether or not a concurrency exception is requested, developments shall be subject to a concurrency review for the purpose of reserving capacity for those trips associated with the development and maintaining accurate counts of the remaining capacity on the roadway network.

Words underlined are added; words ~~struck through~~ are deleted.

Policy 2.5

[Revised text, pages 13-14]

The County ~~shall~~ has designated Transportation Concurrency Management Areas (TCMA) to encourage compact urban development where an integrated and connected network of roads is in place that provides multiple, viable alternative travel paths or modes for common trips. Performance within each TCMA shall be measured based on the percentage of lane miles meeting the LOS described in Policies 1.3 and 1.4 of the Transportation Element. Standards within TCMA's are provided in Policy 5.8 of the Transportation Element. New Development within each TCMA shall be consistent with the criteria set forth in Objective 6, and Policies 6.1 through 6.5 of this Element. The following Transportation Concurrency Management Areas are hereby designated:

- 1. Northwest TCMA – This area is bounded by the Collier - Lee County Line on the north side; the west side of the I-75 right-of-way on the east side; Pine Ridge Road on the south side; and, the Gulf of Mexico on the west side (See Map TR-5).
- 2. East Central TCMA – This area is bounded by Pine Ridge Road on the north side; Collier Boulevard on the east side; Davis Boulevard on the south side, and; Livingston Road extended) on the west side (See Map TR-6).

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OBJECTIVE 3:

[No change to text – provided for context, page 14]

Land Development Regulations have been adopted to implement this Growth Management Plan pursuant to Chapter 163.3202, Florida Statutes (F.S.), in order to ensure protection of natural and historic resources, ensure the availability of land for utility facilities, promote compatible land uses within the airport noise zone, and to provide for management of growth in an efficient and effective manner.

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OBJECTIVE 4:

[No change to text – provided for context, page 16]

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 4.5:

[Revised text, page 16]

An Industrial Land Use Study has been developed and a summary of the Study has been incorporated into the support document of this Growth Management Plan. The Study includes a detailed inventory of industrial uses, projections of demand for industrial land, and recommendations for future land use allocations and locational criteria. The detailed inventory of industrial land uses will be periodically updated. ~~Subsequent to completion of the Economic~~

Words underlined are added; words ~~struck through~~ are deleted.

~~Element of this Growth Management Plan, adopted in December 2003, staff shall prepare an update to the Industrial Land Use Study.~~

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Policy 4.7: [Revised text, page 17]

The Board of County Commissioners may consider whether to adopt redevelopment plans for existing commercial and residential areas. Such plans may include alternative land uses, modifications to development standards, and incentives that may be necessary to encourage redevelopment. Such redevelopment plans may only be prepared by the County or its agent unless otherwise authorized by the Board of County Commissioners. The Bayshore/Gateway Triangle Redevelopment Plan was adopted by the Board on ~~March 14, 2000~~ June 13, 2000; it encompasses the Bayshore Drive corridor and the triangle area formed by US 41 East, Davis Boulevard and Airport-Pulling Road. The Immokalee Redevelopment Plan was adopted by the Board on June 13, 2000. Other specific areas that may be considered by the Board of County Commissioners for redevelopment include, but are not necessarily limited to:

- a. Pine Ridge Road, between U.S. 41 North and Goodlette-Frank Road;
- b. U.S. 41 North in Naples Park; and,
- c. Bonita Beach Road between Vanderbilt Drive and the west end of Little Hickory Shores #1 Subdivision.

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Policy 4.11 [Revised text, page 18]

~~In the next Evaluation and Appraisal Report (EAR), due January 1, 2011, Collier County will identify as an issue to be addressed, the need to align dates within the various elements of this growth management plan. This will include, but may not be limited to, the planning time frame for the Future Land Use Map, the Rural Lands Stewardship Area Overlay, and Transportation Element long range maps. Necessary amendments to achieve the alignment of dates will be included in the EAR-based amendments to the Plan.~~

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OBJECTIVE 5: [No change to text – provided for context, page 18]

In order to promote sound planning, protect environmentally sensitive lands and habitat for listed species while protecting private property rights, 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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Policy 5.3: [Revised text, page 19]

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

Words underlined are added; words ~~struck through~~ are deleted.

Land Use Map; requiring that any ~~changes~~ additions to the Urban Designated Areas be contiguous to an existing Urban Area boundary; and, encouraging the use of creative land use planning techniques and innovative approaches to development in the County's Agricultural/Rural designated area, which will better serve to protect environmentally sensitive areas, maintain the economic viability of agriculture and other predominantly rural land uses, and provide for cost efficient delivery of public facilities and services.

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Policy 5.14:

[pages 21-22]

[Note: revisions to this policy are not depicted below, pending action on a new Interlocal Agreement.]

Public educational plants and ancillary plants:

- a. Existing public educational plants and ancillary plants: The sites containing existing public educational plants (schools and associated on-site facilities, including sports stadiums, gymnasiums and recreation areas) and ancillary plants (support facilities, including administrative offices, transportation facilities, maintenance yards, and bus barns) are depicted on the Future Land Use Map Series and Public School Facilities Element Map Series. This includes four sites where educational plants have been approved but construction either has not commenced or is not completed. More detailed descriptions or depictions of all of the sites containing these existing educational plants and ancillary plants are contained in the FLUE Support Document. Expansion of these educational plants and ancillary plants on these existing sites, as well as expansions to the sites themselves, are subject to the provisions outlined in the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations.
- b. Existing sites for future public educational plants: The Collier County School Board has acquired numerous sites for which educational plants are planned for future development; these sites contain no existing educational plants. These sites are consistent with locational criteria established by the SBR Interlocal Agreement and as contained in the FLUE, GGAMP, or IAMP, as applicable, and are allowed within the existing zoning district on the property. These sites are depicted on the Future Land Use Map Series and Public School Facilities Element Map Series. Development of the mapped sites shall be subject to the provisions of the general Interlocal Agreement adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the

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Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations.

- c. Existing sites for future public ancillary plants: The Collier County School Board has acquired sites for which ancillary plants are planned for future development; these sites contain no existing ancillary plants. These sites are consistent with locational criteria established by the SBR Interlocal Agreement and as contained in the FLUE, GGAMP, or IAMP, as applicable, and are allowed within the existing zoning district on the property. These sites are depicted on the Future Land Use Map Series and Public School Facilities Element Map Series. Development of the mapped sites shall be subject to the provisions of the general Interlocal Agreement adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations.
- d. Future sites for public educational plants and ancillary plants: As additional sites for educational plants and ancillary plants are acquired by the Collier County School Board and deemed to be consistent with the FLUE, GGAMP, or IAMP, as applicable, and allowed by existing zoning on the site, these sites will be added to the Future Land Use Map Series and Public School Facilities Element Map Series, as provided for in the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to and the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners. Future development of these sites will be subject to the provisions of the aforementioned general Interlocal Agreement and SBR Interlocal Agreement, and subject to the implementing land development regulations. Prior to site acquisition, the Collier County School District will provide notification to property owners as follows: 1) for sites located within the Urban Designated Area of the Future Land Use Element of the Growth Management Plan, notices shall be sent to all owners of property within 500 linear feet of the property lines of the site under consideration for acquisition; 2) for sites not located within the Urban Designated Area of the FLUE of the Growth Management Plan, notices shall be sent to all owners of property within 1,000 linear feet of the property lines of the site under consideration for acquisition. At the public hearing to consider the land acquisition, all public commentary received as a result of these notices will be provided to the Collier County School Board.
- e. Zoning district provisions for future educational plants: Except to the extent that such would be in conflict with the Rural Fringe Mixed Use District adopted on June 19, 2002, or the Rural Lands Stewardship Area Overlay adopted on October 22, 2002, all future educational plants shall be allowed in zoning districts as follows:

Words underlined are added; words ~~struck through~~ are deleted.

- (1) Educational plants are prohibited in the Residential Tourist (RT), Golf Course (GC), Conservation (CON), Travel Trailer Recreational Vehicle Campground (TTRVC), Business Park (BP), and Industrial (I) zoning districts.
 - (2) Educational plants are permitted by right in all other zoning districts. However, for a high school facility to be located in any residential zoning district, or Estates (E) zoning district, or residential component of a PUD, a formal compatibility review and determination is required, as set forth in the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners.
- f. Zoning district provisions for future ancillary plants: Except to the extent that such would be in conflict with the Rural Fringe Mixed Use District adopted on June 19, 2002, or the Rural Lands Stewardship Area Overlay adopted on October 22, 2002, all future ancillary plants shall be allowed in zoning districts as follows:
- (1) Ancillary plants are prohibited in the Residential Single Family (RSF-1 through RSF-6), Mobile Home (MH), Travel Trailer Recreational Vehicle Campground (TTRVC), Golf Course (GC), and Conservation (CON) zoning districts.
 - (2) Ancillary plants are permitted by right in the General Commercial (C-4), Heavy Commercial (C-5), and Industrial (I) zoning districts.
 - (3) Ancillary plants are permitted by conditional use approval in all other zoning districts.

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Objective 6 [Revised text, page 23]

Transportation Concurrency Management Areas (TCMAs) are geographically compact areas designated in local government comprehensive plans where intensive development exists, or such development is planned. New development within a TCMA shall occur in a manner that will ensure an adequate level of mobility (as defined in Policy 5.8 of the Transportation Element) and further the achievement of the following identified important state planning goals and policies: discouraging the proliferation of urban sprawl, protecting natural resources, protecting historic resources, maximizing the efficient use of existing public facilities, and promoting public transit, bicycling, walking and other alternatives to the single occupant automobile. Transportation Concurrency Management Areas ~~are hereby~~ have been established in the specific geographic areas described in Policy 2.5 of this Element.

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Words underlined are added; words ~~struck through~~ are deleted.

Policy 6.3: [Revised text, page 24]

In order to be exempt from link specific concurrency, new residential development or redevelopment within Collier County’s designated Transportation Concurrency Management Areas (TCMAs) shall utilize at least two of the following Transportation Demand Management (TDM) strategies, as may be applicable:

- a) Including neighborhood commercial uses within a residential project.
- b) Providing transit shelters within the development (must be coordinated with Collier County Transit).
- c) Providing bicycle and pedestrian facilities, with connections to abutting commercial properties.
- d) ~~Including affordable housing (minimum of 25% of the units) within the development.~~
- e) d) Vehicular ~~Vehicular~~ Providing vehicular access to abutting commercial properties.

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OBJECTIVE 7 [Revised text, page 24]

In an effort to support the Dover, Kohl & Partners publication, *Toward Better Places: The Community Character Plan for Collier County, Florida*, promote smart growth policies, reduce greenhouse gas emissions, and adhere to the existing development character of Collier County, the following policies shall be implemented for new development and redevelopment projects, where applicable.

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Policy 7.3 [Revised text, page 24]

All new and existing developments shall be encouraged to connect their local streets and/or ~~their~~ interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element.

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Policy 7.7 [Revised text, page 25]

The ~~Community Development and Environmental Services~~ Growth Management Division will continue to research smart growth practices in an effort to improve the future of Collier County by specifically addressing land use and transportation planning techniques for inclusion in future land development regulations.

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FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

[No change to text – provided for context, page 26]

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.

Words underlined are added; words ~~struck through~~ are deleted.

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 Land Development Code or on special studies completed for the County.

I. URBAN DESIGNATION [No change to text – provided for context, page 26]

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A. Urban Mixed Use District [No change to text – provided for context, page 28]

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B. DENSITY RATING SYSTEM: [No change to text – provided for context, page 47]

This Density Rating System is only applicable to areas designated on the Future Land Use Map as: Urban, Urban Mixed Use District; and, on a very limited basis, Agricultural/Rural. It is not applicable to the Urban areas encompassed by the Immokalee Area Master Plan and the Golden Gate Area Master Plan; these two Elements have their own density provisions. The Density Rating System is applicable to that portion of the Urban Coastal Fringe Subdistrict to the extent that the residential density cap of 4 dwelling units per acre is not exceeded, except for the density bonus provisions for Affordable Housing and Transfer of Development Rights, and except as provided for in the Bayshore/Gateway Triangle Redevelopment Overlay. The final determination of permitted density via implementation of this Density Rating System is made by the Board of County Commissioners through an advertised public hearing process (rezone or Stewardship Receiving Area designation).

1. The Density Rating System is applied in the following manner:

[Revised text, page 48]

- a. Within the applicable Urban Designated Areas, a base density of 4 residential dwelling units per gross acre may be allowed, though not an entitlement. This base level of density may be adjusted depending upon the location and characteristics of the project. For purposes of calculating the eligible number of dwelling units for a project (gross acreage multiplied by eligible number of dwelling units per acre), the total number of dwelling units may be rounded up by one unit if the dwelling unit total yields a fraction of a unit .5 or greater. Acreage to be used for calculating density is exclusive of: the commercial and industrial portions of a project, except where authorized in a Subdistrict, such as the Orange Blossom Mixed-Use Subdistrict; and, mixed residential and commercial uses as provided for in the C-1 through C-3 zoning districts in the Collier County Land Development Code; and, portions of a project for land uses having an established equivalent residential density in the Collier County Land Development Code.
- b. Within the Urban Residential Fringe Subdistrict, the Density Rating System is applicable for the Affordable-workforce Housing Density Bonus only, as specifically provided for in that Subdistrict.

Words underlined are added; words ~~struck through~~ are deleted.

- c. Within the Rural Lands Stewardship Area Overlay (RLSA), the Density Rating System is applicable for the Affordable-workforce Housing Density Bonus only, as specifically provided for in the RLSA for Stewardship Receiving Areas.
- d. This Density Rating System only applies to residential dwelling units. This Density Rating System is not applicable to accessory dwellings or accessory structures that are not intended and/or not designed and/or not authorized for permanent occupancy, and is not applicable to accessory dwellings or accessory structures intended for rental or other commercial use; such accessory dwellings and structures include guest houses, servants quarters, mother-in-law’s quarters, cabanas, guest suites, and the like.
- e. All new residential zoning located within Districts, Subdistricts and Overlays identified above that are subject to this Density Rating System shall be consistent with this Density Rating System, except as provided in:
 - 1) Policy 5.1 of the Future Land Use Element.
 - 2) The Urban Mixed Use District for the “vested” Port of the Islands development.
 - 3) The Buckley Mixed Use Subdistrict.
 - 4) The Commercial Mixed Use Subdistrict.
 - 5) The Vanderbilt Beach/Collier Boulevard Commercial Subdistrict.
 - 6) Livingston/Radio Road Commercial Infill Subdistrict.
 - 7) Vanderbilt Beach Road Neighborhood Commercial Subdistrict.

2. Density Bonuses [No change to text – provided for context, page 48]
 Consistency with the following characteristics may add to the base density. Density bonuses are discretionary, not entitlements, and are dependent upon meeting the criteria for each bonus provision and compatibility with surrounding properties, as well as the rezone criteria in the Land Development Code.

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a. Conversion of Commercial Zoning Bonus:

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b. Proximity to Mixed Use Activity Center or Interchange Activity Center:

[Revised text, page 49]

If the project is within one mile of a Mixed Use Activity Center or Interchange Activity Center and located within a residential density band, 3 residential units per gross acre may be added. The density band around a Mixed Use Activity Center or Interchange Activity Center shall be measured by the radial distance from the center of the intersection around which the Mixed Use Activity Center or Interchange Activity Center is situated. If 50% or more of a project is within the density band, the additional density applies to the gross acreage of the entire project. Density bands are designated on the Future Land Use Map and shall not apply within the Estates

Words underlined are added; words ~~struck through~~ are deleted.

Designation or for properties within the ~~Traffic Congestion~~ Coastal High Hazard Area.

c. Affordable-Workforce Housing Bonus:

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d. Residential In-fill:

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e. Roadway Access [Revised text, page 50]

If the project has direct access to two or more arterial or collector roads as identified in the Transportation Element, one 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 Capital Improvements Plan. The Roadway Access bonus is not applicable to properties located within the ~~Traffic Congestion~~ Coastal High Hazard Area

3. Density Reduction

Consistency with the following characteristic would subtract density:

[Revised text, pages 50-51]

a. ~~Traffic Congestion~~ Coastal High Hazard Area

If the project lies within the ~~Traffic Congestion~~ Coastal High Hazard Area, ~~an area identified as subject to long range traffic congestion,~~ one dwelling unit per gross acre shall ~~would~~ be subtracted from the eligible base density of four dwelling units per acre – ~~except for those properties within the Coastal High Hazard Area in Section 1, Township 50 South, Range 25 East. The ~~Traffic Congestion Boundary~~ Coastal High Hazard Area boundary is generally shown on the Future Land Use Map and is more precisely shown in the Future Land Use Map series; and consists of all lands lying the western coastal Urban Designated Area seaward of that a boundary are within the Coastal High Hazard Area. marked by Airport Pulling Road (including an extension north to the Lee County boundary.) Davis Boulevard, County Barn Road, and Rattlesnake Hammock Road consistent with the Mixed Use Activity Center’s residential density band located at the southwest quadrant of the intersection of Rattlesnake Hammock Road and County Road 951 (including an extension to the east, but exclusive of the outlying Urban designated areas of Copeland, Port of the Islands, Plantation Island, and Chokoloskee). Properties adjacent to the Traffic Congestion Area shall be considered part of the Traffic Congestion Area if their only access is to a road forming the boundary of the Area; however, if that property also has an access point to a road not forming the boundary of the Traffic the Traffic Congestion Area it will not be subject to the density reduction. Furthermore, the density reduction shall not apply to developments located within the South U.S. 41~~

Words underlined are added; words ~~struck through~~ are deleted.

~~TCEA (as identified within Transportation Element, Map TR-4, and Transportation Element Policies 5.5 and 5.6, and FLUE Policy 2.4) that obtain an exception from concurrency requirements for transportation, pursuant to the certification process described in Transportation Element Policy 5.6, and that include affordable housing (as per Section 2.7.7 of the Collier County Land Development Code, as amended) as part of the plan of development. This reduction shall likewise not be applied to developments within the Northwest and East Central TCMA's that meet the requirements of FLUE Policies 6.1 through 6.5, and Transportation Element Policies 5.7 and 5.8, and that include Affordable Housing (as per Section 2.7.7. of the Collier County Land Development Code, as amended) as part of the plan of development.~~

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C. Urban Commercial District [No change to text – provided for context, page 53]
 This District is intended to accommodate almost all new commercial zoning; a variety of residential uses, including higher densities for properties not located within the Urban Coastal Fringe or Urban Residential Fringe Subdistricts; and a variety of non-residential uses.

1. Mixed Use Activity Center Subdistrict [Revised text, pages 53-57]
 Mixed Use Activity Centers have been designated on the Future Land Use Map Series identified in the Future Land Use Element. The locations are based on intersections of major roads and on spacing criteria. When this Plan was originally adopted in 1989, there were 21 Activity Centers. There are now 19 Activity Centers, listed below, which comprise approximately 3,000 acres; this includes 3 Interchange Activity Centers (#4, 9, 10) which will be discussed separately under the Interchange Activity Center Subdistrict. Two Activity Centers, #19 and 21, have been deleted as they are now within the incorporated City of Marco Island.

- # 1 Immokalee Road and Airport-Pulling Road
- # 2 US 41 and Immokalee Road
- # 3 Immokalee Road and Collier Boulevard
- # 4 I-75 and Immokalee Road (Interchange Activity Center)
- # 5 US 41 and Vanderbilt Beach Road
- # 6 Davis Boulevard and Santa Barbara Boulevard
- # 7 Rattlesnake-Hammock Road and Collier Boulevard
- # 8 Airport-Pulling Road and Golden Gate Parkway
- # 9 I-75 and Collier Boulevard and Davis Boulevard (Interchange Activity Center)
- #10 I-75 and Pine Ridge Road (Interchange Activity Center)
- #11 Vanderbilt Beach Road and Airport-Pulling Road
- #12 US 41 and Pine Ridge Road
- #13 Airport-Pulling Road and Pine Ridge Road
- #14 Goodlette-Frank Road and Golden Gate Parkway
- #15 Golden Gate Parkway and Coronado Boulevard
- #16 US 41 and Airport-Pulling Road
- #17 US 41 and Rattlesnake-Hammock Road

Words underlined are added; words ~~struck through~~ are deleted.

#18 US 41 and Collier Boulevard
 #20 US 41 and Wiggins Pass Road

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The boundaries of Mixed Use Activity Centers have been delineated on the maps located at the end of this section as part of the Future Land Use Map Series. These map boundaries are the actual, fixed boundaries and cannot be adjusted without a comprehensive plan amendment, except as provided below for Master Planned Activity Centers.

Master Planned Activity Centers

Any of the five Mixed Use Activity Centers listed below may be designated as a Master Planned Activity Center, via the rezoning process. A Master Planned Activity Center is one which has a unified plan of development in the form of a Planned Unit Development, Development of Regional Impact or an area-wide Development of Regional Impact. If choosing to designate a Mixed Use Activity Center, or portion thereof, as a Master Planned Activity Center, the property ~~Property~~ owners within such Mixed Use Activity Centers shall be required to utilize the Master Planned Activity Center process, as provided below.

- # 2 US 41 and Immokalee Road
- # 3 Immokalee Road and Collier Boulevard
- # 5 US 41 and Vanderbilt Beach Road
- # 7 Rattlesnake-Hammock Road and Collier Boulevard
- #14 Goodlette-Frank Road and Golden Gate Parkway

In recognition of the benefit to the public road network resulting from the coordination of planned land uses and coordinated access points ~~to the public road network~~, Master Planned Activity Centers are encouraged through the allowance of flexibility in the boundaries, and thus location of uses permitted within a designated Mixed Use Activity Center. The boundaries of Master Planned Activity Centers depicted on the Future Land Use Map Series are understood to be flexible and subject to modification as provided for below. However, the acreage within the reconfigured Activity Center shall not exceed that within the existing Activity Center. The actual mix of land uses shall be determined using the criteria for other Mixed Use Activity Centers. All of the following criteria must be met for a project to qualify as a Master Planned Activity Center:

1. The applicant shall have unified control of the majority of a quadrant in a designated Activity Center. Majority of the quadrant shall be defined as at least 51% of the privately owned land within any Activity Center quadrant. ~~However, if a property owner has less than 51% ownership within a quadrant, that property owner may still request a rezoning under the provisions of a Mixed Use Activity Center Subdistrict subject to the maximum acreage allowed in Paragraph 2 below. Property owners with less than 51% ownership are encouraged to incorporate vehicular and pedestrian accesses with adjacent properties within the Activity Center. Any publicly owned~~

Words underlined are added; words ~~struck through~~ are deleted.

~~land within the quadrant will be excluded from acreage calculations to determine unified control.~~

2. The allowable land uses for a Master Planned Activity Center shall be the same as for other designated Activity Centers; however, a Master Planned Activity Center encompassing the majority of the property in two or more quadrants shall be afforded the flexibility to redistribute a part or all of the allocation from one quadrant to another, to the extent of the unified control.

The maximum amount of commercial uses allowed at Activity Center #3 (Immokalee Road and Collier Boulevard) is 40 acres per quadrant for a total of 160 acres maximum in the entire Activity Center; the balance of the land area shall be limited to non-commercial uses as allowed in Mixed Use Activity Centers.

The maximum amount of commercial uses allowed at Activity Center #7 (Rattlesnake Hammock Road and Collier Boulevard) is 40 acres per quadrant, except that the northeast quadrant may have a total of 59 acres, for a total of 179 acres maximum in the entire Activity Center; the balance of the land area shall be limited to non-commercial uses as allowed in Mixed Use Activity Centers. With respect to the +/- 19 acres in the northeast quadrant of Activity Center #7, said acreage lying adjacent to the east of the Hammock Park Commerce Center PUD, commercial development (exclusive of the allowed “1/4 mile support medical uses”) shall be limited to a total of 185,000 square feet of the following uses: personal indoor self-storage facilities – this use shall occupy no greater than 50% of the total (185,000) building square feet; offices for various contractor/builder construction trade specialists inclusive of the offices of related professional disciplines and services that typically serve those construction businesses or otherwise assist in facilitating elements of a building and related infrastructure, including but not limited to architects, engineers, land surveyors and attorneys – these offices of related professional disciplines and services shall occupy no greater than 50% of the total (185,000) building square feet; warehouse space for various contractor/builder construction trades occupants; mortgage and land title companies; related businesses including but not limited to lumber and other building materials dealers, paint, glass, and wallpaper stores, garden supply stores – all as accessory uses only, accessory to offices for various contractor/builder construction trade specialists or accessory to warehouse space for various contractor/builder construction trades occupants; management associations of various types of buildings or provision of services to buildings/properties; and, fitness centers.

The maximum amount of commercial uses allowed at Activity Center #14 (Goodlette-Frank Road and Golden Gate Parkway) ~~shall have a maximum of~~ is 45 acres; ~~for commercial use,~~ the balance of the land uses shall be limited to non-commercial uses as allowed in Mixed Use Activity Centers.

Words underlined are added; words ~~struck through~~ are deleted.

3. The location and configuration of all land uses within a Master Planned Activity Center shall be compatible with and related to existing site features, surrounding development, and existing natural and manmade constraints. Commercial uses shall be oriented so as to provide coordinated and functional transportation access to major roadways serving the Activity Center, and functionally related or integrated with surrounding land uses and the planned transportation network.
4. Adjacent properties within the Activity Center that are not under the unified control of the applicant shall be considered and appropriately incorporated (i.e. pedestrian, bicycle and vehicular interconnections) into the applicant’s Master Plan.

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II. AGRICULTURAL/RURAL DESIGNATION

[No change to text – provided for context, page 66]

*** ** text break *** **

A. Agricultural/Rural Mixed Use District

[No change to text – provided for context, page 67]

*** ** text break *** **

B. Rural Fringe Mixed Use District

[No change to text – provided for context, page 69]

The Rural Fringe Mixed Use District is identified on Future Land Use Map. This District consists of approximately 93,600 acres, or 7% of Collier County’s total land area. Significant portions of this District are adjacent to the Urban area or to the semi-rural, rapidly developing, large-lot North Golden Gate Estates platted lands. Agricultural land uses within the Rural Fringe Mixed Use District do not represent a significant portion of the County’s active agricultural lands. As of the date of adoption of this Plan Amendment, the Rural Fringe Mixed Use District consists of more than 5,550 tax parcels, and includes at least 3,835 separate and distinct property owners. Alternative land use strategies have been developed for the Rural Fringe Mixed Use District, in part, to consider these existing conditions.

The Rural Fringe Mixed Use District provides a transition between the Urban and Estates Designated lands and between the Urban and Agricultural/Rural and Conservation designated lands farther to the east. The Rural Fringe Mixed Use District employs a balanced approach, including both regulations and incentives, to protect natural resources and private property rights, providing for large areas of open space, and allowing, in designated areas, appropriate types, density and intensity of development. The Rural Fringe Mixed Use District allows for a mixture of urban and rural levels of service, including limited extension of central water and sewer, schools, recreational facilities, commercial uses and essential services deemed necessary to serve the residents of the District. In order to preserve existing natural resources, including habitat for listed species, to retain a rural, pastoral, or park-like appearance from the major public rights-of-

Words underlined are added; words ~~struck through~~ are deleted.

way within this area, and to protect private property rights, the following innovative planning and development techniques are required and/or encouraged within the District.

*** ** text break *** **

1. Transfer of Development Rights (TDR), and Sending, Neutral, and Receiving Designations: [No change to text – provided for context, page 69]

*** ** text break *** **

C) Sending Lands: Sending Lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species.

[No change to text – provided for context, page 76]

*** ** text break *** **

6. Early Entry TDR Bonus: An Early Entry TDR Bonus shall be available in the form of an additional one TDR Credit for each base TDR Credit severed from Sending Lands from March 5, 2004, onward for a period of ~~six and one half ten~~ years after the adoption of the LDC amendment implementing this provision, or until ~~March 27, 2012~~ September 27, 2015. Early Entry TDR Bonus Credits may be used after the termination of the bonus period.

*** ** text break *** **

7. Permitted Uses: Permitted uses are limited to the following:
[No change to text – provided for context, page 77]

*** ** text break *** **

[Revised text, pages 77-78]

f) Essential Services necessary to serve permitted uses identified in Section ~~5.a)~~ 7.a) through ~~5.e)~~ 7.e) such as ...

*** ** text break *** **

8. Conditional Uses: [Revised text, page 78]

a) The following uses are conditionally permitted subject to approval through a public hearing process:

- (1) Essential services not identified above in ~~4f)~~ 7.f). 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 Sending designated lands. During this one-year period or if necessary until a comprehensive plan

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amendment identifying conditionally permitted essential services, no conditional uses for essential services within Sending designated lands shall be approved.

- (2) Public facilities, including solid waste and resource recovery facilities, and public vehicle and equipment storage and repair facilities, shall be permitted within Section 25, Township 49S, Range 26E, on lands adjacent to the existing County landfill. This shall not be interpreted to allow for the expansion of the landfill into Section 25 for the purpose of solid waste disposal.
- (3) Commercial uses accessory to permitted uses ~~4.a), 4.c) and 4.d)~~ 7.a), 7.c) and 7.d), such as retail sales of produce accessory to farming, or a restaurant accessory to a park or preserve, so long as restrictions or limitations are imposed to insure the commercial use functions as an accessory, subordinate use.

*** *** *** *** *** text break *** *** *** *** ***

4. Exemptions from the Rural Fringe Mixed Use District Development Standards –

[Revised text, page 84]

The requirements, limitations and allowances of this District shall not apply to, affect or limit the continuation of existing uses. Existing uses shall include: those uses for which all required permits were issued prior to June 19, 2002; or projects for which a Conditional use ~~or Rezone petition~~ has been approved by the County prior to June 19, 2002; or, projects for which a Rezone petition has been approved by the County prior to June 19, 2002 – inclusive of all lands not zoned A, Rural Agricultural; or, land use petitions for which a completed application has been submitted prior to June 19, 2002. The continuation of existing uses shall include on-site expansions of those uses if such expansions are consistent with or clearly ancillary to the existing uses. Hereafter, such previously approved developments shall be deemed to be consistent with the Plan's Goals, Objectives and Policies and for the Rural Fringe Mixed Use District, and they may be built out in accordance with their previously approved plans. Changes to these previous approvals shall also be deemed to be consistent with the Plan's Goals, Policies and Objectives for the Rural Fringe Mixed Use District as long as they do not result in an increase in development density or intensity.

*** *** *** *** *** text break *** *** *** *** ***

V. OVERLAYS AND SPECIAL FEATURES

[No change to text – provided for context, page 87]

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H. Coastal High Hazard Area:

[Revised text, page 120]

Policy 12.2.5 of the Conservation and Coastal Management Element (CCME) defines the Coastal High Hazard Area (CHHA). The CHHA boundary is generally depicted on the Future Land Use Map and is more precisely shown in the Future Land Use Map series; all lands lying

Words underlined are added; words ~~struck through~~ are deleted.

seaward of that boundary are within the CHHA. New rezones to permit mobile home development shall not be allowed within the CHHA. The Capital Improvement Element and Conservation and Coastal Management Element both contain policies pertaining to the expenditure of public funds for public facilities within the CHHA.

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Future Land Use Map Series

[Revised text, final page of FLUE text]

Add new Future Land Use Map Series map:

Future Land Use Map

Activity Center Index Map

*** ** text break *** **

Collier Boulevard Community Facility Subdistrict Map

Coastal High Hazard Area Map

Coastal High Hazard Area Comparison Map

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Future Land Use Map and Map Series

[Revised and new maps, following FLUE text]

- a. Amend countywide Future Land Use Map (FLUM) to:
 - 1. Delete Traffic Congestion Area boundary (correlates to changes in Density Rating System)
 - 2. Revise Coastal High Hazard Area boundary (correlates to changes in Policy 12.2.5 of Conservation and Coastal Management Element and changes in Density Rating System)
- b. Create new Coastal High Hazard Area Map depicting revised Coastal High Hazard Area boundary – generalized boundary to correlate with that depicted on countywide FLUM and more precise boundary (correlates to changes in Policy 12.2.5 of Conservation and Coastal Management Element, revised CHHA boundary on countywide FLUM, and changes in Density Rating System)
- c. Create new Coastal High Hazard Area Comparison Map depicting revised Coastal High Hazard Area boundary – generalized boundary to correlate with that depicted on countywide FLUM and more precise boundary – and the now existing (to become former) CHHA boundary for comparison purposes (correlates to changes in Policies 6.1.1 and 12.2.5 of Conservation and Coastal Management Element and revised CHHA boundary on countywide FLUM)

EAR Exhibit A-FLUE – BCC Transmittal FINAL updated to April 25, 2012 -- 1:09 PM
 G:\CDES Planning Services\Comprehensive\2011 EAR-BASED GMP AMENDMENTS\Post-BCC transmittal - EAR-based GMPAs\Exhibit A FLUE per BCC Approval - EAR-based Amendments - 4-25-12.doc
 DW/cs

Words underlined are added; words ~~struck through~~ are deleted.