

RESOLUTION NO. 14- 153

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING 2011 EVALUATION AND APPRAISAL REPORT (EAR) BASED AMENDMENTS TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, TO FIX GLITCHES RELATED TO CHANGES IN THE 2011 EAR-BASED AMENDMENTS AND TO REVISE FORMAT, STRUCTURE AND LANGUAGE FOR INTERNAL CONSISTENCY SPECIFICALLY AMENDING THE CAPITAL IMPROVEMENT ELEMENT; TRANSPORTATION ELEMENT; CONSERVATION AND COASTAL MANAGEMENT ELEMENT; RECREATION AND OPEN SPACE ELEMENT; THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES; THE STORMWATER MANAGEMENT (DRAINAGE) SUB-ELEMENT OF THE PUBLIC FACILITIES ELEMENT; AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THESE AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. [PL20130001109/CPSP-2013-6]

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, in accordance with Section 163.3191, Florida Statutes (2010), Collier County adopted its Evaluation and Appraisal Report ("EAR") of the Growth Management Plan on January 31, 2011 by Resolution No. 2011-24; and

WHEREAS, the EAR identified provisions of the Growth Management Plan that need to be amended; and

WHEREAS, Collier County has prepared EAR-based plan amendments to address glitches related to 2011 EAR-based amendments to the following elements of its Growth Management Plan:

- Capital Improvement Element;
- Transportation Element;
- Conservation and Coastal Management Element;
- Recreation and Open Space Element;
- Future Land Use Element;
- Stormwater Management (Drainage) Sub-Element;

and

WHEREAS, on May 15, 2014, the Collier County Planning Commission considered the proposed EAR-based amendments to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, Florida Statutes, and recommended approval of said amendments to the Board of County Commissioners; and

WHEREAS, on July 8, 2014, the Board of County Commissioners at a public hearing approved the transmittal of the proposed EAR-based amendments to the Growth Management Plan to the state land planning agency in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, upon receipt of Collier County's proposed EAR-based Growth Management Plan Amendments, the Department of Economic Opportunity (DEO) has sixty (60) days to review the proposed EAR-based amendments and DEO must transmit, in writing, to Collier County, its comments along with any objections and any recommendations for modification, within said sixty (60) days pursuant to Section 163.3184(4), Florida Statutes; and

WHEREAS, Collier County, upon receipt of the written comments from DEO, must adopt, adopt with changes or not adopt the proposed Growth Management Plan Amendments within one-hundred-eighty (180) days of such receipt pursuant to Section 163.3184(4), Florida Statutes; and

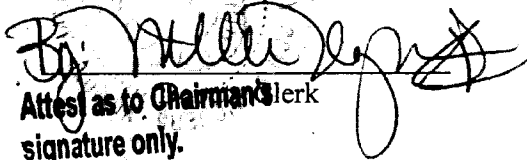
WHEREAS, after the DEO makes a determination of completeness of the adopted EAR-based Growth Management Plan Amendments, the DEO has forty-five (45) days to review and determine if the Plan Amendments are in compliance with the Community Planning Act of 2011, pursuant to Section 163.3184(4), Florida Statutes.

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

The Board of County Commissioners hereby approves the proposed EAR-Based Growth Management Plan Amendments, attached hereto as Exhibit A and incorporated by reference herein, for the purpose of transmittal to the Department of Economic Opportunity thereby initiating the required State evaluation of the Growth Management Plan Amendments, prior to final adoption and State determination of compliance with the Community Planning Act of 2011.

THIS RESOLUTION adopted after motion, second and majority vote this 8th day of July, 2014.

ATTEST:
DWIGHT E. BROCK, CLERK


Attest as to Chairman's
signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: 
TOM HENNING, Chairman

Approved as to form and legality:

Heidi Ashton-Cicko *MFAC
4/16/14*
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachment: Exhibit A – Text and Maps

14-CMP-00913/14

EXHIBIT "A"

PL20130001109/CPSP-2013-6

CONSERVATION AND COASTAL MANAGEMENT ELEMENT (CCME)

I. INTRODUCTION

[Revised text, page 1]

Subsection 163.3177 (5)(d) (6)(d), Florida Statutes requires all local governments within the State of Florida to have, as part of their respective Local Government Comprehensive Plans, an Element, dealing with "the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation."

In 2002, the State Legislature made a change to This Subsection 163.3177 (6)(d), F.S., which also requires local Conservation Elements to consider the applicable Water Management District water supply plans or water management plans. More specifically, the Conservation Element must "assess their "current, as well as and projected, water needs and sources for at least a 10-year period."

In addition to the Conservation Element, Subsection 163.3177 (5)(g) (6)(g), Florida Statutes, also requires certain designated local governments (including Collier County) to have an element of the local comprehensive plan dealing with coastal management. This Coastal Management Element must "set forth the policies that shall guide the local government's decisions and program implementation with respect to the following objectives:"

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OBJECTIVE 2.1:

[Revised text, page 6]

Prepare Watershed Management Plans, which contain appropriate mechanisms to protect the County's estuarine and wetland systems. Until the Watershed Management Plans are completed, the County shall apply the following as interim standards for development:

- a. All new development and re-development projects shall meet 150% of the water quality volumetric requirements of the Basis of Review for Environmental Resource Permit Applications Within the South Florida Water Management District (2012) State of Florida's Environmental Resource Permit Applicant's Handbook Volume I (2013), or its successor, in effect at the time of project approval, and the retention and detention requirements, and the allowable off-site discharge rates required by Stormwater Management Sub-Element Policy 6.2 and 6.3, respectively;

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GOAL 6:

[Revised text, page 16]

TO IDENTIFY, PROTECT, CONSERVE AND APPROPRIATELY USE THE COUNTY'S NATIVE VEGETATIVE COMMUNITIES AND WILDLIFE HABITAT.

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Policy 6.1.1:

[Revised text, page 16]

For the County's Urban Designated Area, Estates Designated Area, Conservation Designated Area, and Agricultural/Rural Mixed Use District, Rural-Industrial District and Rural-Settlement Area District as designated on the FLUM, native vegetation shall be preserved through the application of the following minimum preservation and vegetation retention standards and criteria, unless the



development occurs within the Area of Critical State Concern (ACSC) where the ACSC standards referenced in the Future Land Use Element shall apply. Notwithstanding the ACSC requirements, this Policy shall apply to all non-agricultural development except for single-family dwelling units situated on individual parcels that are not located within a watershed management conservation area identified in a Watershed Management Plan developed pursuant to policies supporting Objective 2.1 of this Element. For properties not previously within the Coastal High Hazard Area but now within the Coastal High Hazard Area due to adoption of a revised Coastal High Hazard Area boundary in 2012 2013, the native vegetation preservation and retention standards of the Non-Coastal High Hazard Area shall continue to apply. (Reference the Coastal High Hazard Area Comparison Map in the Future Land Use Element.)

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Policy 6.2.3: [Repositioned parenthetical and revised text, page 27]
Collier County shall implement a comprehensive process to ensure wetlands and the natural functions of wetlands are protected and conserved... The County shall direct impacts away from such wetlands.

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(2) Big Cypress Area of Critical State Concern (ACSC) Overlay

Best available data indicates that 74% of the County's wetlands are within the *Big Cypress Area of Critical State Concern Overlay*. The land development regulations contained in the ACSC Overlay District, as depicted on the Countywide Future Land Use Map, provide standards that facilitate the goal of directing higher intensity land uses away from wetland systems. The development standards for the ACSC Overlay (Reference FLUE Land Use Designation Section V.) specify that site alterations shall be limited to 10% of the total site. The majority of the land contained within the ACSC is also within the Conservation Designation and thus is subject to the land use limitations of that Land Use Designation.

(3) Natural Resource Protection Areas (NRPAs)

Major wetland systems and regional flow-ways were used as criteria to establish the NRPA Overlay District as shown on the Future Land Use Map, and as discussed in FLUE Land Use Designation, Section V.C. These areas include high functioning wetland systems and, although portions of the NRPA Overlay include lands within the Conservation Designation, represent approximately 12% of the County's wetlands, which are not located in Conservation Lands. Based on the relatively high concentration of wetlands within NRPA designated lands, incompatible land uses shall be directed away from these areas. Allowable land uses within NRPAs are also subject to native vegetation retention and preservation standards of 90%.

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Policy 6.5.2: [Revised text, page 35]
The following criteria shall apply to development contiguous to natural reservations in order to reduce negative impacts to the natural reservations:

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(3) Within the Rural Fringe Mixed Use District, stormwater management systems discharging directly to the natural reservation shall meet the Outstanding Florida Water criteria of one-half inch of dry retention or retention pretreatment as specified in Section 5.2.2(b), of the ~~SFWMD's Basis of Review for Environmental Resource Permit Applications within the South Florida~~



~~Water Management District, August 2000 State of Florida's Environmental Resource Permit Applicant's Handbook Volume I (2013), or its successor.~~

- (4) Proposed development shall demonstrate that ground water table drawdowns or diversions will not adversely impact the natural reservation. Detention and control elevations shall be set to protect the natural reservation and be consistent with surrounding land and project control elevations and water tables. In order to meet these requirements, projects shall be designed in accordance with Sections 4.2.2.4, 6.11 and 6.12 of ~~SFWMD's Basis of Review the State of Florida's Environmental Resource Permit Applicant's Handbook Volume I (2013), or its successor.~~

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GOAL 8: [Revised text, page 41]
~~THE COUNTY SHALL TO MAINTAIN COLLIER COUNTY'S EXISTING AIR QUALITY.~~

OBJECTIVE 8.1: [Revised text, page 41]
~~All activities in the County shall c~~omply with all applicable federal and State air quality standards.

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OBJECTIVE 9.3: [Revised text, page 42]
~~The Collier County Solid Waste Department shall c~~ontinue to hold its hazardous waste collection days at least once per year.

Policy 9.3.1: [Revised text, page 42]
~~The h~~azardous waste collection days shall target residential households but also allow small businesses to participate to some extent.

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GOAL 11: [Revised text, page 50]
~~THE COUNTY SHALL TO PROVIDE FOR THE PROTECTION, RESERVATION, AND SENSITIVE RE-USE OF HISTORIC RESOURCES.~~

OBJECTIVE 11.1: [Revised text, page 50]
~~To p~~rotect historic and archaeological resources in Collier County.

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Policy 12.1.6: [Revised text, page 52]
The Directors of the Engineering Services Department/Transportation Planning Section and Bureau of Emergency Services Management Departments will review, at least annually, review evacuation route road improvement needs to ensure that necessary improvements are reflected within ~~Table A~~, the Five-Year Schedule of Capital Improvements, as contained within the Capital Improvement Element of this Growth Management Plan.

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Policy 12.1.14: [Revised text, page 53]
All new nursing homes and assisted living facilities that are licensed shall have a core area to shelter residents and staff on site. The core area will be constructed to meet the Public Shelter Design Criteria that is are required for new public schools and public community colleges and universities



("State Requirements for Educational Facilities," 2007). Additionally, this area shall be capable of ventilation or air conditioning provided by back-up generator for a period of no less than 72 hours.

Policy 12.1.46 15:

[Revised text, page 54]

The County will coordinate with the Florida Department of Transportation on its plans to one-way evacuation routes on State maintained roads that are primary evacuation routes for vulnerable populations.

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Policy 12.2.5:

[Revised text, page 55]

The County shall consider the Coastal High Hazard Area as a geographical area lying below the elevation of the Category 1 storm surge line as presently defined in the 2011 Southwest Florida Regional Planning Council's Hurricane Evacuation Study, or subsequently authorized storm surge or evacuation planning studies coordinated by the Collier County Bureau of Emergency Services Management Department and approved by the Board of County Commissioners.

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Policy 12.3.3:

[Revised text, page 55]

The Recovery Task Force shall include the Sheriff, the Growth Management Division Administrator, the ~~Land Development Services~~ Planning and Zoning Director, the Bureau of Emergency Services Director and other members as directed by the Board of County Commissioners, such as representatives from municipalities within the County that have received damage from a storm.

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OBJECTIVE 12.4:

[Revised text, page 56]

~~The County shall m~~Make every reasonable effort to meet the emergency preparedness requirements of Persons with Special Needs such as the elderly, handicapped, the infirmed and those requiring transportation from a threatened area. In the event of a countywide emergency, such as a hurricane or other large-scale disaster, the County Bureau of Emergency Services Management Department in coordination with the County Health Department and other officials shall open and operate one or more refuges for persons listed on the County's Special Needs Registry and their caregivers. Medical and support equipment at such refuges will include, but not necessarily be limited to, respirators, oxygen tanks, first aid equipment, disaster cots and blankets, and defibrillators.

Policy 12.4.1:

[Revised text, page 56]

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

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GOAL 13:

[Revised text, page 56]

~~THE COUNTY SHALL~~ TO AVOID UNNECESSARY DUPLICATION OF EXISTING REGULATORY PROGRAMS.

OBJECTIVE 13.1:

[Revised text, page 57]

~~To e~~Establish, prior to the adoption of any land development regulation to implement this Element, including but not limited to NRPA management guidelines and watershed management plans, a

program to review such regulations and identify existing regulatory programs exercised by regional, State, or Federal agencies with jurisdiction over the activities sought to be regulated.

CAPITAL IMPROVEMENT ELEMENT (CIE)

I. INTRODUCTION

[Revised parenthetical citation, page 1]

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One of the specific requirements of the legislation states that the public facilities that are contained in the CIE must be based on "standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service." The statute defines the phrase "level of service" as "...an indicator of the extent or degree of service provided by ... a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." (Section ~~9J-5.003 (62)~~, Florida Administrative Code 163.3164(28), Florida Statutes).

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II. GOALS, OBJECTIVES AND POLICIES

[Revised parenthetical citation, page 2]

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Policy 1.5:

[Revised text, page 7]

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

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C. County Stormwater Management Systems:

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

LEVELS OF SERVICE ATTAINED BY BASINS

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

| BASIN | LEVEL OF SERVICE |
|---|------------------|
| SOUTHERN COASTAL BASIN | |
| US-44 <u>US 41</u> Outfall Swale No. 1 Basin | D |
| US-44 <u>US 41</u> Outfall Swale No. 2 Basin | D |
| Seminole Park Outlet Basin | C |

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H. Public School Facilities:

Level of Service (LOS) standards for CSAs shall be based upon permanent FISH capacity:



- 1. Elementary schools = 95 percent (0.95) of CSA Enrollment / FISH Capacity
- 2. Middle schools = 95 percent (0.95) of CSA Enrollment / FISH Capacity
- 3. High schools = 100 percent (1.00) of CSA Enrollment / FISH Capacity

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Collier County Schedule of Capital Improvements [Revised text, page 23]
Public School Facilities Projects

For the purpose of school concurrency, and in accordance with Policy 4.2, the County hereby incorporates, by reference, the School District's Capital Improvement Plan FY ~~13-32~~ 14 - 33, approved on ~~May 8, 2012~~ May 14, 2013; and, the District Facilities Work Program FY ~~13-17~~ 14 - 18, adopted by the School Board on ~~September 12, 2012~~ September 10, 2013 is hereby incorporated as data and analysis.

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V. PROGRAMS TO ENSURE IMPLEMENTATION [Revised text, page 26]

Through continued implementation of adopted land development regulations the following programs have been implemented to ensure that the goals, objectives and policies established in this Capital Improvement Element will be achieved or exceeded.

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~~4. Semi-annual Report~~

~~The mandatory semi-annual report to the Florida Department of Community Affairs concerning amendments to the comprehensive plan due to emergencies, developments of regional impact, and selected small developments will identify changes, if any, to adopted goals, objectives and policies in this Capital Improvement Element.~~

5.4. Update of Capital Improvement Element [Renumbered text, page 26]

The monitoring of, and adjustment to, this Capital Improvement Element is an ongoing process necessitated by changing conditions. Beginning no later than December of each year, the Element will be updated in conjunction with the County's budget process, and the release of the official BEBR population estimates and projections. The update will include:

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6.5. Concurrency Management System [Renumbered text, page 27]

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7.6. Third Evaluation and Appraisal Report Reviews [Renumbered & revised text, page 28]

~~The Required third Evaluation and Appraisal Report Reviews (EAR)~~ will address the implementation of the goals, objectives and policies of this Capital Improvement Element. The monitoring procedures necessary to enable the completion of the third each evaluation include:

- A. Review of annual reports of the Concurrency Management System, as set forth in Section 6.5 above;
- ~~B. Review of semi-annual reports to DCA concerning amendments to the Growth Management Plan, as set forth in Section 4 above; and~~



B. Review of annual updates of this Capital Improvement Element, including updated supporting documents; and -

C. Review of State of Florida legislation concerning comprehensive planning and growth management passed since the previous EAR to evaluate effects on Collier County planning efforts.

FUTURE LAND USE ELEMENT (FLUE)

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C. UNDERLYING CONCEPTS

[Revised text, page 4]

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Coordination of Land Use and Public Facilities

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

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Policy 2.2:

[Revised text, page 12]

Deficiencies or potential deficiencies that have been determined through the Annual Update and Inventory Report on capital public facilities may include the following remedial actions: establish an area of significant influence for roads, a TCEA, TCMA, add projects to the Capital Improvement Element, enter into a binding commitment with a ~~D~~developer to construct the needed facilities or defer development until improvements can be made or the level of service is amended to ensure available capacity.

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Policy 2.4:

[Revised text, page 12]

Pursuant to the Urban Infill and Urban Redevelopment Strategy contained in this Element, development located within the South ~~U.S.~~ US 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.~~ US 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.

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Policy 4.6: [Revised text, page 16]

Access Management Plan provisions have been developed for Mixed Use and Interchange Activity Centers designated on the Future Land Use Map and these provisions have been incorporated into the Collier County Land Development Code. The intent of the Access Management Plan provisions is defined by the following guidelines and principles:

- a. The number of ingress and egress points shall be minimized and shall be combined and signalized to the maximum extent possible.
- b. Spacing of access points shall meet, to the maximum extent possible, the standards set forth in the Collier County Access Control Policy (Resolution # No. 01-247, adopted June 26, 2001).

Policy 4.7: [Revised text, page 16]

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 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.~~ US 41 North and Goodlette-Frank Road;
- b. ~~U.S.~~ US 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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A. Urban Mixed Use District [Revised text, page 27]

This District, which represents approximately 116,000 acres, is intended to accommodate a variety of residential and non-residential land uses, including mixed-use developments such as Planned Unit Developments. Certain industrial and commercial uses are also allowed subject to criteria.

~~This may be accomplished by encouraging coordinated mixed-use sites of water~~ Water-dependent and water-related land uses are permitted within the coastal region of this District. Mixed-use sites of water-dependent and water-related uses and other recreational uses may include water-related parks, marinas (public or private), yacht clubs, and related accessory and recreational uses, such as boat storage, launching facilities, fueling facilities, and restaurants. Any development that includes a water-dependent and/or water-related land use shall be encouraged to the use of the Planned Unit Development technique and other innovative approaches so as to conserve environmentally sensitive areas features and to assure compatibility with surrounding land uses.

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1. Urban Residential Subdistrict: [Revised text, page 28]

The purpose of this Subdistrict is to provide for higher densities in an area with fewer natural resource constraints and where existing and planned public facilities are concentrated. This Subdistrict comprises approximately 93,000 acres and 80% of the Urban Mixed Use District. Maximum eligible residential density shall be determined through the Density Rating System but shall not exceed 16 dwelling units per acre except in accordance with the Transfer of Development Rights Section of the Land Development Code.

2. Urban Residential Fringe Subdistrict:

The purpose of this Subdistrict is to provide transitional densities between the Urban Designated Area and the Agricultural/Rural Area and comprises approximately 5,500 acres and 5% of the Urban Mixed Use District. Residential land uses may be allowed at a maximum base density of 1.5 units per gross acre, plus any density bonus that may be achieved via CCME Policy 6.2.5 (6) b.1., and either "a" or "b" below:

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3. Urban Coastal Fringe Subdistrict:

[Revised text, page 30]

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6. PUD Neighborhood Village Center Subdistrict:

[Revised text, page 33]

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10. Henderson Creek Mixed Use Subdistrict

[Revised text, page 37]

The Henderson Creek Mixed Use Subdistrict consists of approximately 83 acres and is located east of Collier Boulevard (~~S.R.~~ SR 951) and south of ~~U.S.~~ US 41 (Tamiami Trail, East). The intent of the Subdistrict is primarily to provide for a mixture of regional commercial uses and residential development; the regional commercial uses are intended to serve the South Naples and Royal Fakapalm Planning Communities, and the Marco Island area. Conversely, the primary intent of the Subdistrict is not to provide for community and neighborhood commercial uses. The focus of the residential component of the Subdistrict shall be the provision of affordable-workforce housing to support the commercial uses within the Subdistrict, as well as in the South Naples and Royal Fakapalm Planning Communities, and the Marco Island area. The entire Subdistrict shall be developed under a unified plan; this unified plan must be in the form of a Planned Unit Development.

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Specific requirements and limitations for the Henderson Creek Mixed-Use Subdistrict as follows:

- a. Access to the Subdistrict shall be provided from Collier Boulevard (SR 951) and ~~U.S.~~ US 41. A loop road that is open to the public shall connect these access points.

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15. Vanderbilt Beach Road Neighborhood Commercial Subdistrict

[Revised text, page 43]

The purpose of this Subdistrict is to provide primarily for neighborhood commercial development at a scale not typically found in the Mixed Use Activity Center Subdistrict.

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- a. Parcel 1



This parcel is located at the intersection of Livingston Road and Vanderbilt Beach Road. A maximum of 100,000 square feet of gross leasable floor area for commercial uses may be allowed. Allowable uses shall be the following, except as prohibited above: retail, personal service, restaurant, office, and all other uses as allowed, whether by right or by conditional use, in the C-1 through C-3 zoning districts as set forth in the Collier County Land Development Code, Ordinance No. 04-41, as amended, in effect as of the date of adoption of this Subdistrict (Ordinance No. 2005-25 adopted on June 7, 2005); other comparable and/or compatible land uses not found specifically in the C-1 through C-3 zoning districts, limited to: general and medical offices, government offices, financial institutions, personal and business services, limited indoor recreational uses, and limited retail uses; mixed-use development (residential and commercial uses). The maximum floor area for any single commercial user shall be 20,000 square feet, except for a grocery/supermarket, physical fitness facility, craft/hobby store, home furniture/furnishing store, or department store use, which shall not exceed a maximum of 50,000 square feet.

b. Parcel 2

This parcel is located approximately ¼ mile east of Livingston Road and is adjacent to multifamily residential uses. A maximum of 80,000 square feet of gross leasable floor area for commercial uses may be allowed. Allowable uses shall be the following, except as prohibited above: General and medical offices, community facilities, and business and personal services, all as allowed, whether by right or by conditional use, in the C-1 through C-3 zoning districts as set forth in the Collier County Land Development Code, Ordinance No. 04-41, as amended, in effect as of the date of adoption of this Subdistrict (Ordinance No. 2005-25 adopted on June 7, 2005). The maximum floor area for any single commercial user shall be 20,000 square feet.

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2. Density Bonuses

[Revised text, 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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c. Affordable-Workforce Housing Bonus:

As used in this density bonus provision, the term "affordable" shall be as defined in Chapter 420.9071, F.S. To encourage the provision of affordable-workforce housing within certain Districts and Subdistricts in the Urban Designated Area, a maximum of up to 8 residential units per gross acre may be added to the base density if the project meets the requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance # No. 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), and if the affordable-workforce housing units are targeted for families earning no greater than 150% of the median income for Collier County. In the Urban Coastal Fringe Subdistrict, projects utilizing the Affordable-workforce Housing Density Bonus must provide appropriate mitigation consistent with Objective 12.1 and subsequent policies, as applicable, of the Conservation and Coastal Management Element. Also, for those specific properties identified within the Urban Residential Fringe Subdistrict, this density bonus is allowed but only to a maximum of 6 residential units per gross acre. Additionally, the Affordable-workforce Housing Density Bonus may be utilized within the Agricultural/Rural designation, as provided for in the Rural Lands Stewardship Area Overlay, subject to the aforementioned Section 2.06.00 of the Land Development Code.

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4. Density Conditions:

[Revised text, page 50]

The following density condition applies to all properties subject to the Density Rating System.

a. Maximum Density

The maximum allowed density shall not exceed 16 dwelling units per gross acre within the Urban designated area, except when utilizing the Transfer of Development Rights (TDR) provision contained in Section 2.03.07 of the Land Development Code adopted by Ordinance # No. 04-41, as amended on June 22, 2004 and effective October 18, 2004.

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1. Rural Commercial Subdistrict

[Revised text, page 67]

Within the Agricultural/Rural - Mixed Use District, commercial development, up to a maximum of 200 acres, may be allowed providing the following standards for intensity of use are met:

- a. The project, or that portion of a larger project, that is devoted to commercial development, is 2.5 acres or less in size;
- b. The project, or that portion of a larger project which is devoted to commercial development, is no closer than 5 miles, measured by radial distance, from the nearest developed commercial area, zoned commercial area or designated Mixed Use Activity Center, except that the southwest quadrant at the intersection of US 41 and S.R. SR 29, is eligible for commercial zoning under this provision;

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[Revised text, page 80]

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.

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

9. Where residential density is transferred from Sending Lands, allowable uses shall be limited to the following:

- a) Agricultural uses consistent with Chapter 823.14(6) Florida Statutes (Florida Right to Farm Act), including water management facilities, to the extent and intensity that such operations exist at the date of any transfer of development rights.
- b) Cattle grazing on unimproved pasture where no clearing is required;
- c) Detached single-family dwelling units, including mobile homes where the Mobile Home Zoning Overlay exists, at a maximum density of one dwelling unit per 40 acres. In order to retain these development rights after any transfer, up to one dwelling must be retained (not transferred) per 40 acres.
- d) One detached dwelling unit, including mobile homes where the Mobile Home Zoning Overlay exists, per each preexisting lot or parcel of less than 40 acres. For the purpose of this provision, a preexisting lot or parcel is one that was in existence on or before June 22, 1999 and is: 1) a lot or parcel which is ~~1) a lot or parcel which is~~ part of a subdivision recorded in the public records of Collier County, Florida; or 2) a lot or parcel which has limited fixed boundaries, described by metes and bounds or other specific legal description, the description of which has been recorded in the public records of Collier County Florida on or before June 22, 1999; or 3) a lot or parcel which has limited fixed boundaries, for which an agreement for

deed was executed prior to June 22, 1999. In order to retain these development rights after any transfer, up to one dwelling must be retained (not transferred) per each lot or parcel.

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B. North Belle Meade Overlay

[Revised text, page 93]

*** text break ***

1. IN GENERAL

*** text break ***

Planning Considerations

a. Wildlife Crossing and Wildlife Corridor

± The County should support construction of a wildlife crossing under I-75 connecting the NBM and South Belle Meade (SBM), and the creation of a wildlife corridor connecting the NBM with the Florida Panther National Wildlife Refuge to the east.

b. Transportation

± An existing access road (presently providing access to County water wells) along the northern section lines of Sections 22, 23 and 24 of Range 27 East may be maintained and improved, and an extension of Wilson Boulevard should be provided through Section 33, Range 27 East comprising a collector or arterial road extending to the south to Interstate 75 via an interchange or service road for residential development should it commence in Sections 21, 28 and 27, or in the alternate a haul road along an extension of Wilson Boulevard to service earth mining activities with a connection through Sections 32 and 31 to Landfill Road.

± Lands required for the extension of Wilson Boulevard will be dedicated to Collier County at the time of rezoning. The right-of-way shall be a sufficient size to accommodate collector road requirements should there be a demonstrated need.

± Within one year of June 19, 2002, the alternative alignments for east-west roadway, connecting County Road 951 to an extension of Wilson Boulevard, shall be evaluated and assessed for the Board's consideration. The roadway's alignment shall be determined with public input and taking into consideration the following, at a minimum:

1. Usefulness as a route for truck traffic generated from any earth mining operations in NBM;
2. Usefulness as a link in the County's major roadway network;
3. Avoidance of residential neighborhoods, to the extent feasible and prudent;
4. Avoidance of environmentally sensitive wildlife habitat, wildlife corridors, or greenways, to the extent feasible and prudent;
5. The costs of construction, including any related design, permitting, and mitigation costs; and
6. The costs of acquiring necessary right-of-way.

Alignments considered for such east-west roadway shall include extension of the existing Landfill Road, extension of the existing Keane and Brantley Roads, extension of the existing Green Boulevard, and any other alignment deemed feasible and prudent. In consideration of the recommended alignment, the Board shall consider the level of public benefit as provided in subparagraph 2 above in determining the proportionate public/private funding in subparagraphs 5 and 6 above and the method and timing of any public resource allocation to the project.

± The western 1/4 of Sections 22 and 27 will be buffered from the NBM NRPA to the east by a buffer preservation that includes all of the eastern 1/2 of the western 1/4 of Sections 22 and 27,



which would consist of lake excavation areas between the Wilson Boulevard extension road right-of-way and the NRPA.

Other than the new and improved Wilson Boulevard extension and service haul road as described above, all new roads and improvements in the Sending Area shall be routed so as to avoid traversing publicly owned natural preserves, parks and recreation areas, areas identified as environmentally sensitive wildlife habitat, wildlife corridors, or greenways, unless there is no feasible and prudent alternative. Other than the referenced Wilson Boulevard extension and service haul road, any new roads and improvements to existing roads within sending areas shall be designed with aquatic species crossings, small terrestrial animal crossings, and large terrestrial animal crossings pursuant to Florida Fish and Wildlife Conservation Commission criteria. The portion of Wilson Boulevard that traverses through the Sending Area shall be designed with aquatic species crossings and small terrestrial animal crossings. The implementing Land Development Regulations for the NBM Overlay shall address bike lanes and pedestrian pathways.

c. Greenway

± A NBM Greenway shall be created within the NRPA or sending lands following natural flowways, as contemplated in the Community Character Plan prepared by Dover Kohl.

d. Red Cockaded Woodpeckers (RCW)

± RCW nesting and foraging habitat has been mapped and used to delineate areas that are appropriately designated as Sending Lands.

2. Natural Resource Protection Area NRPA

[Revised text, page 95]

The NBM Natural Resource Protection Area (NRPA) includes seven sections of lands and three partial sections or a total of ± 6,075 acres and is located in the eastern portion of the NBM Overlay. This area comprises about thirty-nine percent of the NBM Overlay. The NBM NRPA area has concentrations of wetland land cover and listed species habitat, consistent with other Rural Fringe NRPA's. This consideration combined with the fragmented ownership pattern and the state's desire to purchase significant portions of this area warrants a different level of protection than in other NRPA areas, particularly for incentives for the consolidation of lots to assist in the future preservation of lands.

Planning Considerations

a. Consolidation

± The County should amend the Land Development Code to encourage further consolidation of small parcels.

b. Public Acquisition

± The County and the property owners should support acquisition of privately owned land in the NBM NRPA area as a mechanism for protection.

c. Sending Area

± The NBM NRPA shall be designated as Sending Lands for purposes of the Transfer of Development Rights (TDR) program.

d. TDRs

± TDR Credits generated from the NBM NRPA may be transferred to Sections 21 and 28 and the west 1/4 of Sections 22 and 27, to other suitable locations within the Rural Fringe Mixed Use District, or to the Urban Area at a ratio of 1 unit per 5 acres from Sending Lands, or one unit per individual deeded parcel or lot that existed as of June 22, 1999, whichever is greater.

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4. SENDING AREAS

[Revised text, page 97]

Within the NBM Overlay are ± 4,598 acres of land that are identified as Sending Areas for the transfer of development rights that are located in the western, eastern and southern portion of the study area. The Sending Areas consist of the NRPA lands and ±5 and ¼ sections west of the NRPA. The sending areas are locations where residential development is discouraged.

Endangered and threatened species are located within the Sending Areas, including colonies of Red Cockaded Woodpeckers. Therefore, the protection of endangered and threatened species including the protection of habitat are primary planning considerations in this area.

Planning Considerations

a. TDRs

± Strongly encourage the transfer of development rights from the NBM Sending Areas to other locations within the Rural Fringe or NBM Overlay outside the boundary of the NRPA, or to the Urban Area.

b. Habitat Protection

± The Goals, Objectives and Policies of the Conservation and Coastal Management Element for wildlife habitat protection shall apply to NBM Sending Lands.

c. Public Acquisition

± The County should support the public acquisition of Sending Lands in the NBM Overlay, particularly in locations where endangered or threatened species are located.

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D. Rural Lands Stewardship Area Overlay

[Revised text, page 113]

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Policy 1.2:

The Overlay protects natural resources and retains viable agriculture by promoting compact rural mixed-use development as an alternative to low-density single use development, and provides a system of compensation to private property owners for the elimination of certain land uses in order to protect natural resources and viable agriculture in exchange for transferable credits that can be used to entitle such compact development. The strategies herein are based in part on the principles of Florida's Rural Lands Stewardship Act, ~~Chapter 163.3177(11) F.S.~~ Section 163.3248, Florida Statutes. The Overlay includes innovative and incentive based tools, techniques and strategies that are not dependent on a regulatory approach, but will complement existing local, regional, state and federal regulatory programs.

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Policy 4.2:

[Revised text, page 122]

All privately owned lands within the RLSA which meet the criteria set forth herein are eligible for designation as a SRA, except land delineated as a FSA, HSA, WRA or land that has been designated as a Stewardship Sending Area. Land proposed for SRA designation shall meet the suitability criteria and other standards described in Group 4 Policies. Due to the long-term vision of the RLSA Overlay, extending to a horizon year of 2025, and in accordance with the guidelines established in ~~Chapter 163.3177(11) F.S.~~ Section 163.3168(2), Florida Statutes, the specific location, size and composition of each SRA cannot and need not be predetermined in the GMP. In the RLSA Overlay, lands that are eligible to be designated as SRAs generally have similar physical attributes as they consist predominately of agriculture lands which have been cleared or otherwise altered for this purpose. Lands shown on the Overlay Map as eligible for SRA designation include approximately 74,500 acres



outside of the ACSC and 18,300 acres within the ACSC. Approximately 2% of these lands achieve an Index score greater than 1.2. Because the Overlay requires SRAs to be compact, mixed-use and self sufficient in the provision of services, facilities and infrastructure, traditional locational standards normally applied to determine development suitability are not relevant or applicable to SRAs. Therefore the process for designating a SRA follows the principles of the Rural Lands Stewardship Act as further described herein.

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Policy 4.7:

[Revised text, page 123]

There are four specific forms of SRA permitted within the Overlay. These are Towns, Villages, Hamlets, and Compact Rural Development (CRD). The eCharacteristics of Towns, Villages, Hamlets, and CRD are set forth in Attachment C and are generally described in Policies 4.7.1, 4.7.2, 4.7.3 and 4.7.4. Collier County shall establish more specific regulations, guidelines and standards within the LDC Stewardship District to guide the design and development of SRAs to include innovative planning and development strategies as set forth in ~~Chapter 163.3177 (11), F.S. and OJ 5.006(5)(l)~~ Section 163.3168(2), Florida Statutes. The size and base density of each form shall be consistent with the standards set forth on Attachment C. The maximum base residential density as set forth in Attachment C may only be exceeded through the density blending process as set forth in density and intensity blending provision of the Immokalee Area Master Plan or through the affordable-workforce housing density bonus as referenced in the Density Rating System of the Future Land Use Element. The base residential density is calculated by dividing the total number of residential units in a SRA by the overall area therein. The base residential density does not restrict net residential density of parcels within a SRA. The location, size and density of each SRA will be determined on an individual basis during the SRA designation review and approval process.

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F. Bayshore/Gateway Triangle Redevelopment Overlay

[Revised text, page 135]

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 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 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. Two zoning overlays have been 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:

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

- 4. Properties with access to ~~US-41~~ US 41 East and/or Bayshore Drive and/or Davis Boulevard (SR 84) and/or the west side of Airport-Pulling Road may be allowed a maximum density of 12 residential units per acre via use of the density bonus pool identified in paragraph 11, except that no project may utilize more than 97 units – 25% of the total density pool units available. The 97 unit cap will terminate when the BCC adopts, by LDC amendment, limitations and a cap on the use of the 388 density pool units for any one project. 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” catalyst 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.

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FUTURE LAND USE MAP SERIES

[Revised text, final page of FLUE text]

Future Land use Map

[Added new Future Land Use Map Series map]

Activity Center Index Map

*** text break ***

- Collier Boulevard Community Facility Subdistrict Map
- Coastal High Hazard Area Map
- Coastal High Hazard Area Comparison Map
- Gordon River Greenway Conservation Area Designation Map

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Future Land Use Map and Map Series

[New map, following FLUE text]

- a. Create new Gordon River Greenway Conservation Area Designation Map.

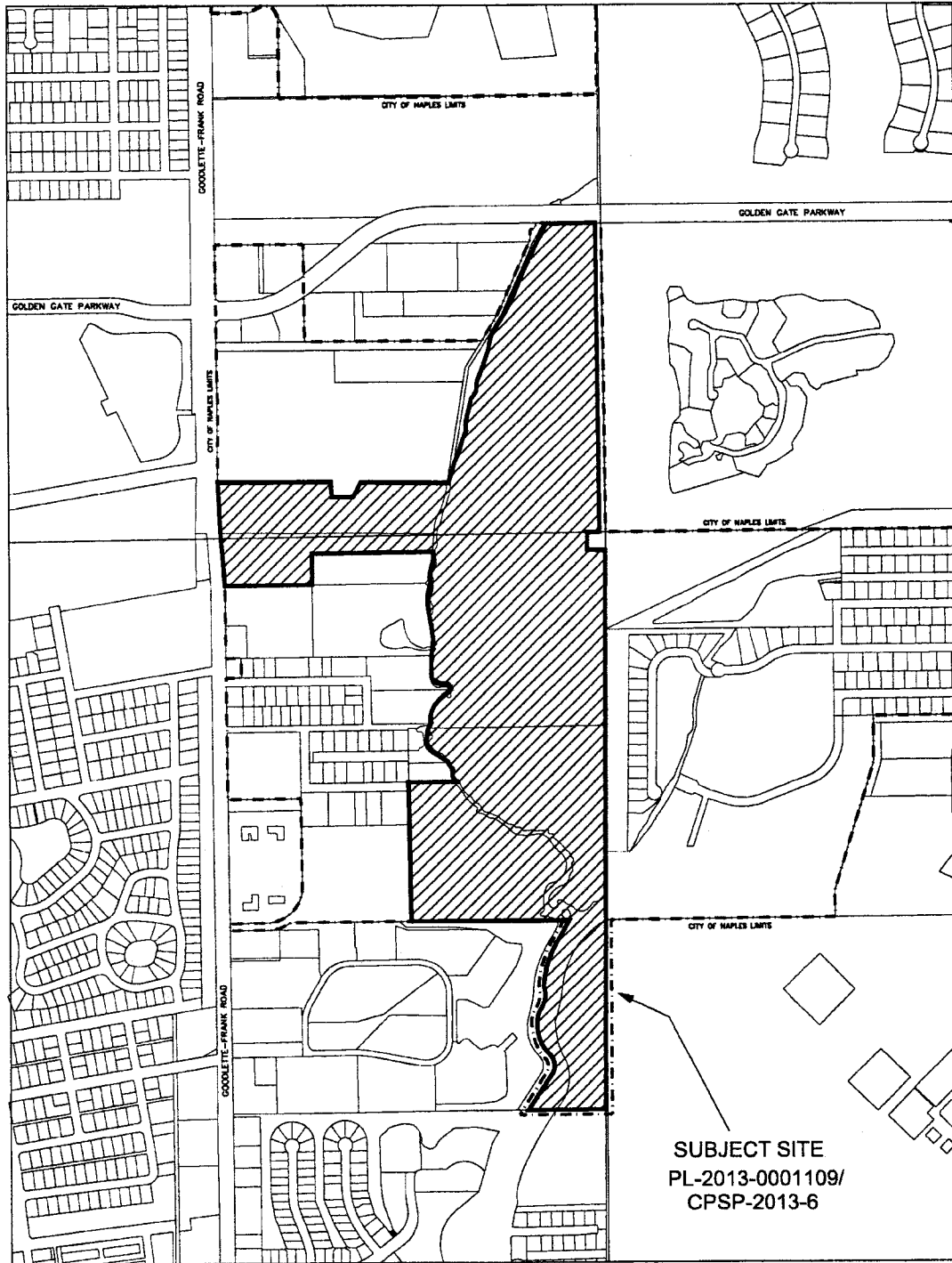
[The above revision also affects the text entries in the Future Land Use Map Series listing appearing on the Future Land Use Element Table of Contents pages.]

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[Include the actual Gordon River Greenway Conservation Area Future Land Use Map labeled as, and included in, this Exhibit “A”.]

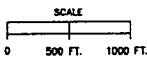
DRAFT

**GORDON RIVER GREENWAY CONSERVATION AREA DESIGNATION
COLLIER COUNTY, FLORIDA**



SUBJECT SITE
PL-2013-0001109/
CPSP-2013-6

| LEGEND | |
|---|--------------|
|  | SUBJECT SITE |
|  | CITY LIMITS |



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 3/2014 FILE: CPSP-2013-6.DWG

CAO

RECREATION AND OPEN SPACE ELEMENT (ROSE)

I. INTRODUCTION

[Revised text, page 1]

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**II. GOALS, OBJECTIVES AND POLICIES
RECREATION & OPEN SPACE ELEMENT**

[Revised text, page 2]

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

Policy 1.1.1:

[Revised text, page 2]

The standards for levels of service (LOS) of County parks and recreation facilities appear in Policy 1.5, ~~subsection "G"~~ 1.5.G in the Capital Improvement Element and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

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~~Collier County hereby adopts the following level of service standards for facilities and land owned by the County or available to the general public:~~

LEVEL OF SERVICE STANDARD:

~~C. Recreation facilities — Facilities in place, which have a value (as (X) defined) of at least \$270.00 per capita of population. A Construction Cost Index (CCI) adjustment will be used to determine the construction cost of facilities planned. The CCI that will be used will be the prior year of the County's fiscal year budget.~~

- ~~1. Value will be arrived at using the per unit values for each facility type available in the County, as set forth in the Annual Update and Inventory Report (AUIR), applying the values to the number of each facility type, adding up all values and dividing the total by the County population.~~
- ~~2. Where recreation facilities provided by other governmental bodies or the private sector are available through arrangement with the County to the public on a convenient basis, they shall be considered in measuring in place facility value.~~

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[Revised text, page 5]

GOAL 2: THE COUNTY SHALL PROMOTE A PARK SYSTEM THAT INCLUDES REGIONAL, COMMUNITY AND NEIGHBORHOOD PARKS WITH PEDESTRIAN PATHWAYS AND BIKE LANES TO PROVIDE USEABLE OPEN SPACE TO MEET THE RECREATIONAL NEEDS OF RESIDENTS WITHIN THE COMMUNITY. REGIONAL AND COMMUNITY PARK DEVELOPMENT WILL BE BASED ON THE LEVEL OF SERVICE STANDARD (LOSS) CONTAINED IN THE CIE.



**PUBLIC FACILITIES ELEMENT
Stormwater Management Sub-Element (SM)**

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I. INTRODUCTION

[Revised text, page 1]

This portion of the Collier County Growth Management Plan inventories both the natural conditions and stormwater management activities within unincorporated Collier County. In Collier County, there are two (2) primary service providers with regard to the provision of stormwater management services. The County's Transportation Services Division maintains drainage systems associated with County and State Roadways as well as the Secondary Drainage System. The Big Cypress Basin Board, an arm of the South Florida Water Management District (SFWMD), maintains the larger, regional surface water management systems within Collier County. The regional drainage system is also referred to as the Primary Drainage System.

However, management of stormwater is concerned not only with flood prevention (a quantity issue), but also with the removal of various pollutants picked up by the stormwater as it flows across the County's developed land areas (a quality issue). Such pollutants can include oils, greases, heavy metals, pesticides, fertilizers and other substances, which can have a deleterious impact on the County's natural systems and, above all, its groundwater quality. Note that, in this respect, there is overlap in the intended purpose between the Drainage Stormwater Management and Natural Groundwater Aquifer Recharge Sub-elements Sub-Elements: both seek to protect aquifer recharge areas. However, the emphasis of the Drainage Sub-element Stormwater Management Sub-Element is on surface water protection, whereas the emphasis of the Natural Groundwater Aquifer Recharge Sub-element Sub-Element is on groundwater protection.

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One of the key principles of current stormwater management techniques is recognition of the need for basin-wide (or watershed basin) planning. The stormwater management system has to be designed so as to ensure that the final outlet point has adequate capacity to handle all discharges from the upstream portion of the watershed under conditions present at the time of design. Subsequent development upstream must then utilize stormwater management techniques and systems, which will maintain predevelopment run-off conditions so that the capacity of the downstream portion of the watershed is not exceeded. In this respect, there is an overlap between the intended purpose of the Drainage Sub-element Stormwater Management Sub-Element and Goal 2 of the Conservation and Coastal Management Element, including the Watershed Management Plans discussed under Objective 2.1 of the CCME.

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II. GOALS, OBJECTIVES AND POLICIES

[Revised text, page 2]

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

Policy 2.1:

[Revised text, page 5]

The levels of service standards (LOSS) for drainage facilities and stormwater management systems appear in Policy ~~4.5~~, ~~subsection "C"~~ 1.5.C in the Capital Improvement Element.

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Policy 6.2:

[Revised text, page 5]

Collier County's retention and detention criteria shall be one hundred and fifty percent (150%) of the water quality volumetric requirements provided in the ~~Basis of Review for Environmental Resource Permit Applications Within the South Florida Water Management District, (2012)~~ State of Florida's Environmental Resource Permit Applicant's Handbook Volume I (2013), or its successor, as it existed at the time of project approval.

Policy 6.3:

[Revised text, page 5]

Allowable off-site discharge rates shall be computed using a storm event of 3 day duration and 25 year return frequency. The allowable off-site discharge rates are as follows:

| | | |
|----|--|--------------------------|
| a. | <u>951 Canal North Basin</u> | <u>0.11 cfs/acre</u> |
| a- | Airport Road North <u>Canal</u> | 0.04 cfs/acre |
| b. | Sub-basin (North of Vanderbilt Beach Road) | |
| b- | Airport Road South <u>Canal</u> | 0.06 cfs/acre |
| c. | Sub-basin (South of Vanderbilt Beach Road) | |
| d. | <u>C-4 Basin</u> | <u>0.11 cfs/acre</u> |
| e- | Cocohatchee <u>River Canal Basin</u> | 0.04 cfs/acre |
| e. | | |
| f. | <u>Corkscrew Canal Basin</u> | <u>0.04 cfs/acre</u> |
| g. | <u>Cypress Canal Basin</u> | <u>0.06 cfs/acre</u> |
| h. | <u>Faka Union Canal Basin</u> (North of I-75) | <u>0.09 cfs/acre</u> |
| i. | <u>Gordon River Extension Basin</u> | <u>0.09 cfs/acre</u> |
| j. | <u>Harvey Canal Basin</u> | <u>0.011 cfs/acre</u> |
| k. | <u>Henderson Creek Basin</u> | <u>0.08 cfs/acre</u> |
| l. | <u>I-75 Canal Basin</u> | <u>0.06 cfs/acre</u> |
| m. | <u>Imperial Drainage Outlet Basin</u> | <u>0.12 cfs/acre</u> |
| e- | <u>Island Walk Basin</u> | 0.055 cfs/acre |
| n. | (aka Harvey Basin) | |
| d- | Lely Canal Basin | 0.06 cfs/acre |
| o. | | |
| p. | <u>Lely Manor Canal Basin</u> | <u>0.06 cfs/acre</u> |
| q. | <u>Main Golden Gate Canal Basin</u> | <u>0.04 cfs/acre</u> |
| r. | <u>Palm River Canal Basin</u> | <u>0.13 cfs/acre</u> |
| s. | <u>Pine Ridge Canal Basin</u> | <u>0.13 cfs/acre</u> |
| f. | Wiggins Pass Basin | 0.13 cfs/acre |
| g- | All other areas | 0.15 cfs/acre |
| t. | | |

The County may exempt projects from these allowable off-site discharge rates if any of the following applies:

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2. It can be documented that the project currently discharges off-site at a rate higher than those listed above. The documentation required for this purpose shall be prepared by a registered professional engineer, and will consist of an engineering study which utilizes the applicable criteria in the "SFWMD Basis of Review for Environmental Resource Permit Applications State of Florida's Environmental Resource Permit Applicant's Handbook Volume I (2013), or its

successor. The study shall be subject to review and approval by the County and SFWMD staff. The study shall include the following site-specific information:

TRANSPORTATION ELEMENT (TE)

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

A. FUTURE SYSTEM NEEDS

[Revised text, page 1]

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2. Traffic Circulation Constraints

In many parts of the Naples Urban Area, traffic circulation movements are constrained by the natural features of the landscape such as the Gordon River. Still other parts offer constraints of the man-made variety, such as golf courses and the Naples Airport. In many instances approved developments (some existing, others not yet built) block the way of logical extensions of urban collector and arterial roads.

The single most noticeable constraint is the Gordon River as it extends from the Naples Bay northward under the East Tamiami Trail (US 41) to its connection with the Golden Gate canal system.

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The characteristics of the highway network at this location resembles an "hour-glass". On the western extreme, US 41 and Goodlette Road converge on the narrow "straits" of the Gordon River bridge; while to the east, US 41 and Davis Boulevard do likewise. The result is the typical "bottleneck" effect when too much traffic volume is forced through a constricted area.

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Policy 1.3:

[Revised text, page 12]

The standards for levels of service (LOS) of County arterial and collector roads appear in Policy 4.5; ~~subsection "A"~~ 1.5.A in the Capital Improvement Element and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.4:

The standards for levels of service (LOS) of state and federal roads in the County appear in Policy 4.5; ~~subsection "B"~~ 1.5.B in the Capital Improvement Element and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

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Policy 5.4:

[Revised text, page 16]

Pursuant to Section 163.3180, Florida Statutes and the Urban Infill and Urban Redevelopment Strategy contained in the Future Land Use Element of this Plan, the South U.S. US 41 Transportation Concurrence Exception Area (TCEA) is hereby designated. Development located within the South U.S. US 41 TCEA (MapTR-4) may be exempt from transportation concurrency requirements, so long as impacts to the transportation system are mitigated using the procedures established in Policies 5.5 and 5.6 below, and in consideration of the following:



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Policy 5.5:

[Revised text, page 18]

Commercial developments within the South U.S. US 41 TCEA that choose to obtain an exception from concurrency requirements for transportation will provide certification to the Transportation Planning Department that at least four of the following Transportation Demand Management (TDM) strategies will be utilized:

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Residential developments within the South U.S. US 41 TCEA that choose to obtain an exception from concurrency requirements for transportation shall provide documentation to the Transportation Planning Department that at least three of the following Transportation Demand Management (TDM) strategies will be utilized:

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Monitoring of the use and effectiveness of the TDM strategies selected shall be included in the required annual monitoring report. Developments not required to submit an annual monitoring report shall, for three (3) years following completion of the development, provide an assessment as to the use and effectiveness of the selected strategies in a form provided by the County. Modifications to the applied TDM strategies may be made within the first three (3) years of development if they are deemed ineffective. Modifications to the new TDM strategies may be made within this second three year period and subsequent three year periods if the TDM strategies are deemed ineffective. Another assessment shall be completed within three (3) years and in three year increments until the TDM strategies are deemed effective.

Developments within the South U.S. US 41 TCEA that do not obtain certification shall meet all concurrency requirements. Whether or not a concurrency exception is requested, developments will 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.

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Policy 5.6:

[Revised text, page 18]

The County shall designate Transportation Concurrency Management Areas (TCMAs) to encourage compact urban development where an integrated and connected network of roads is in place that provide 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 this Transportation Element, Policies 1.3 and 1.4 of this Element. The following Transportation Concurrency Management Areas are designated:

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In order to be exempt from link-specific concurrency, developments within the TCMA must provide documentation to the Transportation Planning Department Section that at least two (2) Transportation Demand Management (TDM) strategies utilized meet the criteria of the LDC. Monitoring of the use and effectiveness of the TDM strategies selected shall be included in the required annual monitoring report. Developments not required to submit an annual monitoring report shall, for three (3) years following completion of the development, provide an assessment as to the use and effectiveness of the selected strategies in a form provided by the County. Modifications to the applied TDM strategies



may be made within the first three (3) years of development if they are deemed ineffective. Modifications to the new TDM strategies may be made within this second three year period and subsequent three year periods if the TDM strategies are deemed ineffective. Another assessment shall be completed within three (3) years and in three year increments until the TDM strategies are deemed effective.

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Policy 6.5:

[Revised text, page 20]

The Collier County MPO's adopted Long Range Plan has identified a number of potential, critical need intersections, including an interchange in the vicinity of I-75/Everglades Boulevard; a ~~US-41~~ US 41/SR-CR 951 grade separated overpass; and, a Randall Boulevard/Immokalee Road grade separated overpass. The County shall pursue such projects in a manner consistent with the findings of the AUIR and through the development of the FDOT 5-year Work Program, as appropriate.

G:\CDES Planning Services\Comprehensive\COMP PLANNING GMP DATA\Comp Plan Amendments\2013 GMPAs Outside of Cycle\13-6 Single GMPA Exhbt A_4-15 final.docx

