

RESOLUTION NO. 16- _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING COUNTY-INITIATED AMENDMENTS TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, TO AMEND THE AREA OF CRITICAL STATE CONCERN OVERLAY WITHIN THE FUTURE LAND USE ELEMENT TO PROVIDE FOR A VARIANCE PROCEDURE FOR ESSENTIAL SERVICES TO THE STATE AND LOCAL REGULATIONS PERTAINING TO THE AREA OF CRITICAL STATE CONCERN, AND TO UPDATE AND CLARIFY TEXT AND CORRECT MAP ERRORS AND OMISSIONS SPECIFICALLY AMENDING THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT; FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES; GOLDEN GATE AREA MASTER PLAN FUTURE LAND USE MAP; STORMWATER MANAGEMENT SUB-ELEMENT OF THE PUBLIC FACILITIES ELEMENT TO REMOVE THE DISCHARGE RATES; TRANSPORTATION ELEMENT AND TRANSPORTATION MAP SERIES; AND THE CAPITAL IMPROVEMENT ELEMENT; AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THESE AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. [PL20130002637/CPSP-2013-11]

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

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

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

WHEREAS, Collier County staff has prepared amendments to the following elements of its Growth Management Plan:

- Conservation and Coastal Management Element;
- Future Land Use Element and Future Land Use Map and Map Series;
- Golden Gate Area Master Plan Future Land Use Map;
- Stormwater Management Sub-Element of the Public Facilities Element;

Transportation Element and Transportation Map Series;
Capital Improvement Element

and

WHEREAS, on July 7, 2016 and September 1, 2016, 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 has recommended approval of said amendments to the Board of County Commissioners; and

WHEREAS, on September 27, 2016, the Board of County Commissioners at a public hearing approved the transmittal of the proposed 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 Growth Management Plan Amendment, various State agencies and the Department of Economic Opportunity (DEO) have thirty (30) days to review the proposed amendment and DEO must transmit, in writing, to Collier County its comments within said thirty (30) days pursuant to Section 163.3184, F.S.; 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 Amendment within one hundred and eighty (180) days of such receipt pursuant to Section 163.3184, F.S.; and

WHEREAS, the DEO, within five (5) days of receipt of Collier County's adopted Growth Management Plan Amendment, must notify the County of any deficiencies of the Plan Amendment pursuant to Section 163.3184(3), F.S.

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 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 and other reviewing agencies thereby initiating the required State evaluation of the Growth Management Plan Amendments, prior to final adoption.

THIS RESOLUTION adopted after motion, second and majority vote this ____ day of _____, 2016.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

Deputy Clerk

BY: _____
DONNA FIALA, Chairman

Approved as to form and legality:

Heidi Ashton-Cicko
Managing Assistant County Attorney

*HPAC
8/10/16*

Attachment: Exhibit A – Text and Maps

EXHIBIT “A”

CONSERVATION AND COASTAL MANAGEMENT ELEMENT (CCME)

Update and make current the Table of Contents, along with corresponding titles, heading and other entries – inside and between Elements – to maximize internal consistency.

II. GOALS, OBJECTIVES & POLICIES

GOAL 1: [Reference text only, page 3]
TO PLAN FOR THE PROTECTION, CONSERVATION, MANAGEMENT AND APPROPRIATE USE OF THE COUNTY'S NATURAL RESOURCES.

OBJECTIVE 1.1: [Revised text, page 3]
~~Continue to m~~ **Maintain a comprehensive environmental management and conservation program to ensure that natural resources, including State and Federally listed animal species within the County are properly, appropriately, and effectively identified, managed, and protected.**

Policy 1.1.1:
Collier County has established and will maintains an Environmental Advisory Council (EAC), which advises and assists the appropriate County agencies, the Collier County Planning Commission (CCPC) and the Board of County Commissioners (BCC) in implementing the County's environmental resources management programs.

Policy 1.1.2:
Collier County has incorporated the gGoals, eObjectives and pPolicies of this Conservation and Coastal Management Element...

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Policy 1.3.1: [Revised text, page 4]
The NRPA program shall direct incompatible land uses away from significant environmental systems that exist at a landscape scale, contain large systems of connected wetland and upland habitats, and support a wide variety of listed species. The program shall include the following:

- a. Identification and mapping of NRPA's as an overlay to the Future Land Use Map; (During the Assessment for the Rural Fringe area, the County has determined that CREW Trust lands, Belle Meade, and a portion of the Northern Belle Meade ~~shall~~ be identified as NRPA's. The County also has determined that the South Golden Gate Estates is a NRPA. The specific boundaries have been identified as NRPA's on the Future Land Use Map.)

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Policy 1.3.2 [Revised text, page 5]
The overall purpose and description of the Rural Stewardship program is defined in the Rural Lands Stewardship Area (RLSA) Overlay found in the in the Future Land Use Element. A Stewardship Credit system has been established that shall serve as the primary basis for the protection of Flowway Stewardship Areas (FSAs), Habitat Stewardship Areas (HSAs) and Water Retention Areas (WRAs). The RLSA Overlay also contains policies ~~to~~ that shall direct incompatible land uses away from FSAs, HSAs and WRAs in order to protect wetlands, upland habitats and listed species within the RLSA.

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OBJECTIVE 2.1:

[Revised text, page 6]

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- a. All new development and re-development projects shall meet 150% of the water quality volumetric requirements of Section 4.2.1(a) of the *Environmental Resource Permit Applicant's Handbook Volume II for use within the Geographic Limits of the South Florida Water Management District* (2014), ~~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~~ provided in the Land Development Code;

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- d. All development located within areas identified on Figure 1 shall be evaluated to... avoid direct impacts to these natural wetlands, flowways, or sloughs or, when not possible, to ensure any direct impact is minimized and compensated for by providing the same conveyance capacity lost by the direct impact. The County shall adhere to the limiting discharge rates of each basin ~~as outlined in Ordinance 2001-27, adopted May 22, 2001 which amended the County Water Management Policy and provided basin delineations where special peak discharge rates have been established. The limiting discharge rates will be reviewed as a part of the Watershed Management Plans, and modified according to the analyses and findings of the Watershed Management Plans~~ as provided in the Land Development Code.

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Policy 2.3.6.b:

[Revised text, page 9]

- b. Excluding single family homes, any project impacting five (5) acres or more of wetlands shall provide...

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Policy 3.1.4:

[Revised text, page 11]

Wellhead protection areas identified on the Future Land Use Map Series shall be protected as follows:

1. Wellhead protection areas shall consist of four (4) Wellfield Risk Management Zones defined as follows:
 - a) Zone W-1 is the land area surrounding the identified potable water wellfield wellheads and extends to the five percent (5%) ground water capture zone boundary line (which approximates the one (1) year ground water travel time to the wellfield).
 - b) Zone W-2 is the land area between the W-1 boundary line and the ten percent (10%) ground water capture zone boundary line (which approximates the two (2) year ground water travel time to the potable water wellfield).
 - c) Zone W-3 is the land area between the W-2 boundary line and the twenty-five percent (25%) ground water capture zone boundary line (which approximates the five (5) year ground water travel time to the potable water wellfield).
 - d) Zone W-4 is the land area between the W-3 boundary line and the ~~400~~ one-hundred percent (100%) ground water capture zone boundary line (which approximates the twenty (20) year ground water travel time to the potable water wellfield).
2. Land uses are restricted within the wellfield risk management zones as follows:
 - a) Future solid waste disposal facilities: are prohibited in all wellfield risk management zones.
 - b) Future solid waste transfer stations: are prohibited in zones W-1, W-2, and W-3.

- c) Future solid waste storage, collection, and recycling storing hazardous products and hazardous wastes: are prohibited in zones W-1, W-2, and W-3.
- d) Future non-residential uses involving hazardous products in quantities exceeding 250 liquid gallons or 1,000 pounds of solids: must provide for absorption or secondary containment in zones W-1, W-2, and W-3.
- e) Future domestic wastewater treatment plants: are prohibited in zone W-1.
- f) Future land disposal systems: must meet high level disinfection standards as found in Title 40 CFR part 135.
- g) Land application of domestic residuals: are required to limit metal concentrations, (nitrogen based on uptake ability of vegetation), and require a Wellfield Conditional Use.
- ~~h) Future petroleum exploration and production and expansions of existing: prohibited in W-1 and W-2, conditional use required in W-3 and W-4.~~
- h) Future on-site disposal systems (septic tanks) requiring a soil absorption area greater than 1,000 square feet are allowed to discharge in zone W-1 subject to complying with construction standards and provision of an automatic dosing device and a low-pressure lateral distribution.
- i) On-site sewage disposal systems (septic tanks) serving existing industrial uses and subject to the thresholds in d) and e) above within wellfield zones W-1, W-2, and W-3 shall be required to meet all construction and operating standards contained in 64E-10, F.A.C. as the rule existed on August 31, 1999 and shall implement a ground water monitoring plan.

3. Wellfield Conditional uses referenced within this Policy...

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Policy 3.3.2:

[Revised text, page 13]

Collier County shall use its three-dimensional computer model to calculate the actual "cones of depression" around the County's existing potable water wellfields. After at least 15 days publication of the maps of the proposed "zones of protection" for each such wellfield before each hearing by the EAC, Planning Commission and the Board of County Commissioners, the County shall then amend the appropriate elements of this Growth Management Plan to show such "cones of depression" as "zones of protection" within the ~~Countywide~~ Future Land Use Map Series.

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OBJECTIVE 4.2:

[Revised text, page 14]

~~The Collier County Water-Sewer District and the Collier County Water and Wastewater Authority will~~ Continue to promote conservation of Collier County's potable water supply and will continue to develop, implement and refine a comprehensive conservation strategy through the Collier County Water-Sewer District and the Collier County Water and Wastewater Authority, which will identify identifies specific goals for reducing per capita potable water consumption.

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OBJECTIVE 5.4:

[Revised text, page 16]

~~The County shall m~~ Maintain it's the County's program to control soil erosion through its regulations identifying criteria to control and reduce soil erosion and sediment transport from construction and other nonagricultural land disturbing activities.

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GOAL 6: [Reference text only, page 16]
TO IDENTIFY, PROTECT, CONSERVE AND APPROPRIATELY USE THE COUNTY’S NATIVE VEGETATIVE COMMUNITIES AND WILDLIFE HABITAT.

OBJECTIVE 6.1: [Revised text, page 16]
Protect native vegetative communities through the application of minimum preservation requirements. (The Policies under this Objective shall apply to all of Collier County except for that portion of the County which is identified on the Countywide Future Land Use Map (FLUM) as the *Rural Lands Stewardship Area Overlay*.)

Policy 6.1.1:
For the County’s Urban Designated Area... pursuant to pPolicies supporting Objective 2.1 of this Element. ...

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[Revised text, page 17]

- (1) For the purpose of this pPolicy, ...specified in this pPolicy...
- (2) The preservation of...
- (3) Areas that fulfill the native vegetation retention standards and criteria of this pPolicy shall be set aside... consistent with the requirements of this pPolicy. ...
- (4) Selection of native vegetation to be...
 - a. Wetland or upland areas... the requirements of Policy 7.1.1 and 7.1.2 of this eElement.

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[Revised text, page 18]

- (5) The uses allowable within preserve areas are limited to:
 - a. ...standards that implement this pPolicy shall be...
 - b. ...according to the pPolicies associated with Objective 7.1.

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Policy 6.1.2:

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[Revised text, page 22]

- (1) For the purpose of this pPolicy... specified in this pPolicy...

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

[Revised text, page 22]

- (3) Areas that fulfill ...the native vegetation retention standards and criteria of this pPolicy... consistent with ...the requirements of this pPolicy. ...
- (4) a. ...the requirements of Policy 7.1.1 and 7.1.2 of this eElement.
- (5) b. ...according to the pPolicies associated with Objective 7.1...

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[Revised text, page 23]

- (8) ...required in this pPolicy...
- (10) ...pursuant to Policy 6.5.2 of this eElement. ...in GCME Objective 6.5 of this eElement.

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Policy 6.1.5: [Revised text, page 24]
...in Policies 6.1.1, and 6.1.2 of this eElement... the requirements of Policy 6.1.1 and 6.1.2 of this eElement...

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Policy 6.1.9: [Revised text, page 25]
...the pPolicies supporting Objective 6.1.

OBJECTIVE 6.2:
...the appropriate pPolicies under Goal 6. (The County’s wetland protection policies and strategies shall be are coordinated with the Watershed Management Plans as required by Objective 2.1 of this Element.)

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Policy 6.2.5: [Revised text, page 29]
...of Policy 6.1.2 of this eElement... This pPolicy shall be implemented...

(1) ...of Policy 6.1.2 of this eElement...

- a. The acreage requirements of Policy 6.1.2 of this eElement shall be met ~~be~~ by preserving... in paragraph (2) of this pPolicy. ...This pPolicy is... by Policy 6.1.2 of this eElement. ...by Policy 6.1.2 of this eElement.

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(3) ...of paragraph (6) of this pPolicy.

(4) ...within Policy 6.2.7 of this eElement.

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(6)a.4. ...with paragraphs (6)a.1, (6)a.2, and (6)a.3 of this pPolicy ...with this pPolicy... [Revised text, page 31]

(6)a.5. ...the requirements of Policy 6.2.7 of this eElement.

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Policy 6.2.6 [Revised text, page 31]
...in Policy 6.2.5(5)d of this eElement...

Policy 6.2.7: [Revised text, page 32]
...This pPolicy shall be implemented as follows:

(2) ...pursuant to pPolicies supporting Objective 2.1 of this Element...

(3) ...pursuant to pPolicies supporting Objective 2.1 of this Element...

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Policy 6.2.9: [Revised text, page 33]
...the pPolicies supporting Objective 6.2.

OBJECTIVE 6.3: [Revised text, page 33]
~~The County shall p~~ Protect and conserve submerged marine habitats.

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OBJECTIVE 6.4: [Revised text, page 33]
The County will p Protect, conserve and appropriately use ecological communities shared with or tangential to State and Federal lands and other local governments.

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OBJECTIVE 6.5: [Revised text, page 33]
The County shall p Protect natural reservations from the impact of surrounding development. For the purpose of this Objective and its related p Policies; natural reservations shall include only Natural Resource Protection Areas (NRPAs) and designated Conservation Lands on the Future Land Use Map; and, development shall Such development includes all projects except for permitting and construction of single-family dwelling units situated on individual lots or parcels. This Objective and its Policies shall apply only to the Rural Fringe Mixed Use d District [except as noted in Policy 6.5.3 below].

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Policy 6.5.2: [Revised text, page 34]
The following criteria shall apply to development contiguous to natural reservations in order to reduce negative impacts to the natural reservations:

(1) d. ...in Policy 6.1.1 and 6.1.2 of this e Element.

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(3) Within the Rural Fringe Mixed Use District, ...as specified in Section 4.2.2(b), of the Environmental Resource Permit Applicant’s Handbook Volume II for use within the Geographic Limits of the South Florida Water Management District (2014), or its successor.

(4) Proposed development ...projects shall be designed in accordance with Sections 3.10, 10.2.2.4 of the Environmental Resource Permit Applicant’s Handbook Volume I, and Sections 3.11 and 3.12 of the Environmental Resource Permit Applicant’s Handbook Volume II for use within the Geographic Limits of the South Florida Water Management District (2014), or its successor.

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GOAL 7:
TO PROTECT AND CONSERVE THE COUNTY’S FISHERIES AND WILDLIFE.

OBJECTIVE 7.1: [Reference text only, page 36]
Direct incompatible land uses away from listed animal species and their habitats...

Policy 7.1.1: [Revised text, page 36]

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

(6) All other p Policies supporting Objective 7.1 of this e Element.

Policy 7.1.2: [Revised text, page 37]

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

(2) Wildlife habitat management plans for listed species and for those protected species identified below shall be submitted for County approval. A plan shall be required for all projects where the wildlife survey indicated indicates listed species or the protected species identified below are utilizing the site, or the site contains potential habitat for listed species. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats. Management plans for new preserves shall also outline a public awareness program to educate residents about the on-site preserve and the need to maintain habitat within the preserve for listed species and those protected species identified below.

- (a) Management plans for new preserves shall incorporate proper techniques to protect listed species, and those protected species identified below, and their habitat from the negative impacts of proposed development. Developments shall be clustered to discourage impacts to listed species habitats. Open space and vegetation preservation requirements shall be used to establish buffer areas between wildlife habitat areas and areas dominated by human activities. Provisions such as fencing, walls, or other obstructions shall be provided to minimize development impacts to the wildlife and to facilitate and encourage wildlife to use wildlife corridors. Appropriate roadway crossings, underpasses, and signage shall be used where roads must cross wildlife corridors.

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- (2)(a)2. ...subject to the provisions of paragraph (3) of this pPolicy.
3. ...contained in Policy 6.1.1 and Policy 6.1.2 of this eElement. The County shall also consider the recommendations of other agencies, subject to the provisions of paragraph (3) of this pPolicy.
- (b) For parcels containing gopher tortoises (*Gopherus polyphemus*), priority shall be given habitat management plans are required and shall give priority to protecting the largest most contiguous gopher tortoise habitat with the greatest number of active burrows, and for providing a connection to off site adjacent gopher tortoise preserves.
- (c) Habitat preservation plans for the Florida scrub jay (*Aphelocoma coerulescens*) are required and shall conform to the guidelines contained in Technical Report No. 8, Florida Game and Fresh Water Fish Commission, 1991. The required management plan shall also provide for a maintenance program and specify an appropriate fire or mechanical protocols to maintain the natural scrub community. ~~The plan shall also outline a public awareness program to educate residents about the on-site preserve and the need to maintain the scrub vegetation. These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.~~
- (d) For the bald eagle (*Haliaeetus leucocephalus*), the required habitat management plans are required and shall establish protective zones around the eagle nest restricting certain activities. The plans shall also address restricting certain types of activities during the nesting season. ~~These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.~~
- (e) For the red-cockaded woodpecker (*Picoides borealis*), the required habitat protection plans are required and shall outline measures to avoid adverse impacts to active clusters and to minimize impacts to foraging habitat. Where adverse effects cannot be avoided, measures shall be taken to minimize on-site disturbance and compensate or mitigate for impacts that remain. ~~These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.~~
- (f) In areas where the Florida black bear (*Ursus americanus floridanus*) may be present, the management plans are required and shall require that garbage be placed in bear-proof containers, at one or more central locations bear-resistant containers where such containers are available and accepted for use by Collier County, or containers stored in locations not easily accessible to bears. The management plan shall also identify methods to inform local residents of the concerns related to interaction between black bears and humans.
- (g) For projects located in Priority I and Priority II Panther Habitat areas, the management plans are required and shall discourage the destruction of undisturbed, native habitats that are preferred by the Florida panther (*Felis concolor coryi*) by directing intensive land uses to currently disturbed areas. Preferred habitats include pine flatwoods and hardwood hammocks. In turn, these areas shall be buffered from the most intense land uses of the

project by using low intensity land uses (e.g., parks, passive recreational areas, golf courses). Golf courses within the Rural Fringe Mixed Use District shall be designed and managed using standards found in that district. The management plans shall identify appropriate lighting controls for these permitted uses and shall also address the opportunity to utilize prescribed burning to maintain fire-adapted preserved vegetative communities and provide browse for white-tailed deer. ~~These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.~~

(h) In order to protect loggerhead (*Caretta caretta*) and other listed sea turtles that nest along Collier County beaches, projects within 300 feet of the MHW line shall limit outdoor lighting to that necessary for security and safety. Floodlights and landscape or accent lighting shall be prohibited. ~~These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of Policy 7.1.2(3).~~

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Policy 7.2.2: [Revised text, page 40]
...of Policies 6.3.1, 6.3.2 and 6.3.3 of this eElement.

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OBJECTIVE 10.1: [Revised text, page 43]
~~Priorities for Give priority to water dependent shoreline land uses shall be given to water dependent uses over water related shoreline land uses, and shall be based on type of water-dependent use, adjacent land use, and surrounding marine and upland habitat considerations. ...~~

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~~Policy 10.1.6: [Revised text, page 44]
Objective 10.1 and its accompanying policies and the LDC shall serve as criteria for the review of proposed development within the "Special Treatment" ("ST") Zoning Overlay District.~~

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OBJECTIVE 10.3: [Reference text only, page 45]
Maintain undeveloped coastal barriers, mapped as part of the Federal Coastal Barrier Resources System, predominantly in their natural state and protect, maintain and enhance their natural function.

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Policy 10.3.15: [Revised text, page 46]
~~All new development proposed on undeveloped coastal barrier systems shall be reviewed through the County's existing "Special Treatment" ("ST") zoning overlay district. Objective 10.3 and its accompanying policies shall serve as criteria for such review.~~

Development on undeveloped coastal barrier islands within the Special Treatment" ("ST") zoning overlay district shall be reviewed through criteria established in the land development regulations. Applicable Policies under Goal 10 will be used in developing such criteria.

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Policy 10.4.3: [Revised text, page 47]
...Implementation of this pPolicy will be...

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OBJECTIVE 10.5: [Revised text, page 48]

~~For undeveloped shorelines, p~~Provide improved opportunities for recreational, educational, scientific, and aesthetic enjoyment of coastal resources for undeveloped shorelines. ~~This shall be accomplished by protecting beaches and dunes and by...~~

Policy 10.5.1:

Passive Recreation that is compatible with the natural functions of beaches and dunes ~~is~~ shall be regarded as the highest and best land use.

Policy 10.5.2:

The County shall pPrioritize acquisition efforts in order to meet the projected need for additional public beaches.

Policy 10.5.3:

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

Policy 10.5.4:

The County may pProhibit construction of any structure seaward of the Coastal Construction Setback Line. Exceptions shall be allowed for passive recreational structures, access crossovers, and where enforcement would not allow any reasonable economic utilization of such property. In the latter event, ~~require~~ construction that shall minimizes interference with natural functions of such beaches and dunes.

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Policy 10.5.6:

[Revised text, page 49]

The County shall regulate activities so that they will not threaten the stability of the dunes or the beach itself.

Policy 10.5.7:

The County shall pPursue the acquisition of undeveloped beaches and dunes as the first alternative to development.

Policy 10.5.8:

The County shall prohibit shoreline armoring processes and encourage non-structural methods for stabilizing beaches and dunes.

Policy 10.5.9:

The County shall prohibit construction seaward of the Coastal Construction Setback Line except as follows:

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

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Policy 10.5.12:

[Revised text, page 49]

~~For all b~~ Beach front land development related projects shall require dune stabilization and restoration improvements, ~~the~~ removal of exotic vegetation, and replacement with native vegetation, as appropriate.

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Policy 10.6.1: [Revised text, page 50]
...applicable ~~p~~olicies supporting Objectives 10.1, 10.2, 10.3, 10.4, and 10.5 above...

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[Revised text, page 50]

6. The requirements of this ~~p~~olicy...

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Policy 11.1.1: [Revised text, page 50]
~~Continue in effect r~~ Regulations regarding development and other land alteration activities that shall continue to ensure the conservation, sensitive re-use, preservation of significant historic and archaeological resources, or appropriate mitigation in accordance with State standards.

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OBJECTIVE 12.1: [Revised text, page 51]

Maintain hurricane evacuation clearance times as required by state law. An evacuation clearance time ~~shall be~~ is defined as having residents and visitors in an appropriate refuge away from storm surge prior to the arrival of sustained Tropical Storm force winds, i.e., winds equal to or greater than 39 mph. To further this ~~o~~bjective, for future mobile home developments located outside of the storm surge zone, such development ~~shall~~ is to include on-site sheltering or retro-fitting of an adjacent facility. The Collier County Bureau of Emergency Services ~~shall~~ continues to seek opportunities to increase shelter facilities and associated capacities under the direction of ~~the Department of~~ the Florida Division of Emergency Management.

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Policy 12.1.4: [Revised text, page 52]

The County shall ~~continue to~~ maintain hurricane shelter requirements and standards for all new mobile home parks and mobile home subdivisions, or existing mobile home parks and mobile home subdivisions in the process of expanding, which accommodate or contain twenty-six (26) units or more. Such mobile home parks or mobile home subdivisions shall be required to provide emergency shelter space on-site, or to provide funding to enhance one or more existing public shelters off-site. The building which provides the on-site shelter space (if this option is chosen) will be of such a size as to provide shelter to park or subdivision residents at the rate of twenty (20) square feet per person. For the purposes of this ~~p~~olicy, the size of the on-site shelter structure shall be determined by estimating the park or subdivision population during the June-November time frame, based upon methodologies utilized by the Collier County ~~Emergency Management Department~~ Bureau of Emergency Services.

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Policy 12.1.8: [Revised text, page 53]

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

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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 required for new public schools and public community colleges and universities (“State Requirements for Educational Facilities,” 2007 2014). Additionally, this area shall be capable of ventilation or air conditioning provided by back-up generator for a period of no less than seventy-two (72) hours.

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OBJECTIVE 12.2: [Revised text, page 54]

Ensure that publicly funded buildings and publicly funded development activities are carried out in a manner that demonstrates best practice to minimize the loss of life, property, and re-building cost from the affects from hurricanes, flooding, natural and technological disaster events. Best practice efforts may include, but are not limited to:

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Policy 12.3.1: [Revised text, page 55]

The Comprehensive Emergency Management Plan shall comply with the pPolicies under this eObjective, and shall contain step-by-step details for post disaster recovery.

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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~~ Department Head, the ~~Land Development Services~~ 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]

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, in coordination with the County Health Department and other officials, shall opens and operates 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 are are not necessarily be limited to, respirators, oxygen tanks, first aid equipment, disaster cots and blankets, and defibrillators.

PLEASE NOTE: Approval of amendments to this Element is intended to confer the Board’s consent to make similar and related changes in references or cross-references to Objectives, Policies and other formal terms where re-formatting creates new or re-numbers Objectives, Policies and terms, wherever they appear – within and between Elements – as appropriate to maximize internal consistency. Approval is also intended to confer the Board’s consent to make similar and related changes to un-adopted portions of the document.

EXHIBIT "A"
CAPITAL IMPROVEMENT ELEMENT (CIE)

Update and make current the Table of Contents, along with corresponding titles, heading and other entries – inside and between Elements – to maximize internal consistency.

Policy 1.1: [Revised text, page 2]
The County shall establish standards for levels of service (LOS) for public facilities, as follows:

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

Policy 1.5:
The standards for levels of service of public facilities shall be as follows:

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

D. County Potable Water Systems: [Revised text, page 6]
County Water District = ~~470~~ 150 gallons per capita per day (gpcd)

E. County Sanitary Sewer - Wastewater Treatment Systems: [Revised text, page 7]
North ~~Sewer~~ Wastewater Treatment Service Area = ~~420~~ 100 gallons per capita per day (gpcd)
South ~~Sewer~~ Wastewater Treatment Service Area = 100 gallons per capita per day (gpcd)
~~Southeast Sewer Service Area = 120 gallons per capita per day~~
~~Northeast Sewer Service Area = 120 gallons per capita per day~~

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

Policy 4.1: [Revised text, page 10]
The County shall provide, or arrange for others to provide, the public facilities listed in the Schedule of Capital Improvements. The Schedule of Capital Improvements shall be reviewed and updated annually ~~and may also be modified~~ as follows:

- A. ~~Pursuant to Florida Statutes, 163.3184 and 163.3187, the Schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small scale development activities.~~
- B. Pursuant to Florida Statutes, 163.3177, the Schedule of Capital Improvements may be adjusted modified by ordinance not deemed to be an amendment to the Growth Management Plan for ~~corrections, updates, and modifications concerning costs; revenue sources; or acceptance of facilities pursuant to dedications which are consistent with the plan.~~

Policy 4.2: [Revised text, page 10]
~~By December 1 of each year, t~~The County shall adopt, by reference, into its Capital Improvement Element, the School District’s annually updated financially feasible Five-Year Capital Improvement Plan and the District Facilities Work Program in order to achieve and maintain the adopted level of service standards for Public School Facilities. The School District Five-Year Capital Improvement Plan ~~shall identify~~ identifies the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. The District Facilities Work Program, prepared by the School District pursuant to Section 1013.35(1)(b), F.S., ~~shall be is~~ adopted as part of the data and analysis in support of the School District’s Five-Year Capital Improvement Plan. Adoption by the County, of the School District’s Capital Improvement Plan and the District Facilities Work Program shall occur, without requiring separate action, with approval of the District School Board annual update to the Schedule of Capital Improvements of this of Collier

County Capital Improvement Plan Element, FY 15—34, approved on May 13, 2014; and, the District Facilities Work Program FY 15—19, adopted by the School Board on September 9, 2014.

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

OBJECTIVE 5: (CONCURRENCY MANAGEMENT)

[Revised text, page 12]

Ensure that public facilities, as described in Policy 1.1 above, and services needed to support development are available concurrent with the impacts of such development through a Concurrency Management System.

Policy 5.0-1: [Renumbered text only, page 12]

Policy 5.0-2: [Renumbered text only, page 12]

Policy 5.4 3: [Renumbered text only, page 12]

Policy 5.2 4: [Renumbered text only, page 12]

A. Compliance with any one of the standards set forth in Policy 5-4 5.3 A, B and C is met; or

Policy 5.3 5: [Renumbered text only, page 13]

Policy 5.4 6: [Renumbered text only, page 13]

Policy 5.5 7: [Renumbered text only, page 14]

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

Policy 5.2 4: [Revised text, page 12]

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

A. Compliance with any one of the standards set forth in Policy 5-4 5.3 A, B and C is met; or

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

Policy 5.3 5: [Revised text, page 13]

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

D. The necessary facilities and services are under construction or under contract pursuant to a FDOT 5-Year Work Program and are consistent with the Collier County 2025 2040 Long Range Needs Plan or the 2030 2040 Long Range Transportation Plan (LRTP), as adopted by the Collier County Metropolitan Planning Organization (MPO); or

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

Footnotes [Revised text, page 23]

These footnotes provide brief explanations of revenue sources and their acronyms found in the Schedule of Capital Improvements, and where to find related supporting data & analysis.

- 1. Note: Impact Fee (IF) revenues are projected from actual historical revenue and current permitting activity and forecasts. Impact fees and other sources may yield Interest (IN) revenues. Refer to Appendix "I". Certain impact fees are referenced with direct connection to facility type, such as Water Impact Fees (WIF) or Sewer Wastewater Impact Fees (SIF) and may be termed System Development fees. Water and sewer impact fees are also projected based on population projections prepared by the Comprehensive Planning Department Section. Deferred Impact Fees (DIF) may generate revenue.
2. Note: Grant and Reimbursement (GR) revenues are based on project-specific funding agreements with the State of Florida, South Florida Water Management District or other agency. Refer to Appendix "I".

3. Note: Developer Contribution Agreement (DCA) or advanced reimbursement revenues are based on a project-specific agreement with an active developer doing business in Collier County.
4. Note: Certificate of Adequacy (COA) revenues are projected from historical revenue information.
5. Note: Gas Tax (GA) revenues are projected from historical revenue information. Gas taxes may yield Interest (IN) revenues. Refer to Appendix "I".
6. Note: Ave Maria (AV) revenues are based on a project-specific Developer Contribution Agreement (DCA) with Ave Maria Development, LLP. Refer to Appendix "I".
7. Note: ~~Carry Forward (CF)~~ Available Cash (AC) (also known as Carry Forward or Beginning Cash) revenues are based on a combination of encumbered and unencumbered funds from prior years that will continue to rollover until they are spent on projects or payment of debt service.
8. Note: Transfer (TR) revenue is money coming in from another fund, and is projected from historical information. Value may be added through commitments and leases. Refer to Appendix "I".
9. Note: General Fund (GF) revenues are projected from historical revenue information. General Fund (001) revenues derive principally from ad valorem taxes levied on properties Countywide, intergovernmental revenues (i.e., Sales Tax and Revenue Sharing), charges for services, interest, and transfers from other funds and Constitutional Officers. MSTU General Fund – Unincorporated Areas Fund (111) revenues derive principally from ad valorem taxes levied on properties in the unincorporated areas of the County, intergovernmental revenues (i.e., Communications Tax), charges for services, interest, and transfers from other funds. Refer to Appendix "I".
10. Note: Revenue ~~Reserve~~ Reduction (RR) revenues are based on a percentage of total new revenue, as required by law, Chapter 129, Florida Statutes. Refer to Appendix "I".
11. Note: Revenue Bond Financing (B) or Bond Proceeds (revenue) are usually received as a lump sum but occasionally can be received in installments, and are not based on historical revenues. In some instances, this item is actually shown as an expense for bond debt service payments, and in other instances, this item shows bond revenue proceeds. *Revenue bond covenants and commercial paper documentation are voluminous and do not appear in support documents. The pertinent information is however provided in the Consulting Engineering and Financial Feasibility Report, dated October 25, 2006, and appears in Appendix "I".*
12. Note: Capital Account (CA) revenues are projected based on the capital projects spending needs. Refer to Appendix "I". Certain capital accounts are referenced with direct connection to facility type, such as Water Capital Accounts (WCA) and Sewer Wastewater Capital Accounts (SCA).
13. Note: User Fee (UF) revenues are projected from historical revenue information. Refer to Appendix "I". Certain user fees are referenced with direct connection to the user under contract, such as Landfill Tipping Fees (LTF).
14. Note: Community Redevelopment Area (CRA) or Municipal Service Taxing Unit (MSTU) revenues are projected from historical revenue information.
15. Note: State Revolving Fund Loan (SRF) revenues are received in installments during the course of a project. Refer to Appendix "I".
16. Note: Commercial Paper (LOC) or local financial institution loan revenue is short-term borrowing usually meant for funding projects underway until such time another funding source is received. These revenues may derived from obligated return on additional senior liens. *Commercial paper documentation and revenue bond covenants are voluminous and do not appear in support documents. The pertinent information is however provided in the Consulting Engineering and Financial Feasibility Report, dated October 25, 2006, and appears in Appendix "I".*

17. Note: Rate Revenue (REV) revenues are based on historical revenue information combined with the projection of volume change and revenue requirement projections. *Refer to Appendix "I".*

18. Note: Additional Roll Forward (ARF) revenues are cash reserves intended for, but previously unspent on, future projects or payment of debt service.

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

V. PROGRAMS TO ENSURE IMPLEMENTATION

[Revised text, page 26]

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

6.C. ... the requirements of Policies 5.4 3, 5.2 4, 5.3 5 and 5.4 6 of this Element.

PLEASE NOTE: Approval of amendments to this Element is intended to confer the Board's consent to make similar and related changes in references or cross-references to Objectives, Policies and other formal terms where re-formatting creates new or re-numbers Objectives, Policies and terms, wherever they appear – within and between Elements – as appropriate to maximize internal consistency. Approval is also intended to confer the Board's consent to make similar and related changes to un-adopted portions of the document.

EXHIBIT “A”
FUTURE LAND USE ELEMENT (FLUE)

Update and make current the Table of Contents, along with corresponding titles, heading and other entries – inside and between Elements – to optimize internal consistency.

FUTURE LAND USE MAP SERIES

[Revised text, Table of Contents page iv]

Future Land Use Map

Mixed Use & Interchange Activity Centers Maps

Properties Consistent by Policy (~~5.9, 5.10,~~ 5.11, 5.12, 5.13, 5.14) Maps

[Reference text, page 10]

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.

OBJECTIVE 1:

[Revised text, page 10]

~~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.~~

Promote well planned land uses consistent with Future Land Use Designations, Districts and Subdistricts and the Future Land Use Map to ensure compatibility between the natural and human environments.

Policy 1.1:

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.

Policy 1.2:

The Future Land Use Map and companion Future Land Use Designations, Districts and Subdistricts shall be binding on all Development Orders effective with the adoption of this Growth Management Plan.

Policy 1.3:

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

Policy 1.4:

Through the magnitude, location and configuration of its components, the Future Land Use Map shall be 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.

Policy 1.1 through Policy 1.5 renumbered as Policy 1.5 through Policy 1.9. All references to Policies 1.1 through Policy 1.5 in this Element or in another Element or Sub-Element of the GMP are renumbered accordingly.

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

OBJECTIVE 2:

[Revised text, page 12]

~~The coordination of~~ Coordinate land uses with the availability of public facilities shall be accomplished through the Concurrency Management System of the Capital Improvement Element and implemented through the Adequate Public Facilities Ordinance of the Land Development Code.

Policy 2.1:

The County shall maintain the Concurrency Management System in the Capital Improvement Element by implementation of the Adequate Public Facilities Ordinance in the Land Development Code.

Policy 2.1 through Policy 2.6 renumbered as Policy 2.2 through Policy 2.7. All references to Policies 2.1 through Policy 2.6 in this Element or in another Element or Sub-Element of the GMP are renumbered accordingly.

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

Policy 2.2 3

[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 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.

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

Policy 2.5 6:

[Revised text, page 12]

The County 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~~ Capital Improvement 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 its supporting Policies 6.1 through ~~6.5~~ 6.7 of this Element. The following Transportation Concurrency Management Areas are hereby designated:

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

OBJECTIVE 3:

[Revised text, page 13]

~~Land Development Regulations have been adopted to implement this Growth Management Plan pursuant to Chapter 163.3202, Florida Statutes (F.S.), in order to e~~ 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 through Land Development Regulations adopted to implement this Growth Management Plan.~~

Policy 3.1:

Land Development Regulations shall be adopted, as necessary, to implement this Growth Management Plan pursuant to Chapter 163.3202, Florida Statutes.

Policy 3.1 and Policy 3.2 renumbered as Policy 3.2 and Policy 3.3.

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

Policy 3.2.j.

...consistency with one or more of Policies ~~5-9~~ 5.11 through ~~5-13~~ 5.15.

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

OBJECTIVE 4:

[Revised text, page 15]

Continually refine the Future Land Use Element through detailed planning 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.

Policy 4.1:

Planning studies may address specific geographic or issue areas.

Policy 4.1 through Policy 4.10 renumbered as Policy 4.2 through Policy 4.11.

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

OBJECTIVE 5:

[Revised text, page 17]

Implement land use policies that 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.

Policy 5.1:

Land use policies supporting Objective 5 shall be implemented upon the adoption of the Growth Management Plan.

Policy 5.2:

Land use policies supporting Objective 5 shall continue to be implemented upon the adoption of amendments to the Growth Management Plan.

Policy 5.1 through Policy 5.14 renumbered as Policy 5.3 through Policy 5.16.

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

Policy 5.4~~12~~:

[Revised text, page 19]

The zoning on property for which an exemption has been granted based on... this pPolicy shall exempt any development from...

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

OBJECTIVE 6:

[Revised text, page 22]

Designate Transportation Concurrency Management Areas (TCMAs) as geographically compact areas designated in local government comprehensive plans where intensive development exists, or such development is planned. TCMAs are supported by the following Policies. 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 have been established in the specific geographic areas described in Policy 2.5 of this Element.

Policy 6.1:

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.

Policy 6.2:

Transportation Concurrency Management Areas have been established and shall be supported in the specific geographic areas described in Policy 2.6 of this Element.

Policy 6.1 through Policy 6.5 renumbered as Policy 6.3 through Policy 6.7.

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

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 the County, the following policies shall be implemented for new development and redevelopment projects, where applicable, in support of the Dover, Kohl & Partners publication, Toward Better Places: The Community Character Plan for Collier County, Florida, as follows:

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

Policy 7.5:

[Revised text, page 24]

The County shall encourage mixed-use development within the same buildings by allowing residential dwelling units over and/or abutting commercial development. This pPolicy shall be implemented through provisions in specific sSubdistricts in this Growth Management Plan.

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

I. URBAN DESIGNATION

A. Urban Mixed Use District

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

7. Residential Mixed Use Neighborhood Subdistrict:

[Revised text, page 34]

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

g. For freestanding residential uses, acreage to be... allowed by FLUE, Policy 5-4 5.3.

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

13. Commercial Mixed Use Subdistrict:

[Revised text, page 42]

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

3. Residential density is... limited to four (4) dwelling units per acre; density in excess of three (3) dwelling units per acre must be... For property not within the Urban Residential Fringe Subdistrict and not within the Coastal High Hazard Area, density shall be limited to sixteen (16) dwelling units per acre; density in excess of three (3) dwelling units per acre and up to eleven (11) dwelling units...

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

I. URBAN DESIGNATION

A. Urban Mixed Use District

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

14. Livingston/Radio Road Commercial Infill Subdistrict: [Revised text, page 43]

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

To encourage mixed-use projects, this Subdistrict also permits residential development, when located in a mixed-use building (residential uses over commercial uses). Such residential development is allowed at a maximum density of sixteen (16) dwelling units...

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

I. URBAN DESIGNATION

A. Urban Mixed Use District

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

15. Vanderbilt Beach Road Neighborhood Commercial Subdistrict [Revised text, page 43]

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

This Subdistrict consists of two parcels... For mixed-use development, residential density shall be limited to sixteen (16) dwelling units per acre.

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

I. URBAN DESIGNATION

B. DENSITY RATING SYSTEM

1. The Density Rating System is applied in the following manner: [Revised text, page 50]

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

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 ~~5.4~~ 5.3 of the Future Land Use Element.

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

2. Density Bonuses: [Revised text, page 51]

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

c. Affordable-Workforce Housing Bonus: ...in the Urban Designated Area, a maximum of up to eight (8) residential units...

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

4. Density Conditions: [Revised text, page 53]

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

a. Maximum Density

The maximum allowed density shall not exceed sixteen (16) dwelling units...

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

5. Density Blending [Revised text, page 54]

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

2. Density Blending Conditions and Limitations for Properties Straddling the Urban Residential Fringe Sub-District and Rural Fringe Mixed Use District Sending lands:

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

(f) Native vegetation shall be preserved as follows:

- (1) The Urban portion of... the maximum required ~~60~~ sixty percent (60%) of the total Sending Land area... The ratio for such native vegetation preservation shall be two (2) acres of... In no instance shall less than ~~40~~ ten percent (10%) of the required amount of native vegetation...

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

I. URBAN DESIGNATION

C. Urban Commercial District

1. Mixed Use Activity Center Subdistrict

[Revised text, page 57]

Mixed Use Activity Centers have been designated on the Future Land Use Map Series identified in the Future Land Use Element. ...this includes ~~3~~ three Interchange Activity Centers...

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

Mixed-use developments – whether consisting of... the eligible density is sixteen (16) dwelling units per acre. If such a project is located within the boundaries of a Mixed Use Activity Center... the eligible density shall be limited to four (4) dwelling units per acre...

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

The factors to consider during review of a rezone petition for a project, or portion thereof, within an Activity Center, are as follows:

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

- b. The amount, type and location of existing zoned commercial land, and developed commercial uses, both within the Mixed Use Activity Center and within two (2) road miles of the Mixed Use Activity Center.
- c. Market demand and service area for the proposed commercial land uses to be used as a guide to explore the feasibility of the requested land uses.
- d. Existing patterns of land use within the Mixed Use Activity Center and within two (2) radial miles.

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

[Revised text, page 61]

New Mixed Use Activity Centers may be proposed if all of the following criteria are met and an amendment is made to delineate the specific boundaries on the Future Land Use Map series for Mixed Use Activity Centers:

- the intersection around which the Mixed Use Activity Center is located consists of an arterial and collector road, or two arterial roads, based upon roadway classifications contained in the Transportation Element.
- the Mixed Use Activity Center is no closer than two (2) miles from any existing Mixed Use Activity Center, as measured from the center point of the intersections around which the existing and proposed Mixed Use Activity Centers are located.

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

I. URBAN DESIGNATION

C. Urban Commercial District

6. Livingston Road/Eatonwood Lane Commercial Infill Subdistrict [Revised text, page 64]
This Subdistrict consists of...

The maximum allowed development intensities include 91,000 square feet of professional or medical office use in buildings containing a maximum height of thirty-five (35) feet, or 200,000 square feet of indoor self-storage area in buildings containing a maximum of three (3) stories and at a maximum height of fifty (50) feet. Should a mix of office and indoor self-storage facilities develop on the property, for each two (2) square feet of indoor self-storage area, one (1) square foot of office area shall be reduced from the maximum allowable office area permitted. ...

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

I. URBAN DESIGNATION

C. Urban Commercial District

7. Livingston Road Commercial Infill Subdistrict [Revised text, page 64]
This Subdistrict consists of...

The maximum allowed development intensities include a maximum of 52,500 square feet of professional or medical office use in buildings containing a maximum of three (3) stories, which could include two (2) stories over parking, and at a maximum height of fifty (50) feet.

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

II. AGRICULTURAL/RURAL DESIGNATION

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

B. Rural Fringe Mixed Use District

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

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

A) Receiving Lands: [Revised text, page 74]

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

4. Emergency Preparedness:

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

b) Applicants for new developments proposed for Receiving Lands shall work with the ~~Division of Forestry, Collier County Emergency Management staff, Florida Forest Service~~ and the Managers of any adjacent or nearby public lands, to develop a Wildfire Prevention and Mitigation Plan that will reduce the likelihood of threat to life and property from wildfires. This plan will address, at a minimum: project structural design; the use of materials and location of structures so as to reduce wildfire threat; firebreaks and buffers; water features; and, the impacts of prescribed burning on adjacent or nearby lands.

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

II. AGRICULTURAL/RURAL DESIGNATION

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

B. Rural Fringe Mixed Use District

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

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

C) Sending Lands:

[Revised text, page 82]

*** ** 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 ten years after the adoption of the LDC amendment implementing this provision, or until September 27, 2015~~ 2018. Early Entry TDR Bonus Credits may be used after the termination of the bonus period.

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

II. AGRICULTURAL/RURAL DESIGNATION

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

B. Rural Fringe Mixed Use District

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

3. Rural Villages:

[Revised text, page 86]

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

A) Process for Approval: ~~Within one year of the date of adoption of this amendment, the~~ The Collier County Land Development Code ~~shall be amended to include~~ provisions for the establishment of Rural Villages. These provisions ~~will~~ establish specific development regulations, standards, and land use mix requirements. Subsequent to the creation of these provisions, applications shall be submitted in the form of a Planned Unit Development (PUD) rezone and, where applicable, in conjunction with a Development of Regional Impact (DRI) application as provided for in Chapter 380 of Florida Statutes, or in conjunction with any other Florida provisions of law that may supersede the DRI process.

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

III. ESTATES DESIGNATION

[Revised text, page 92]

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

Pursuant to Policy ~~4.1~~ 4.2 of the Future Land Use Element, the Golden Gate Area Master Plan encompassing the Estates Designation was adopted by the Collier County Board of County Commissioners on February 5, 1991. Refer to the Golden Gate Area Master Plan for siting criteria and development standards for specific land uses.

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

V. OVERLAYS AND SPECIAL FEATURES

[Revised text, page 94]

A. Area of Critical State Concern Overlay

The Big Cypress Area of Critical State Concern (ACSC) was established by the 1974 Florida Legislature. The ACSC ~~Critical Area~~ is displayed on the Future Land Use Map as an overlay area. The ACSC ~~Critical Area~~ encompasses lands designated Conservation, Agricultural/Rural, Estates

and Urban (Port of the Islands, Plantation Island and Copeland). Chokoloskee is outside the boundaries of the Big Cypress ACSC. Two areas located within the boundaries of the ACSC are exempt from the ACSC regulations: Everglades City; and, Ochopee, which is described as all of Sections 27, 28, 33 and 34, Township 52 South, Range 30 East.

All Development Orders within the Critical Area shall comply with Chapter 28-25, Florida Administrative Code, "Boundary and Regulations for the Big Cypress Area of Critical State Concern". The ACSC regulations notwithstanding, there is an existing Development Agreement between Port of the Islands, Inc. and the [then] State of Florida Department of Community Affairs, approved in July 1985, which regulates land uses in the Port of the Islands Urban area; and, there is an Agreement between the Board of County Commissioners and the [then] Florida Department of Community Affairs, approved in April 2005, pertaining to development in Plantation Island. ~~Chokoloskee is excluded from the Big Cypress Area of Critical State Concern. All Development Orders within the Critical Area shall comply with Chapter 28-25, Florida Administrative Code, "Boundary and Regulations for the Big Cypress Area of Critical State Concern".~~

~~Those regulations~~ The ACSC Regulations include the following:

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

Australian Pine - (*Casuarina spp.*)

Bishopwood - (*Bischofia javanica*)

Brazilian Pepper - (*Shinus terebinthifolius*)

Melaleuca (cajeput) - (*Melaleuca leucadendra spp.*)

Castor bean - (*Ricinus communis*)

Common papaya - (*Carica papaya*)

Common snakeplant - (*Sansevieria trifasciata*)

Day jessamine - (*Cestrum diurnum*)

Hunters robe - (*Raphidophora aurea*)

Queensland umbrella tree - (*Schefflera actinophylla*)

Trailing wedelia - (*Wedelia trilobata*)

All other species included in the definition of "vegetation, prohibited exotic" contained in the Collier County Land Development Code, Ord. No. 04-41, as amended.

Downy Rosemyrtle - (*Rhodomytus tomentosa*)

Earleaf Acacia - (*Acacia auriculiformis*)

Catclaw Mimosa - (*Mimosa pigra*)

Java Plum - (*Syzygium cumini*)

Page 24 of 80

- d. No mangrove trees or salt marsh grasses shall be destroyed or otherwise altered. Plants specifically protected by this regulation include: ~~All wetland plants listed by the Florida Department of Environmental Regulation in Chapter 17-301, Florida Administrative Code, as amended.~~

Red mangrove – (*Rhizophora mangle*)

Black mangrove – (*Avicennia nitida*)

White mangrove – (*Laguncularia racemosa*)

Needlerush – (*Juncus roemerianus*)

Salt cordgrasses – (*Spartina alterniflora*, *S. patens*, *S. cynosuroides*, *S. spartinae*)

Seashore saltgrass – (*Distichlis spicata*)

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

2. Drainage

- a. Existing drainage facilities shall not be modified so as to discharge water to any coastal waters, either directly or through existing drainage facilities. Existing drainage facilities shall not be expanded in capacity or length except in conformance with paragraph (2) "b." below; however, modifications may be made to existing facilities that will raise the ground water table or limit salt water intrusion.

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

All Development Orders issued for projects within the Big Cypress Area of Critical State Concern shall be rendered to the State of Florida Department of Economic Opportunity for review with the potential for appeal to the Administration Commission per Chapter 73C-44, Florida Administrative Code, "Community Planning, Development Order Requirements for Areas of Critical State Concern".

In accordance with Chapter 28-25.011, F.A.C., the zoning variance procedure contained in the Collier County Land Development Code, Ord. No. 04-41, as amended, shall be applicable to the ACSC Regulations. Within one year of the effective date of this amendment establishing the applicability of the variance procedure, the variance procedure and criteria in the Collier County Land Development Code shall be amended, as necessary, to address ACSC regulations. Any variance to the ACSC regulations shall be subject to the following restrictions:

- (a) A variance shall only be applicable to essential services consisting of those services and facilities necessary to promote and protect public health, safety and welfare, limited to the following: police; fire; emergency medical; all services designed and operated to provide water, sewer, gas, telephone, electricity, cable television or communications to the general public by providers that have been approved and authorized according to laws having appropriate jurisdiction. This shall not be deemed to allow such essential services uses where the underlying future land use designation or zoning designation does not allow such uses.
- (b) No variance shall be granted for any development within the Critical Area unless such development is designed to have minimum adverse impact on the Area's water storage capacity, surface water and estuarine fisheries.

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

V. OVERLAYS AND SPECIAL FEATURES

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

B. North Belle Meade Overlay

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

3. RECEIVING AREAS

[Revised text, page 99]

Within the NBM Overlay, Receiving Areas are... located Sections 21, 28 and the ~~west 1/4 western quarter~~ of Sections 22 and 27, ...and the western quarters of Sections 22 and 27 as a permitted use.

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

Because of the proximity of Sections 21 and 28 and west 1/4 quarters of ~~s~~Sections 22 and 27 to Golden Gate Estates...

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

V. OVERLAYS AND SPECIAL FEATURES

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

B. North Belle Meade Overlay

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

6. SECTION 24 NEUTRAL LANDS

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

e. Cowan Property – Lots 14-16, 25, 26 and 35 Combined (Colored Blue and Labeled "Cowan" and "Blue" on North Belle Meade Overlay Section 24 Map)

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

2) Clustering:

[Revised text, page 107]

- a) Up to two (2) clustered developments are allowed, and a maximum of nineteen (19) total dwelling units are allowed in cluster development(s). This dwelling unit figure is based upon the total Cowan ownership in Section 24 of approximately 97.7 acres.
- b) Lot 35 may contain up to, but no more than, three (3) clustered dwelling units – in addition to road access for all Cowan property development(s). A second residential cluster outside of Lot 35 may contain the balance of the nineteen (19) clustered dwelling units not built on ~~l~~Lot 35.

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

V. OVERLAYS AND SPECIAL FEATURES

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

D. Rural Lands Stewardship Area Overlay

Goal:

[Revised text, page 116]

~~Collier County seeks to~~ To address the long-term needs of residents and property owners within the Immokalee Area Study boundary of the Collier County Rural and Agricultural Area Assessment. ~~Collier County's goal is to~~ by protecting agricultural activities, ~~to preventing~~ preventing the premature conversion of agricultural land to non-agricultural uses, ~~to directing~~ directing incompatible uses away from wetlands and upland habitat, ~~to enable~~ enabling the conversion of rural land to other uses in appropriate locations, ~~to discourage~~ discouraging urban sprawl, and ~~to encourage~~ encouraging development that utilizes implements creative land use planning techniques.

Objective:

~~To meet the Goal described above, Collier County's objective is to~~ Create an incentive based land use overlay system, herein referred to as the Collier County Rural Lands Stewardship Area Overlay, based on the principles of rural land stewardship as defined in Chapter 163.3177(11), F.S. The Policies that ~~will~~ implement this Goal and Objective...

Group 1 – General purpose and structure of the Collier County Rural Lands Stewardship Area Overlay

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

Policy 1.6: [Revised text, page 117]
... Designation as an SSA shall be administrative and shall not require an amendment to the Growth Management Plan, but shall be retroactively incorporated into the adopted Overlay Map during the EAR based amendment process when it periodically occurs, or sooner at the discretion of the Board of County Commissioners. ...

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

Policy 1.22: [Revised text, page 120]
The RLSA Overlay was designed to be a long-term strategic plan... and reviewed by Collier County and the ~~Department of Community Affairs~~ State land planning agency (presently, the Department of Economic Opportunity) upon...

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

Policy 3.11: [Revised text, page 125]
In certain locations... This ~~p~~Policy does not...

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

Policy 4.3: [Revised text, page 126]
Land becomes designated as a SRA upon petition by a property owner to Collier County seeking such designation and the adoption of a resolution by the BCC granting the designation. The petition shall include a SRA master plan as described in Policy 4.5. The basis for approval shall be a finding of consistency with the policies of the Overlay, including required suitability criteria set forth herein, compliance with the LDC Stewardship District, and assurance that the applicant has acquired or will acquire sufficient Stewardship Credits to implement the SRA uses. ~~Within one year from the effective date of this amendment, Collier~~ The County shall adopt ~~has adopted~~ LDC amendments to establish the procedures and submittal requirements for designation as a SRA, ~~to include provisions~~ providing for consideration of impacts, including environmental and public infrastructure impacts, and ~~provisions~~ for public notice of and the opportunity for public participation in any consideration by the BCC of such a designation.

Policy 4.4:
Collier County will update the Overlay Map to delineate the boundaries of each approved SRA. Such updates shall ~~not require an amendment to the Growth Management Plan, but shall be retroactively~~ be incorporated into the adopted Overlay Map during the EAR based amendment process when it periodically occurs, or sooner at the discretion of the Board of County Commissioners.

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

Policy 4.16: [Revised text, page 131]
A SRA shall have adequate infrastructure available... by this ~~p~~Policy...

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

Policy 4.18:

[Revised text, page 132]

The SRA will be planned and designed to be fiscally neutral or positive to Collier County at the horizon year based on a ~~cost/benefit fiscal impact analysis model acceptable to or as may be adopted by the County~~ public facilities impact assessment, as identified in LDC 4.08.07.K. The BCC may grant exceptions to this ~~p~~Policy to accommodate affordable-workforce Housing, as it deems appropriate. Techniques that may promote fiscal neutrality such as Community Development Districts, and other special districts, shall be encouraged. At a minimum, the ~~analysis~~ assessment shall consider the following public facilities and services: transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, and schools. Development phasing, developer contributions and mitigation, and other public/private partnerships shall address any potential adverse impacts to adopted levels of service standards.

Policy 4.19:

Eight (8) ~~c~~Credits shall be required for...

Policy 4.20:

The acreage of... For the purpose of this ~~p~~Policy...

Policy 4.21:

Lands within the... This ~~p~~Policy is intended to...

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

Policy 5.5:

[Revised text, page 133]

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

- 2. Wildlife habitat management plans for listed species and for those protected species identified below shall be submitted for County approval. A plan shall be required for all projects where the wildlife survey ~~indicated~~ indicates listed species or the protected species identified below are utilizing the site, or the site contains potential habitat for listed species. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats. Management plans for new preserves shall also outline a public awareness program to educate residents about the on-site preserve and the need to maintain habitat within the preserve for listed species and those protected species identified below.
- 2.a. Management plans for new preserves shall incorporate proper techniques to protect listed species, and those protected species identified below, and their habitats from the negative impacts of proposed development. Open space and vegetation preservation requirements shall be used to establish buffer areas between wildlife habitat areas and areas dominated by human activities. Provisions such as fencing, walls, or other obstructions shall be provided to minimize development impacts to the wildlife and to facilitate and encourage wildlife to use wildlife corridors. Appropriate roadway crossings, underpasses and signage shall be used where roads must cross wildlife corridors.
 - i. ~~The following references shall be used, as appropriate, to prepare the required management plans:~~
 - 1. ~~South Florida Multi-Species Recovery Plan, USFWS, 1999.~~
 - 2. ~~Habitat Management Guidelines for the Bald Eagle in the Southeast Region, USFWS, 1987.~~
 - 3. ~~Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations found on Lands Slated for Large Scale Development~~

- ~~in Florida, Technical Report No. 4, Florida Game and Fresh Water Fish Commission, 1987.~~
- ~~4. Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay (*Aphelocoma coerulescens*), Technical Report No. 8, Florida Game and Fresh Water Fish Commission, 1991.~~
 - ~~5. Ecology and Habitat Protection Needs of the Southeastern American Kestrel (*Falco Sparverius Paulus*) on Large-scale Development Sites in Florida, Nongame Technical Report No. 13, Florida Game and Fresh Water Fish Commission, 1993.~~
- i. Management guidelines contained in publications used by the FFWCC and USFWS for technical assistance shall be used for developing required management plans.
 - ii. The County shall consider any other techniques recommended by the USFWS and FFWCC, subject to the provision of paragraph 3 of this pPolicy.
 - iii. When listed species are directly observed on site or indicated by evidence, such as denning, foraging, or other indications, a minimum of 40% of native vegetation on site shall be retained, with the exception of clearing for agricultural purposes. The County shall also consider the recommendation of other agencies, subject to the provisions of paragraph 3 of this pPolicy.
- 2.b. For parcels containing gopher tortoises (*Gopherus polyphemus*), priority shall be given habitat management plans are required and shall give priority to protecting the largest most contiguous gopher tortoise habitat with the greatest number of active burrows, and for providing a connection to off site adjacent gopher tortoise preserves.
 - 2.c. Habitat preservation plans for the Florida scrub jay (*Aphelocoma coerulescens*) are required and shall conform to the guidelines contained in Technical Report No. 8, Florida Game and Fresh Water Fish Commission, 1991. The required management plan shall also provide for a maintenance program and specify an appropriate fire or mechanical protocols to maintain the natural scrub community. The plan shall also outline a public awareness program to educate residents about the on-site preserve and the need to maintain the scrub vegetation. These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.
 - 2.d. For the bald eagle (*Haliaeetus leucocephalus*), the required habitat management plans are required and shall establish protective zones around the eagle nest restricting certain activities. The plans shall also address restricting certain types of activities during the nest season. These requirements shall be consistent with the UFWS South Florida Multi-Species Recover Plan, May 1999, subject to the provisions of paragraph (3) of this policy.
 - 2.e. For the red-cockaded woodpecker (*Picoides borealis*), the required habitat protection plans are required and shall outline measures to avoid adverse impacts to active clusters and to minimize impacts to foraging habitat. Where adverse effects cannot be avoided, measures shall be taken to minimize on-site disturbance and compensate or mitigate for impacts that remain. These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provision of paragraph 3) of this policy.
 - 2.f. In areas where the Florida black bear (*Ursus americanus floridanus*) may be present, the management plans are required and shall require that garbage be placed in bear-proof containers, at one or more central locations bear-resistant containers where such containers are available and accepted for use by Collier County, or containers stored in

locations not easily accessible to bears. The management plan shall also identify methods to inform local residents of the concerns related to interaction between black bears and humans. ~~Mitigation for impacting habitat suitable for black bear shall be considered in the management plan.~~

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

- 2.g. For projects located in Priority I or Priority II Panther Habitat areas, ~~the management plans~~ are required and shall discourage the destruction of undisturbed, native habitats that are preferred by the Florida panther (*Felis concolor coryi*) by directing intensive land uses to currently disturbed areas. Preferred habitats include pine flatwoods and hardwood hammocks. In turn, these areas shall be buffered from the most intense land uses of the project by using low intensity land uses (e.g., parks, passive recreational areas, golf courses). Gold courses within the Rural Lands Area shall be designed and managed using standards found within this Overlay. The management plans shall identify appropriate lighting controls for these permitted uses and shall also address the opportunity to utilize prescribed burning to maintain fire-adapted preserved vegetation communities and provide browse for white-tailed deer. ~~These requirements shall be consistent with the UFWS South Florida Multi-Species Recovery Plan, May 1999, subject to the provisions of paragraph (3) of this policy.~~
- 2.h. The Management Plans shall contain a monitoring program for developments greater than ten (10) acres.

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

Policy 5.6:

[Revised text, page 136]

For those lands... of a wetland. This ~~p~~Policy shall be implemented as follows:

- 1. There are two (2) major wetlands systems within the RLSA, Camp Keais Strand and the Okaloacoochee Slough. These two systems have been mapped and are designated as FSA's. Policy 5.1 prohibits certain uses within the FSA's, thus preserving and protecting the wetlands functions within those wetland systems.
- 2. The other significant wetlands within the RLSA are WRA's as described in Policy 3.3. These areas are protected by existing SFWMD wetlands permits for each area.
- 3. FSAs, HSAs and WRAs, as provided in Policy 5.3, and the ACSC have stringent site clearing and alteration limitations, nonpermeable surface limitations, and requirements addressing surface water flows which protect wetland functions within the wetlands in those areas. Other wetlands within the RLSA are isolated or seasonal wetlands. These wetlands will be protected based upon the wetland functionality assessment described below, and the final permitting requirements of the South Florida Water Management District.
 - a. The County shall apply the vegetation retention, open space and site preservation requirements specified within this Overlay to preserve an appropriate amount of native vegetation on site. Wetlands shall be preserved as part of this vegetation requirement according to the following criteria:
 - i. The acreage requirements... in paragraph (b) of this ~~p~~Policy. ~~...Within one year from the effective date of this Amendment, t~~The County shall ~~develop~~ apply specific criteria in the LDC to be used to determine those instances in which wetlands with a WRAP functionality assessment score of 0.65 or a Uniform Wetland Mitigation Assessment Method score of 0.7, or greater must be preserved in excess of the preservation required by Policy 5.3.
 - ii. Wetlands ~~utilized~~ used by...

- iii. Proposed development shall... be designed in accordance with Sections 4.2.2.4, ~~6.11 and 6.12 of SFWMD's Basis of Review, January 2004~~ 10.2.2.4 of the Environmental Resource Permit Applicant's Handbook Volume I, and Sections 3.11 and 3.12 of the Environmental Resource Permit Applicant's Handbook Volume II for use within the Geographic Limits of the South Florida Water Management District (2014).

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

[Revised text, page 138]

- c. All direct impacts... of this pPolicy.

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

[Revised text, page 139]

- f.iv. Prior to issuance of any final development order that authorizes site alteration, the applicant shall demonstrate compliance with paragraphs (f) i, ii, and iii of this pPolicy. If agency permits have not provided mitigation consistent with this pPolicy, Collier County will require mitigation exceeding that of the jurisdictional agencies.

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

V. OVERLAYS AND SPECIAL FEATURES

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

- F. Bayshore/Gateway Triangle Redevelopment Overlay

[Revised text, page 140]

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

- 4. Properties... may be allowed a maximum density of twelve (12) residential units... and comply with the standards identified in Pparagraph # no. 8, below, except for...
- 5. Properties... at a maximum density of eight (8) residential units per acre...

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

[Revised text, page 141]

- 8. To qualify for twelve (12) dwelling units per acre, as provided for in paragraph # no. 4 above...
- 9. For density bonuses provided for in paragraphs nos. #4 and #5 above, base density shall be per the underlying zoning district. The maximum density of twelve (12) or eight (8) units per acre...

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

[Revised text, page 141]

- 11. A maximum of... as provided in paragraphs nos. #4 and #5 above.

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

[Revised text, page 144]

FUTURE LAND USE MAP SERIES

Future Land Use Map

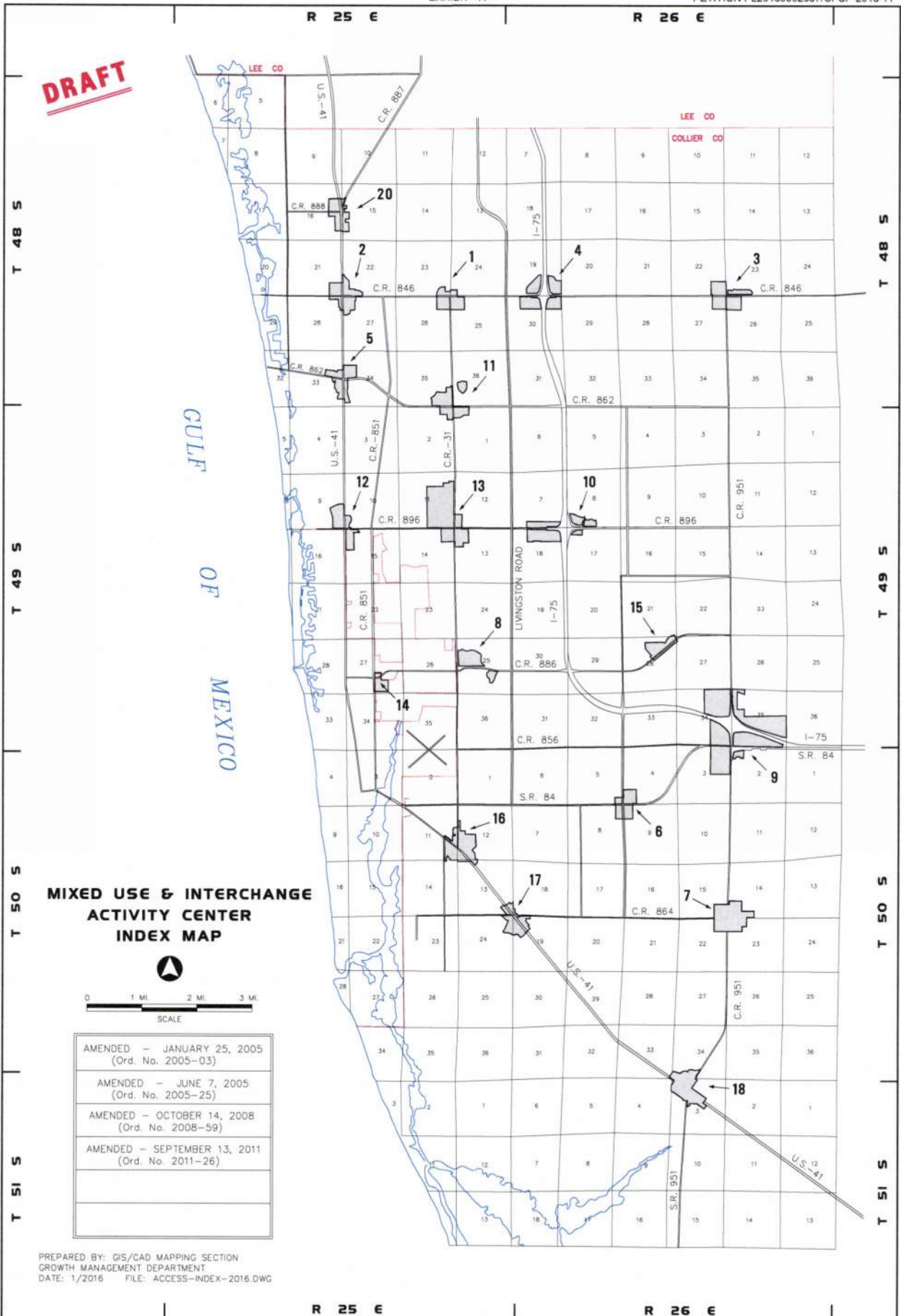
Activity Center Index Map

Mixed Use & Interchange Activity Center Maps

Properties Consistent by Policy (~~5.9, 5.10~~, 5.11, 5.12, 5.13, 5.14) Maps

PLEASE NOTE: Approval of amendments to this Element is intended to confer the Board's consent to make similar and related changes in references or cross-references to Objectives, Policies and other formal terms where re-formatting creates new or re-numbers Objectives, Policies and terms, wherever they appear – within and between Elements – as appropriate to maximize internal consistency. Approval is also intended to confer the Board's consent to make similar and related changes to un-adopted portions of the document.

DRAFT



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

AMENDED - JANUARY 25, 2005 (Ord. No. 2005-03)
AMENDED - JUNE 7, 2005 (Ord. No. 2005-25)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
DATE: 1/2016 FILE: ACCESS-INDEX-2016.DWG

ACTIVITY CENTER #1

IMMOKALEE ROAD (C.R. 846) - AIRPORT-PULLING ROAD (C.R. 31)
Collier County, Florida

DRAFT

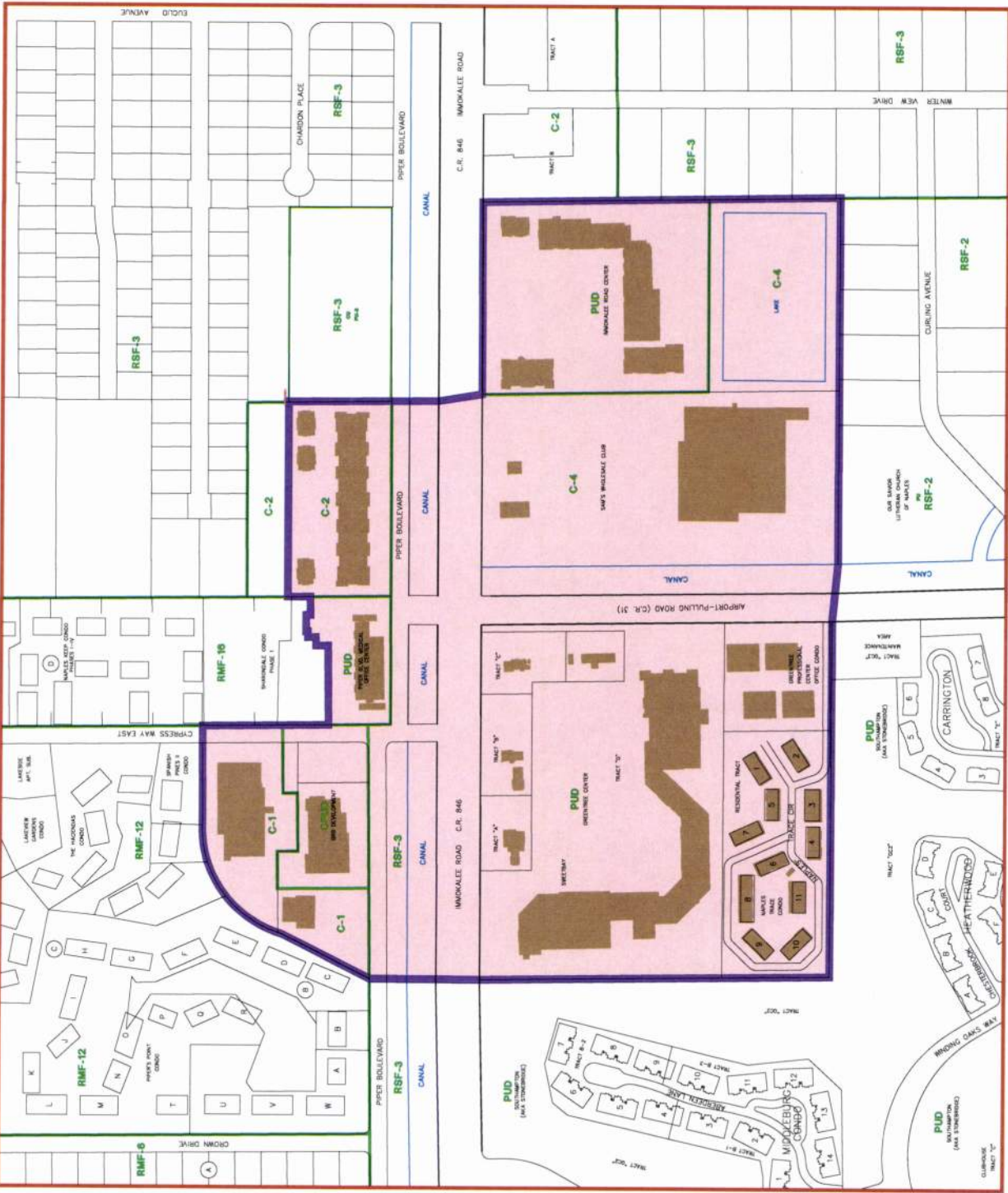
AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING MAP AS AMENDED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2010 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



INDICATED BY OVERLAY MAPPING SECTION
DATE: 08/24/2013 FILE: ACT-2013-006



ACTIVITY CENTER #2

TAMIAMI TRAIL (U.S. 41) - IMMOKALEE ROAD (C.R. 846)

Collier County, Florida

DRAFT

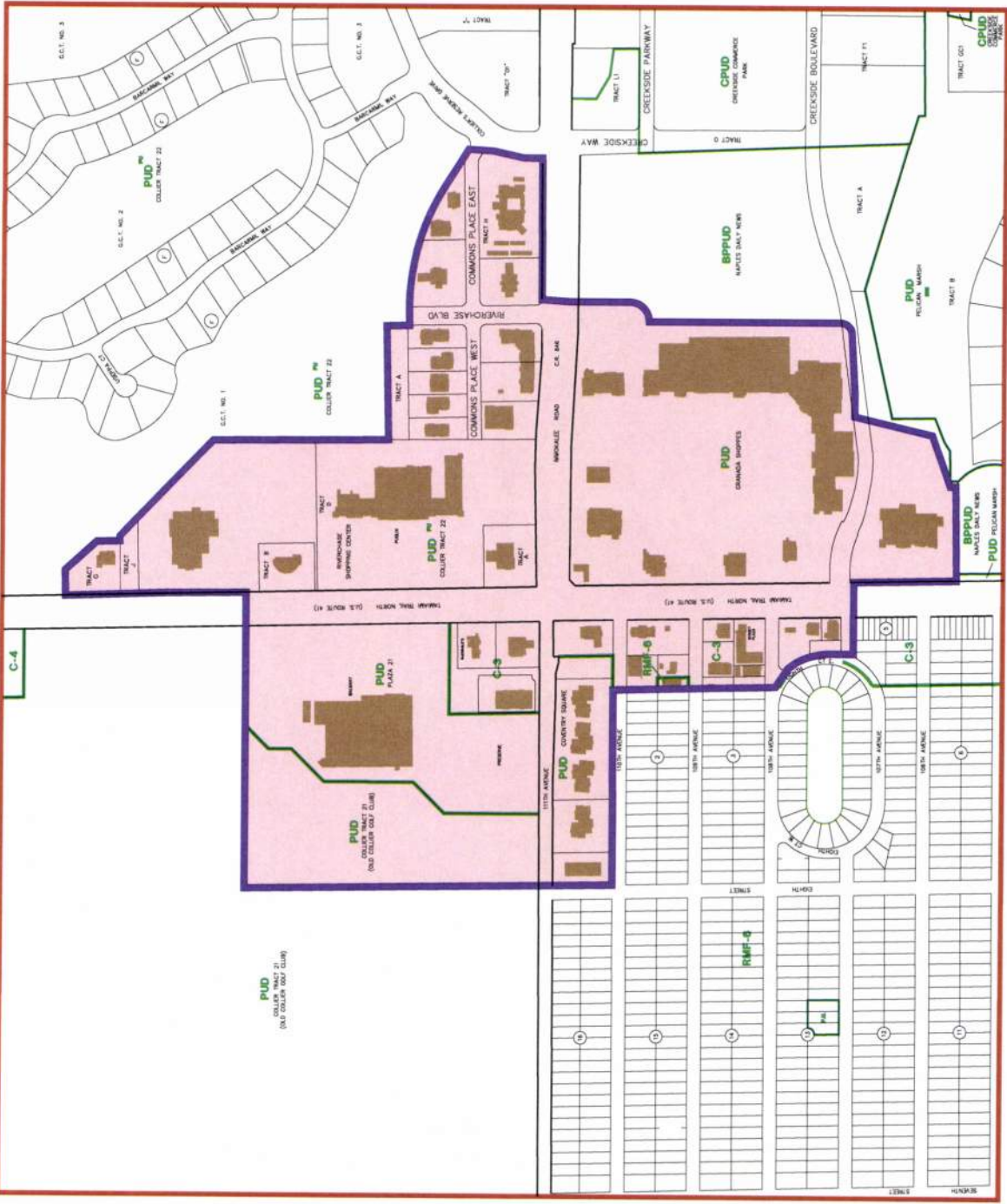
AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-28)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
(NOTE: THIS ZONING IS FOR GENERAL PURPOSES ONLY; THE OFFICIAL ZONING MAP AND ZONING ORDINANCE IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2010 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES

SCALE
0 200' FT. 400' FT.

DRAWN BY: JESSICA HARRIS
DATE: 1/2/18
FILE: A2-2018.DWG



ACTIVITY CENTER #3

IMMOKALEE ROAD (C.B. 846) - C.B. 951

Center Details: Pending

THIS IS A PLAT OF LAND AND NOT A ZONING MAP. THE ZONING MAP IS SEPARATE AND SHALL BE APPROVED BY THE COMMISSIONER AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS. THIS PLAT IS NOT TO BE USED FOR ALLOCATION TABLE FROM OTHER ACTIVITY CENTERS.

DRAFT

AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)



LEGEND

- ACTIVITY CENTER BOUNDARY
- RSCF3 EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 94-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE: EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: DE/CAD MAPING SECTION
FILE: 103-2013-0000 DATE: 1/2018

ACTIVITY CENTER #4

IMMOKALEE ROAD (C.B. 848) - INTERSTATE 75
Collier County, Florida

DRAFT

AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-25)



LEGEND

- ACTIVITY CENTER BOUNDARY
- RBF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THIS ZONING IS NOT APPLICABLE TO THE PROPERTY SHOWN IN THIS MAP. THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2010 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



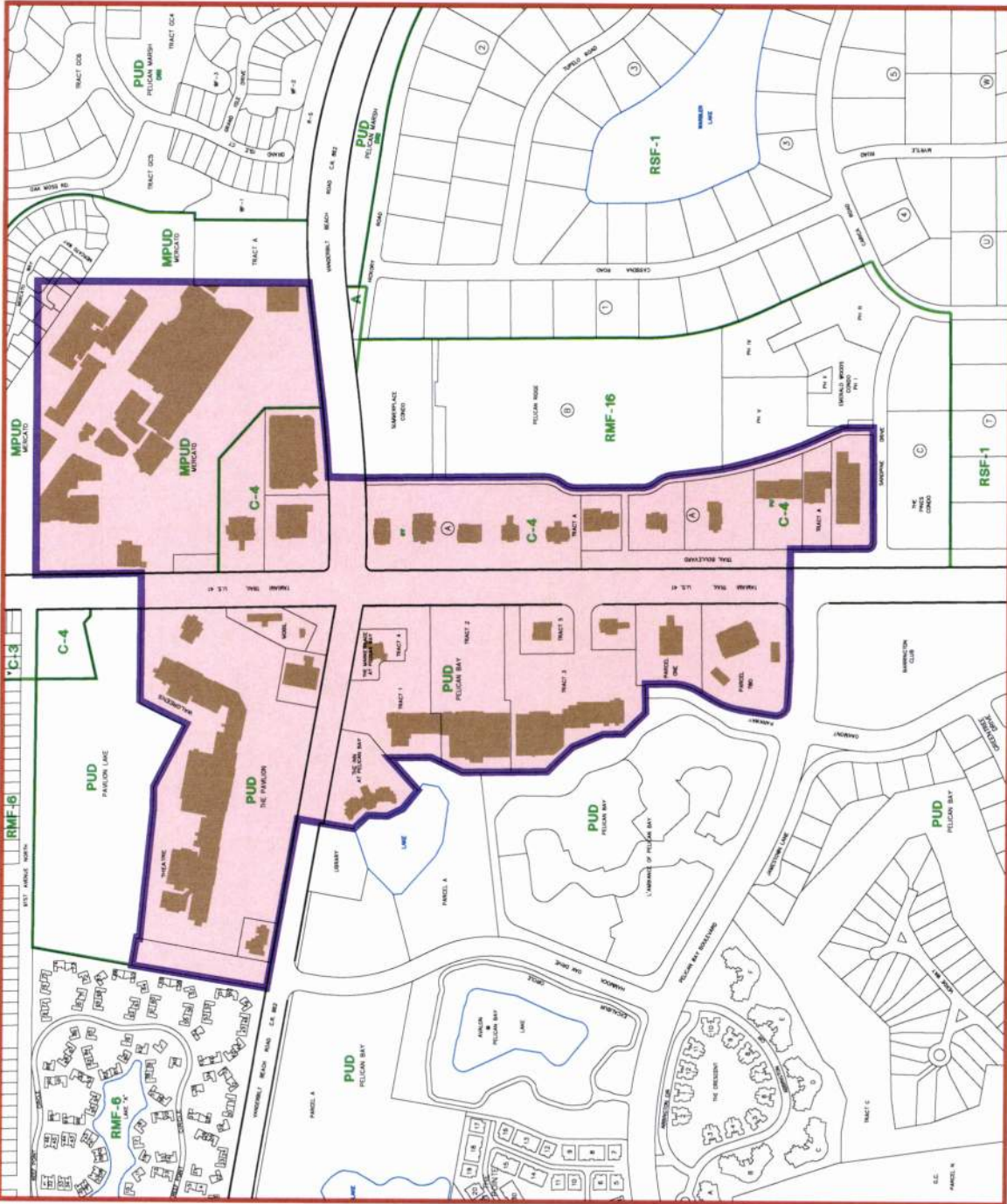
PREPARED BY: ST/CAJ MAPING SECTION
DATE: 1/20/16
FILE: AC4-2013-11

ACTIVITY CENTER #5

VANDERBILT BEACH ROAD E.C. RD - TAMAMI TRAIL (E.C. 40)
Collier County, Florida

DRAFT

AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)



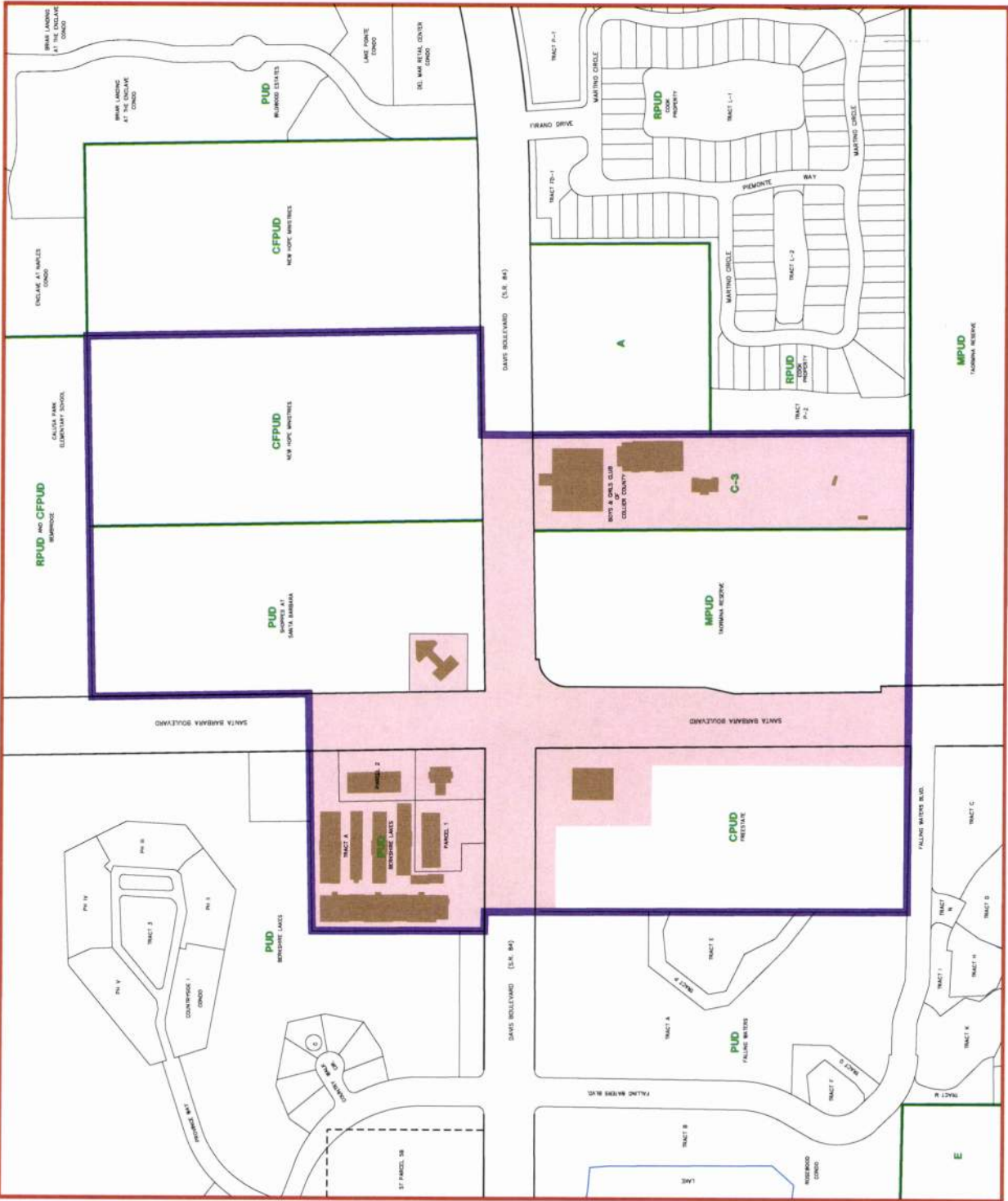
LEGEND

-  ACTIVITY CENTER BOUNDARY
-  **RSF-3** EXISTING ZONING
(NOTE: PROPOSED ZONING FOR THIS MAP IS THE OFFICIAL SOURCE OF ZONING INFORMATION. THIS IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
-  DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2010 AERIAL PHOTO.)
-  EXISTING BUILDINGS AND STRUCTURES

SCALE
0 200 FT. 400 FT.
PREPARED BY: GIS/CAD MAPPING SECTION
PLANNING AND MANAGEMENT DEPARTMENT
COLLIER COUNTY, FLORIDA DATE: 1/20/16

ACTIVITY CENTER #6
DAVIS BOULEVARD (S.R. #4) - SANTA BARBARA BOULEVARD
Collier County, Florida

DRAFT



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLEGE COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-47, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



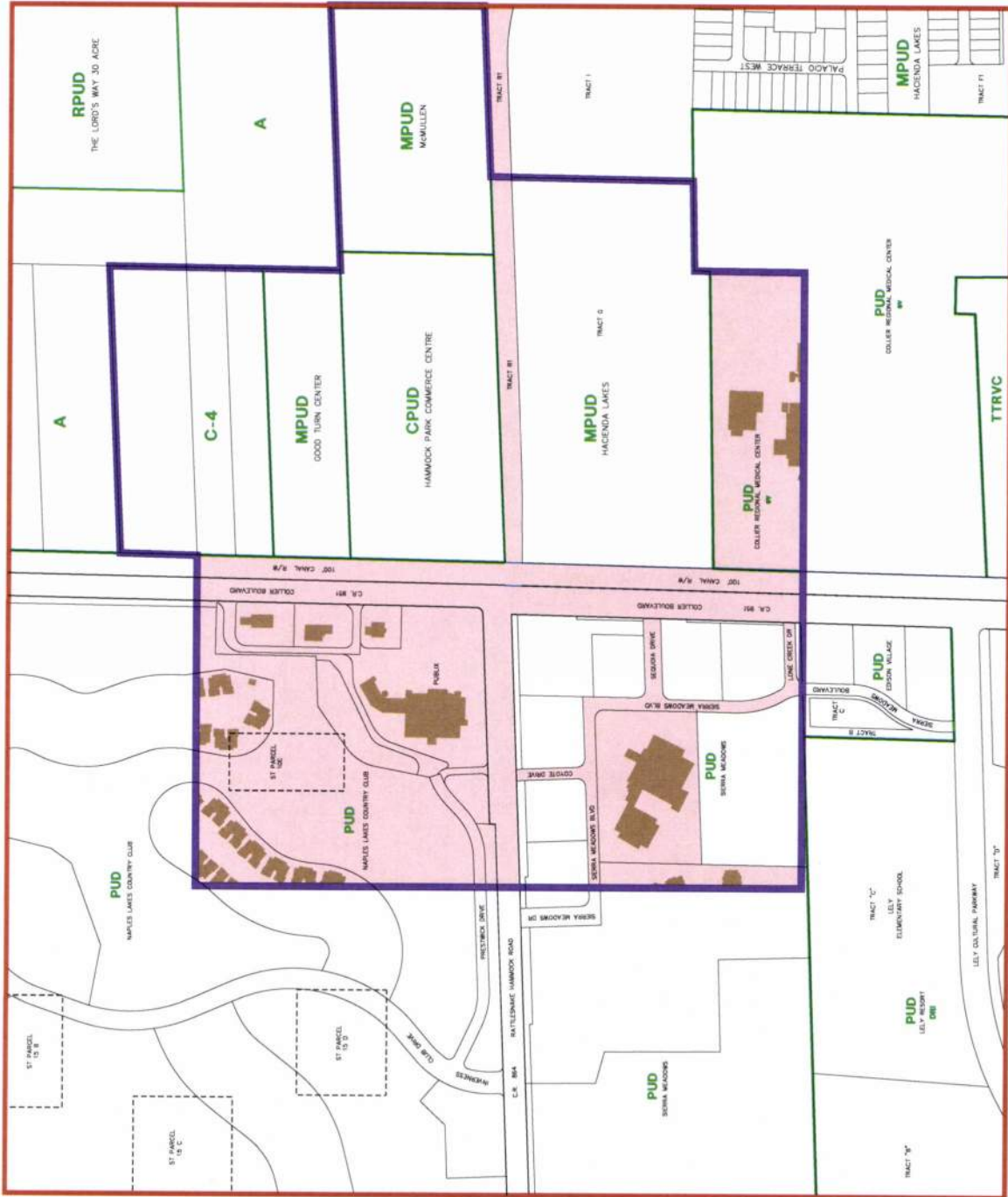
PREPARED BY: COLLEGE MAPING SECTION
DATE: 11/17/2016
FILE: AC#-2013-11

ACTIVITY CENTER #7

BATTLESHAKE HAMMOCK ROAD (C.R. 864) - C.R. 861

Collier County, Florida

DRAFT



AMENDED - SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - OCTOBER 25, 2011 (Ord. No. 2011-40)
AMENDED - JULY 8, 2014 (Ord. No. 2014-27)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE COLLEGER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: GIS/PLANS MARKING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: ACT-2016.0365 DATE: 1/2016

ACTIVITY CENTER #8

AIRPORT-FULLING ROAD (E.L. 80) - COLLIER GATE PARKWAY (E.L. 88)
Collier County, Florida

THIS IS A MASTER PLANNED ACTIVITY CENTER.
THE ZONING MAP IS SUBJECT TO THE ZONING MAP ACT.
NOTE: ALLOCATION VARIES FROM OTHER ACTIVITY CENTERS

DRAFT

AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)



LEGEND

- ▬ ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ZONING MAP IS SUBJECT TO THE ZONING MAP ACT. THIS ZONING MAP IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: G&S MARINE SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: AC8-2016.DWG DATE: 1/2016

ACTIVITY CENTER #9

C.R. 901 - INTERSTATE 75
Collier County, Florida

DRAFT

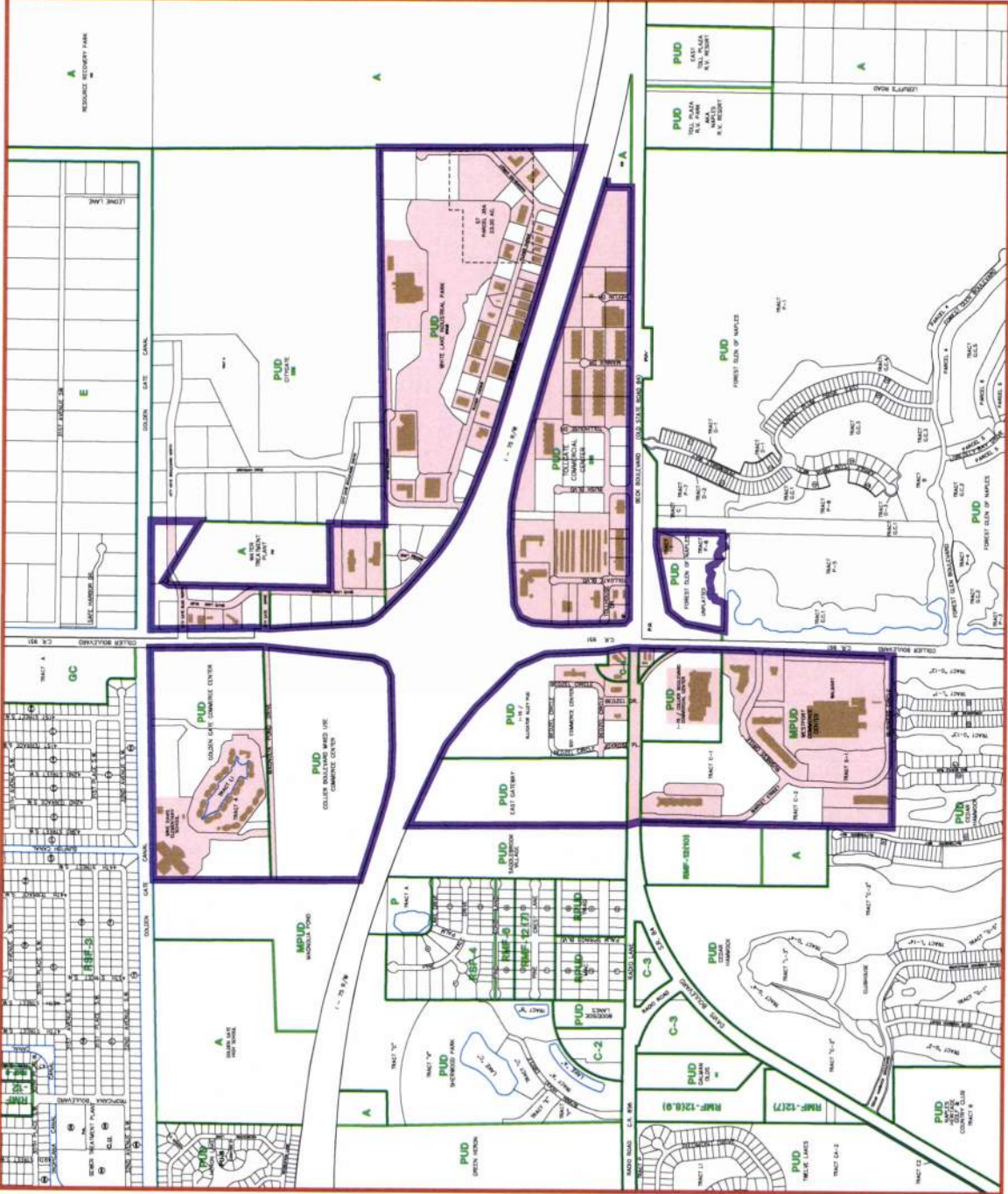
AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THIS ZONING MAP IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND STRUCTURES COPIED FROM 2010 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES

SCALE
0 500 FT. 1000 FT.

PREPARED BY: GS/CAD MAPPING SECTION
DATE: 1/2018
FILE: ACS-2016.06C

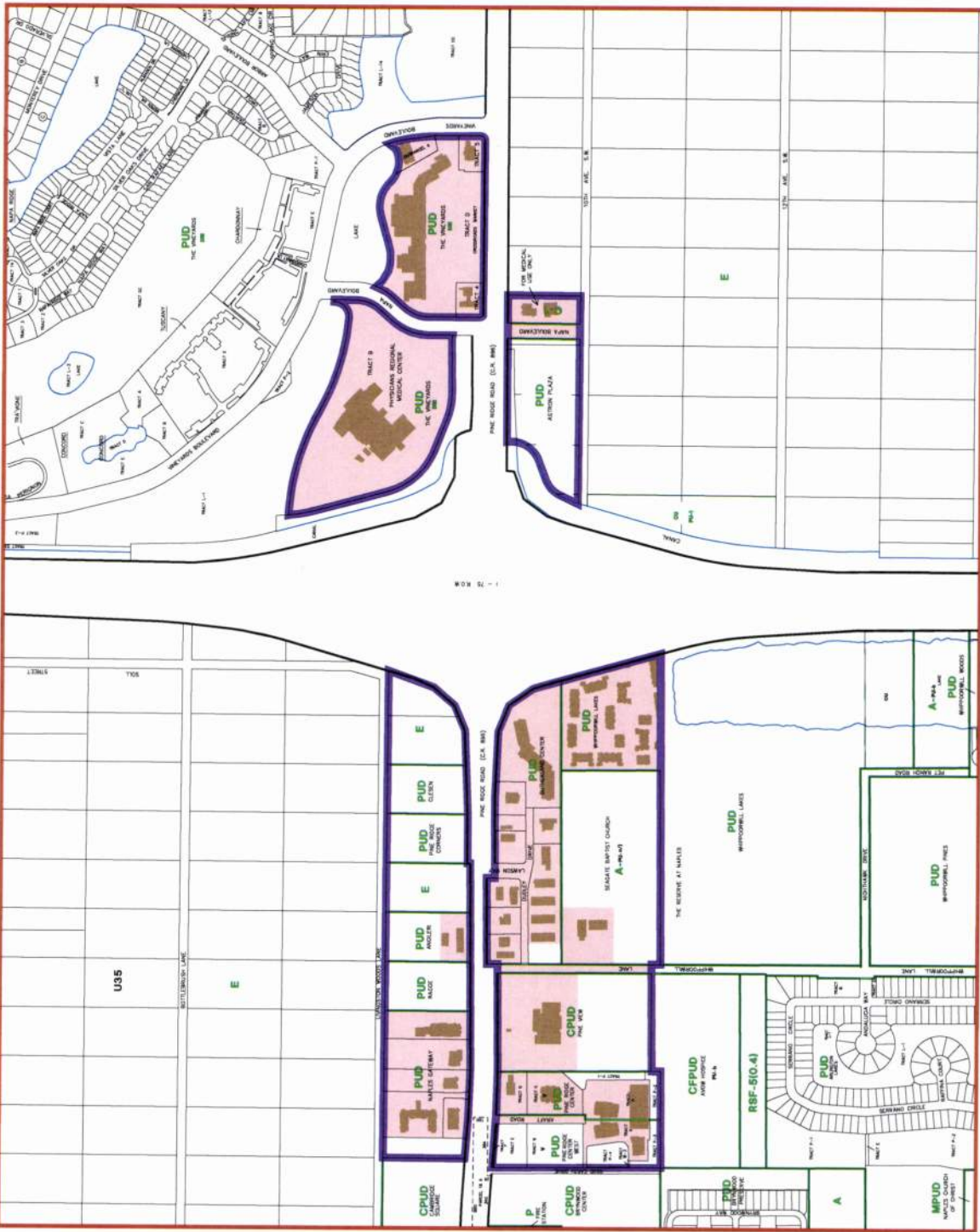


ACTIVITY CENTER #10

PINE RIDGE ROAD (I.C.B. 990) - INTERSTATE - 75

Collier County, Florida

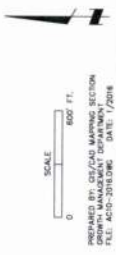
DRAFT



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COMMUNITY DEVELOPMENT DEPARTMENT'S ZODL (ORDINANCE NO. 04-41, AS AMENDED).)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: CIVIL/AS MAPPING SECTION
COMMUNITY DEVELOPMENT DEPARTMENT
PL 2013-0002637-11 9/13/11 7:20PM

ACTIVITY CENTER #11

VANDERBILT BEACH ROAD (C.R. 862) - AIRPORT-PULLING ROAD (C.R. 31)

Center Counts Florida

THIS IS A MASTER PLANNED ACTIVITY CENTER. ACCORDINGLY, THE CONTRIBUTION AND ACREAGE ALLOCATION VARIES FROM OTHER ACTIVITY CENTERS.

NOTE: ALLOCATION VARIES FROM OTHER ACTIVITY CENTERS.

DRAFT

AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

ACTIVITY CENTER BOUNDARY

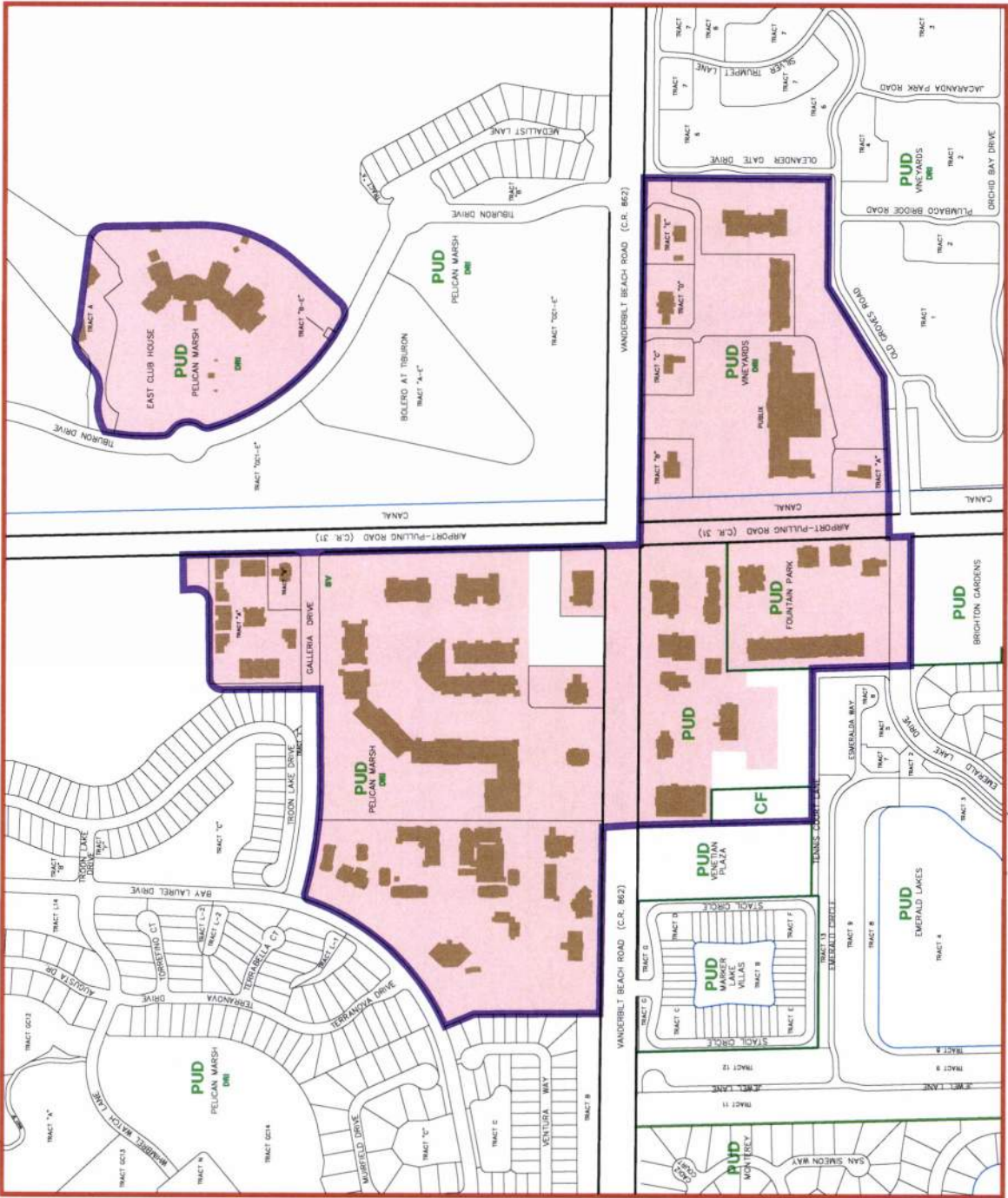
RSF-3 EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS ZONING IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)

DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2005 AERIAL PHOTOS.)

EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: ACT1-20130002637 DATE: 7/2016



ACTIVITY CENTER #12

TAMIAMI TRAIL (U.S. 41) - PINE RIDGE ROAD (C.R. 899)
Collier County, Florida

DRAFT



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

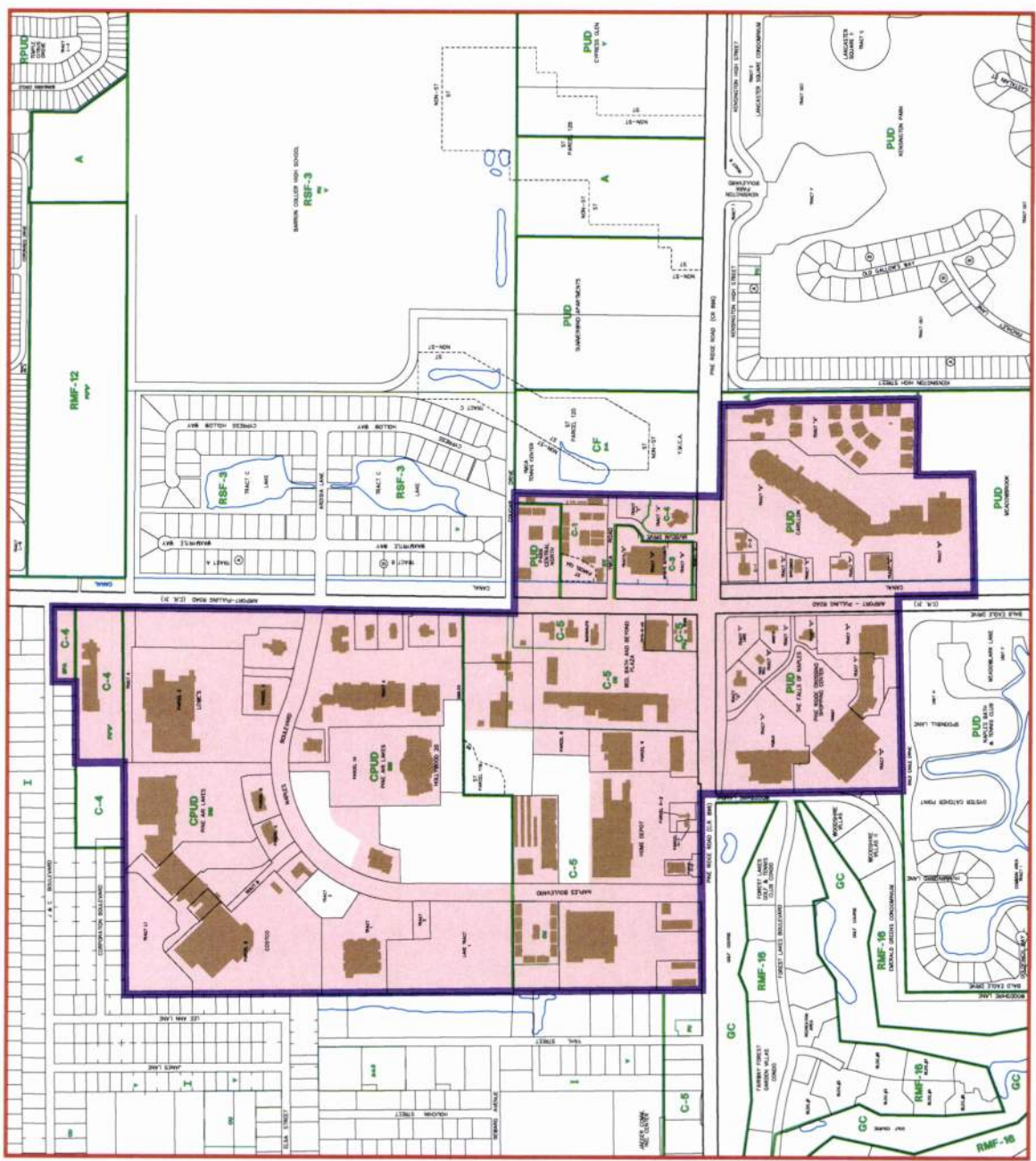
- ACTIVITY CENTER BOUNDARY** (Purple outline)
- RSF-3 EXISTING ZONING**
(NOTE: PROVISIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE**
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTOS.)
- EXISTING BUILDINGS AND STRUCTURES** (Brown outline)

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: AC12-2013B10.DWG DATE: 7/2016

ACTIVITY CENTER #13

AIRPORT-PULLING ROAD (C.R. 30) - PINE RIDGE ROAD (C.R. 866)
 Cedar County, Florida

DRAFT



AMENDED - DECEMBER 11, 2007 (Ord. No. 2007-86)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY** (Blue line)
- RSF-3 EXISTING ZONING**
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE ZONING AND LAND USE CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE**
(NOTE: STRUCTURES COMPLETED FROM 2013 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES**

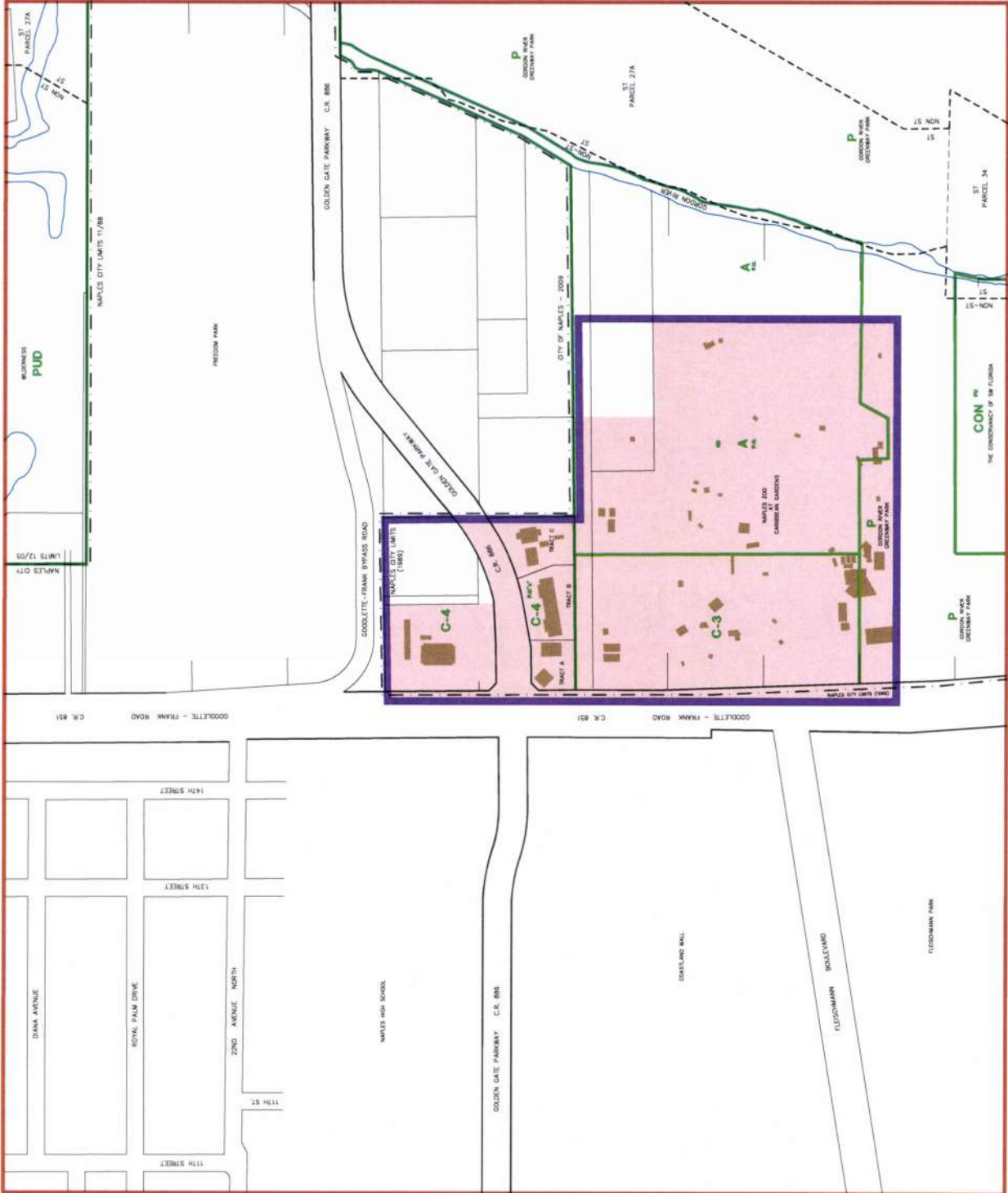


PREPARED BY: GIS/CAD MAPPING SECTION
 PLANNING AND ZONING DEPARTMENT
 DATE: 7/2014

ACTIVITY CENTER #14

GOODLETTS-FRANK ROAD (E.E. 883) - GOLDEN GATE PARKWAY (E.E. 886)
Center Camp, Florida

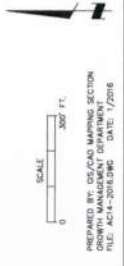
DRAFT



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

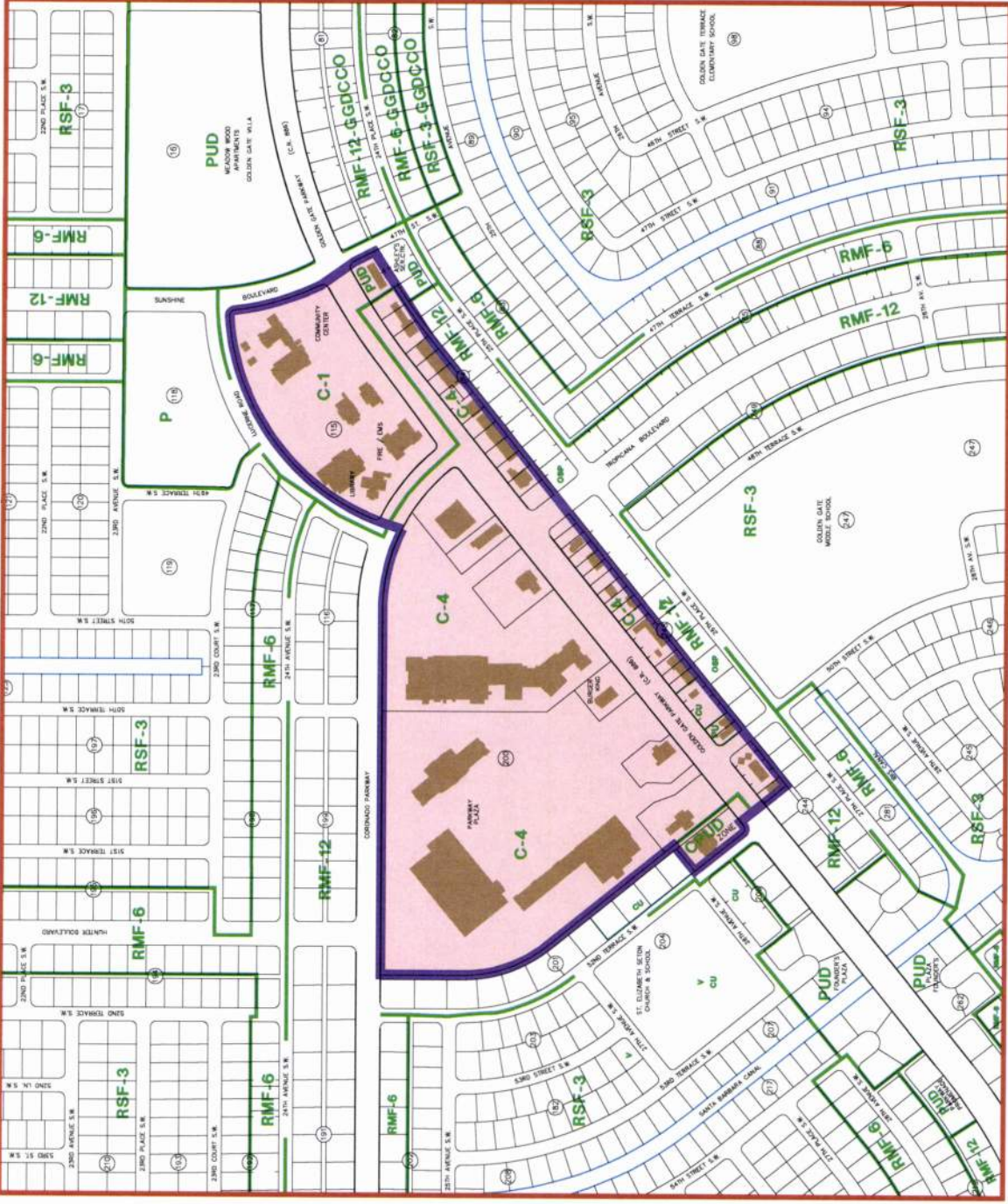
- ACTIVITY CENTER BOUNDARY
- RBF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COMMUNITY DEVELOPMENT CODEL ORDINANCE NO. 14-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: GIS DATA SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: ACT14-2013.DWG DATE: 7/2016

ACTIVITY CENTER #15
 GOLDEN GATE PARKWAY E.C.R. 869 - CORONADO PARKWAY
 Contra Costa County, Permits

DRAFT

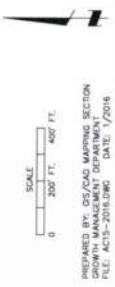


AMENDED - JANUARY 25, 2005
 (Ord. No. 2005-3)

AMENDED - SEPTEMBER 13, 2011
 (Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY** (Purple outline)
- RSF-3 EXISTING ZONING**
 (NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE LAND DEVELOPMENT CODE, ORDINANCE NO. 01-04, AS AMENDED.)
- DEVELOPED LAND USE**
 (NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES** (Brown shapes)



PREPARED BY: GIS/CAO MAPPING SECTION
 DATE: 1/2016
 FILE: ACT3-2015.DWG

ACTIVITY CENTER #16

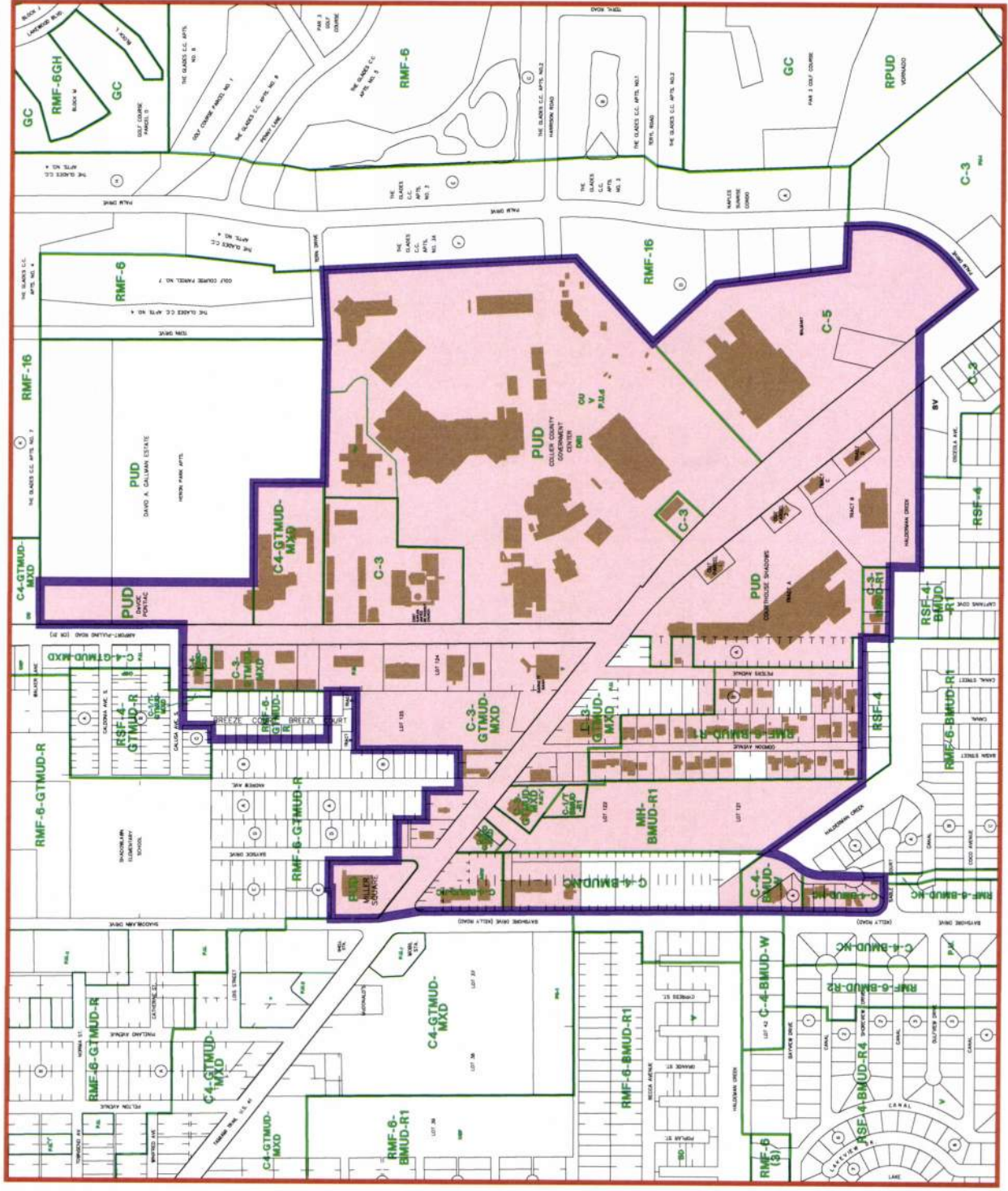
TAMIAMI TRAIL (U.S. 41) - AIRPORT-PULLING ROAD (C.R. 30)
Collier County, Florida

DRAFT

AMENDED - SEPTEMBER 9, 2003 (Ord. No. 2003-43)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE ZONING MAP AND ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES

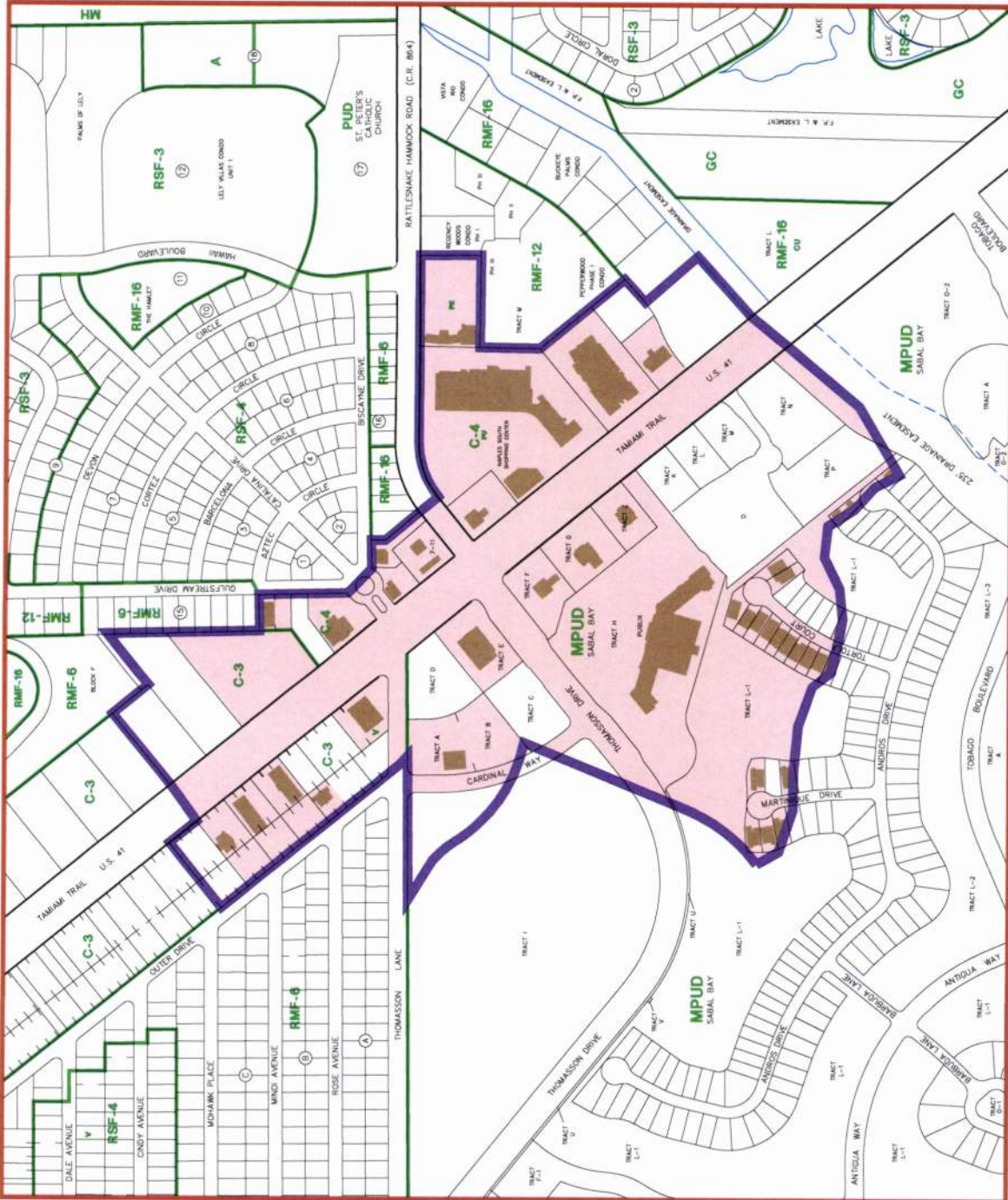


ACTIVITY CENTER #17

TAMIAMI TRAIL (U.S. 41) - BATTLESNAKE HAMMOCK ROAD (C.R. 964)
Collier County, Florida

DRAFT

EXHIBIT "A"



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RMF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THIS ZONING DISTRICT IS THE ZONING ATLAS SET WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES

SCALE
0 200 FT. 400 FT.

PREPARED BY: GE/CAD MARKING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: ACT7-2016.DWG DATE: 1/2016

ACTIVITY CENTER #18

TAMAMI TRAIL (U.S. 30) - COLLIER BOULEVARD (U.S. 90) & F.C.L. 90
Center County, Florida

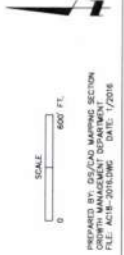
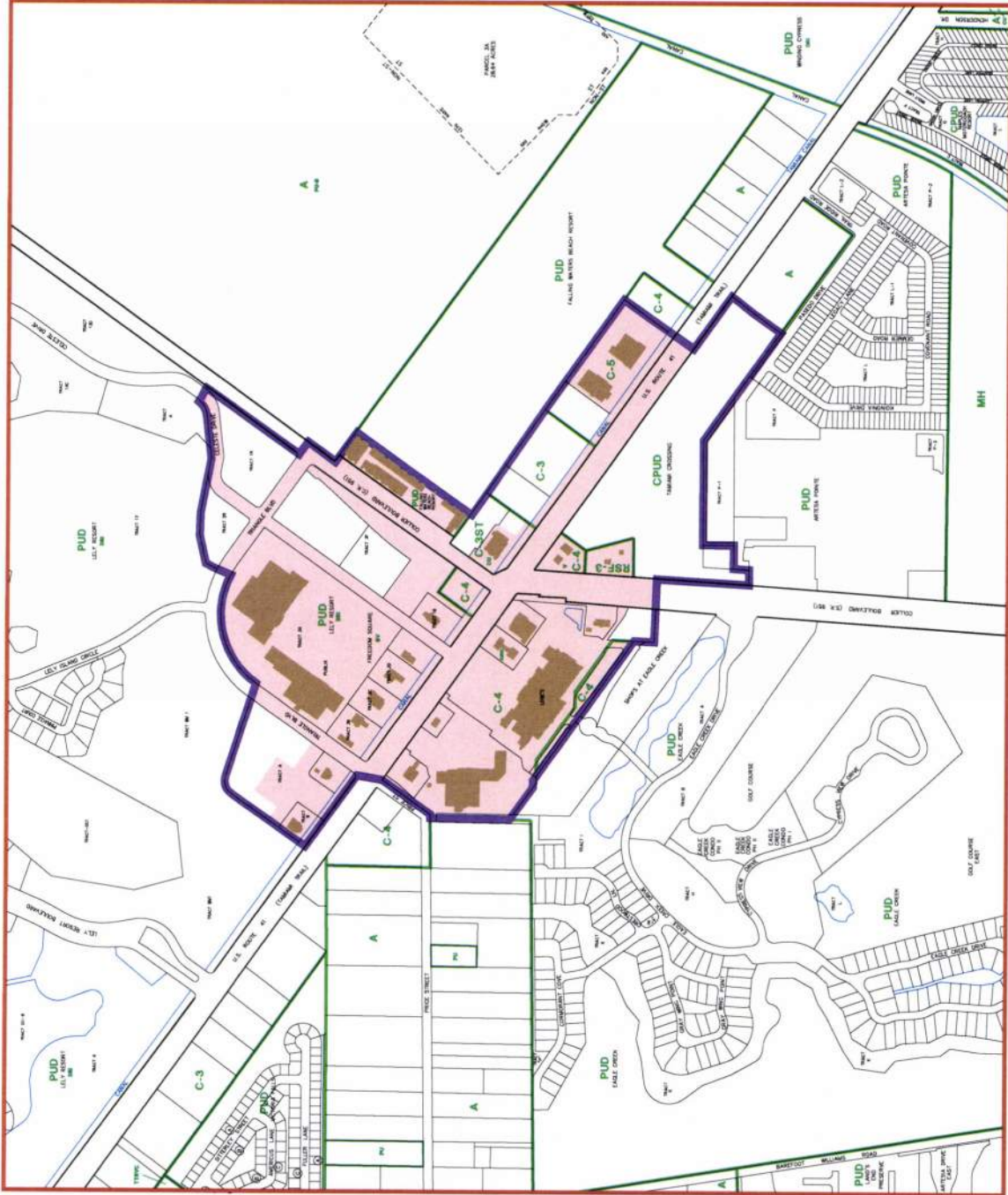
DRAFT

EXHIBIT "A"

AMENDED - APRIL 22, 2008 (Ord. No. 2008-21)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - FEBRUARY 10, 2015 (Ord. No. 2015-13)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING MAP AND ZONING ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



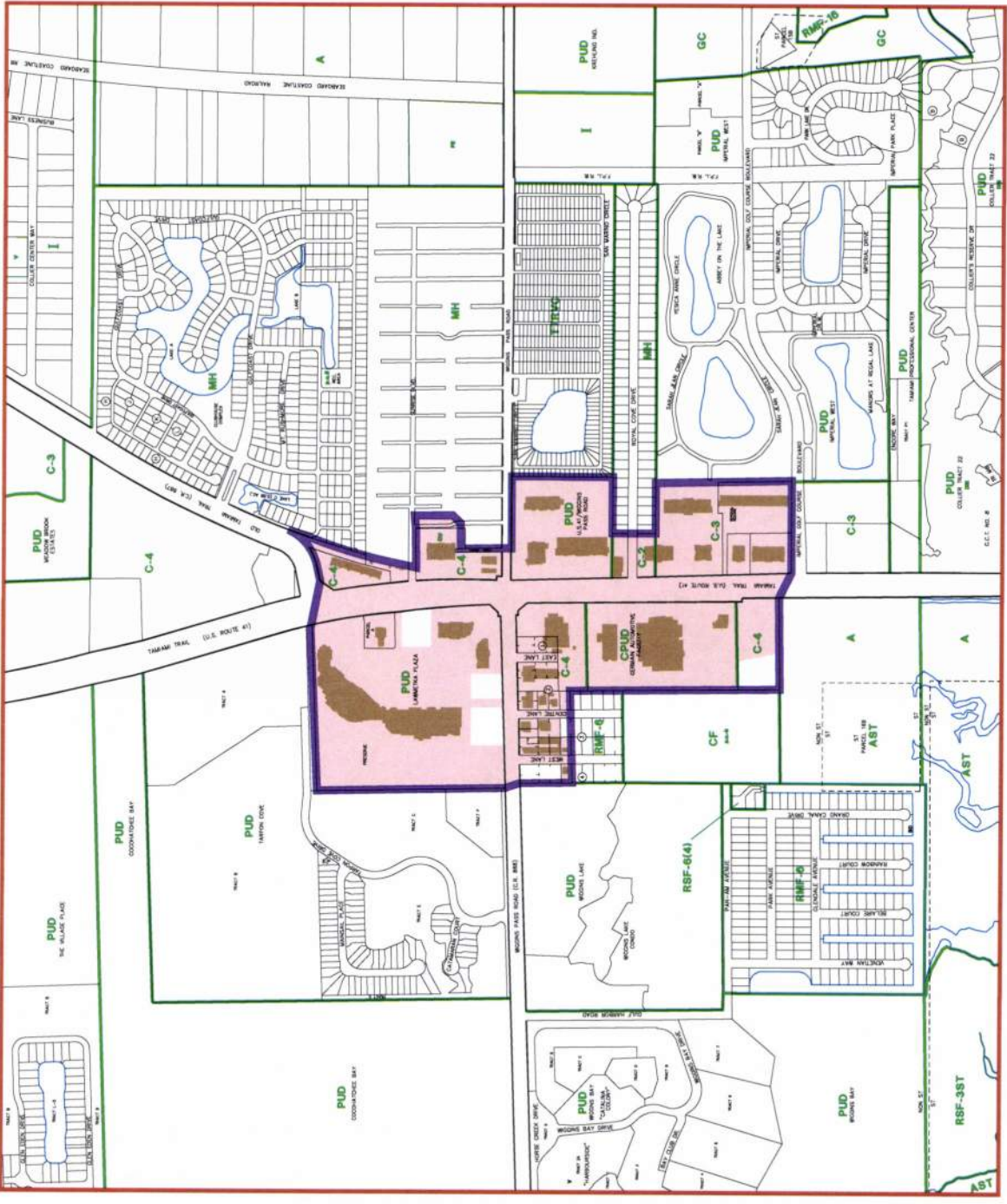
PREPARED BY: DESIGN SERVICES SECTION
 COUNTY MANAGER'S OFFICE
 FILE: ACT-2013-11 DATE: 7/2018

ACTIVITY CENTER #20

WIGGINS PASS RD. (C.R. 888) - TAMAMI TRAIL (U.S. 4)

Collier County, Florida

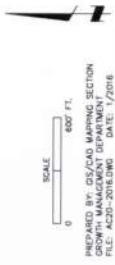
DRAFT



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COMMUNITY DEVELOPMENT CODE, ORDINANCE NO. 04-01, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



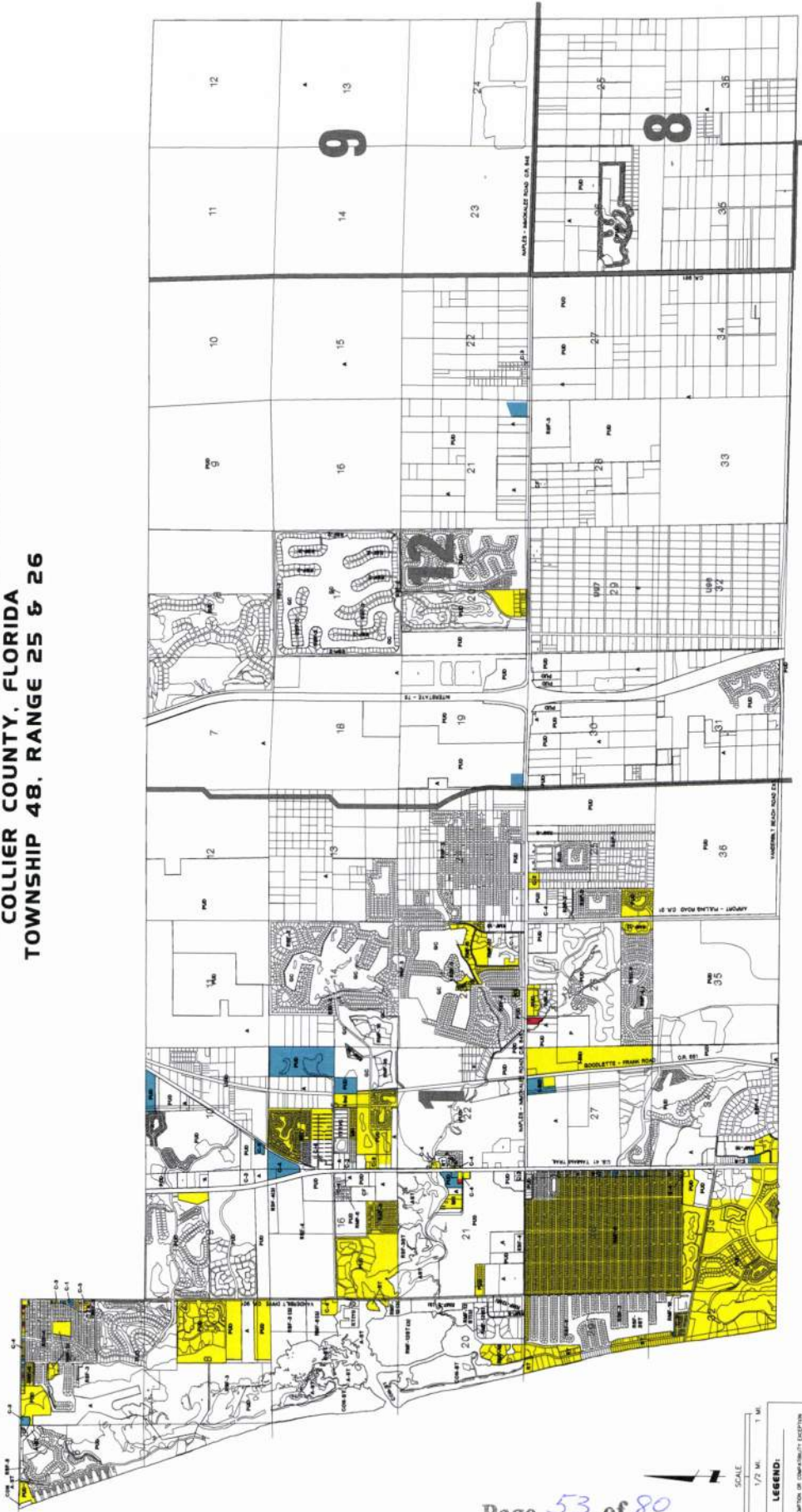
R 25 E

R 26 E

DRAFT

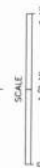
MAP FLUE-9

**EXISTING ZONING CONSISTENT WITH FLUE BY POLICY 5.II, 5.I2, 5.I3, 5.I4
COLLIER COUNTY, FLORIDA
TOWNSHIP 48, RANGE 25 & 26**



T 48 S

T 48 S



LEGEND:

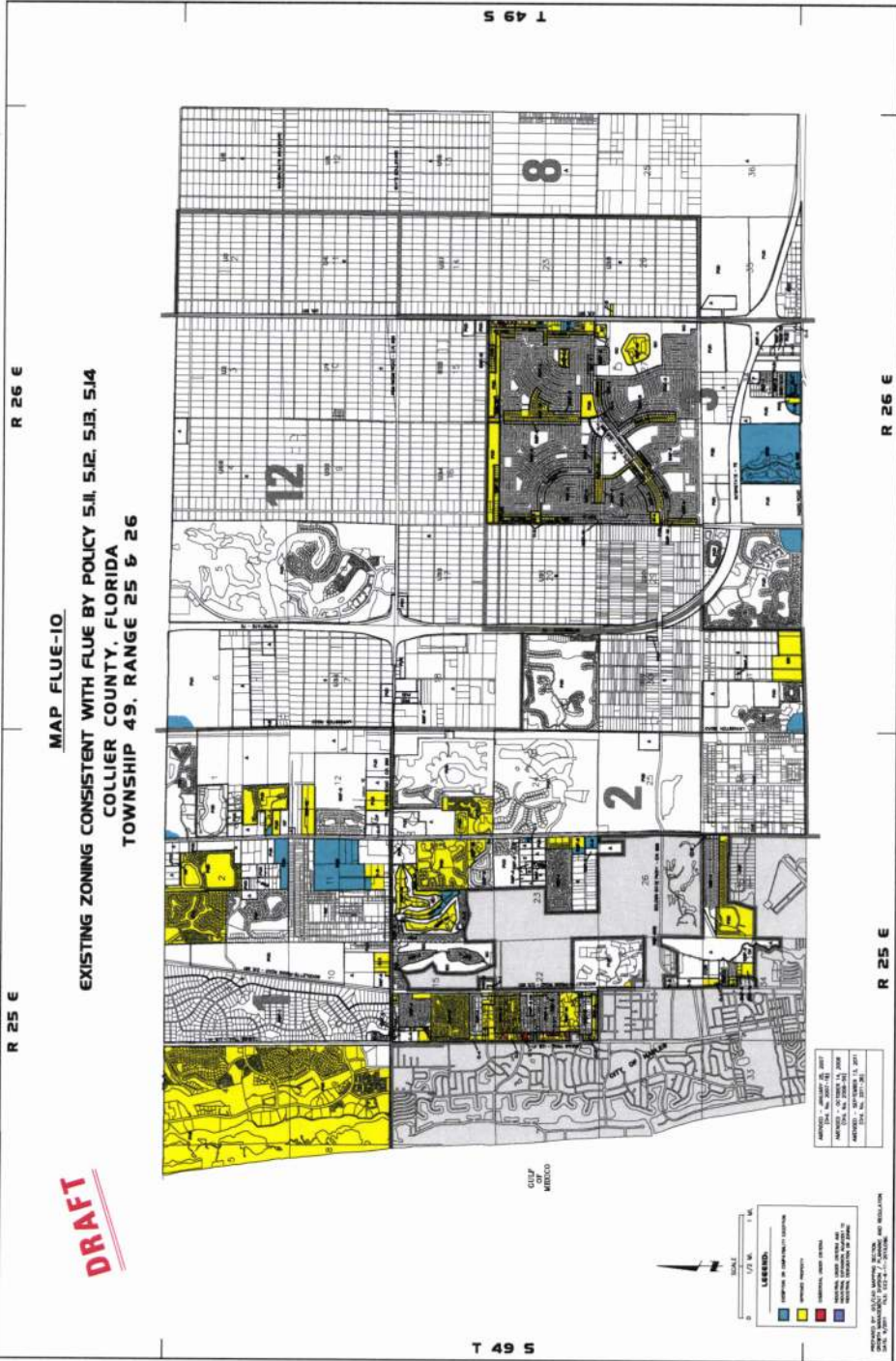
[Blue Box]	DESCRIPTION OF COMPATIBILITY EXCEPTION
[Yellow Box]	SPURIOUS PROPERTY
[Red Box]	COMMERCIAL UNDEVELOPED
[Green Box]	INDUSTRIAL UNDEVELOPED
[Purple Box]	INDUSTRIAL DEVELOPED

AMENDED BY JANUARY 25, 2007
 DIV. NO. 2007-18

FOR THE RECORD AND TECHNICAL RECORD
 THIS MAP IS BEING RECORDED AND ENVIRONMENTAL SERVICES DEPARTMENT
 STATE OF FLORIDA, TALLAHASSEE

R 25 E

R 26 E



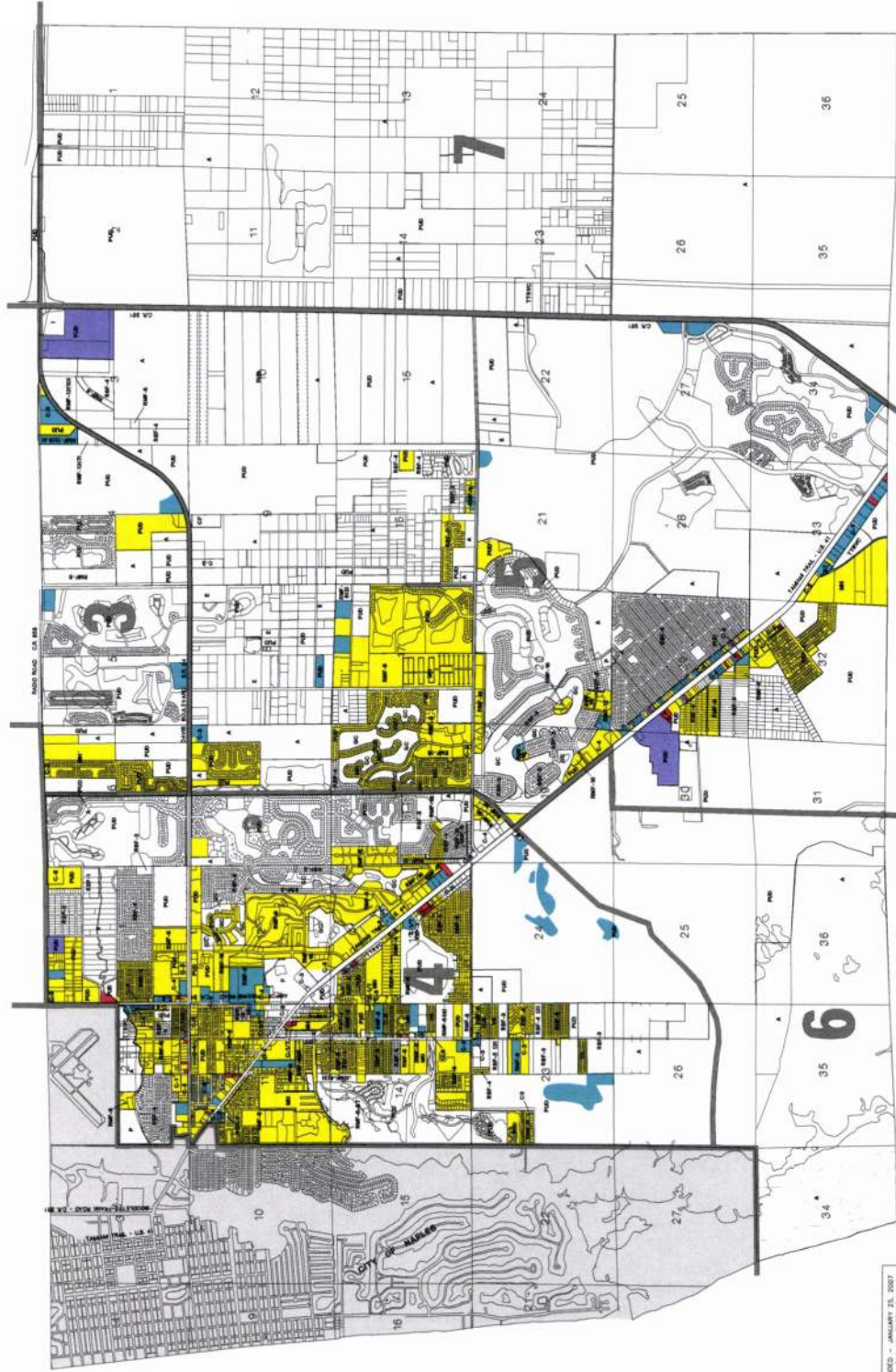
R 25 E

R 26 E

MAP FLUE-II

EXISTING ZONING CONSISTENT WITH FLUE BY POLICY 5.II, 5.I2, 5.I3, 5.I4
COLLIER COUNTY, FLORIDA
TOWNSHIP 50, RANGE 25 & 26

DRAFT



GULF OF MEXICO

T 50 S

SCALE
0 1/2 M. 1 M.

LEGEND:

- EXEMPTION OF COMPATIBILITY EXCEPTION
- IMPROVED PROPERTY
- COMMERCIAL UNDEVELOPED
- INDUSTRIAL, MIDDLE DENSITY AND SINGLE-FAMILY RESIDENTIAL
- INDUSTRIAL, RESIDENTIAL OR ZONING

REVISIONS - JANUARY 28, 2007
DATE: 01/28/07

PREPARED BY: SPANISH AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
DATE: 3/2008 TEL: 850-331-7200x808

R 25 E

R 26 E

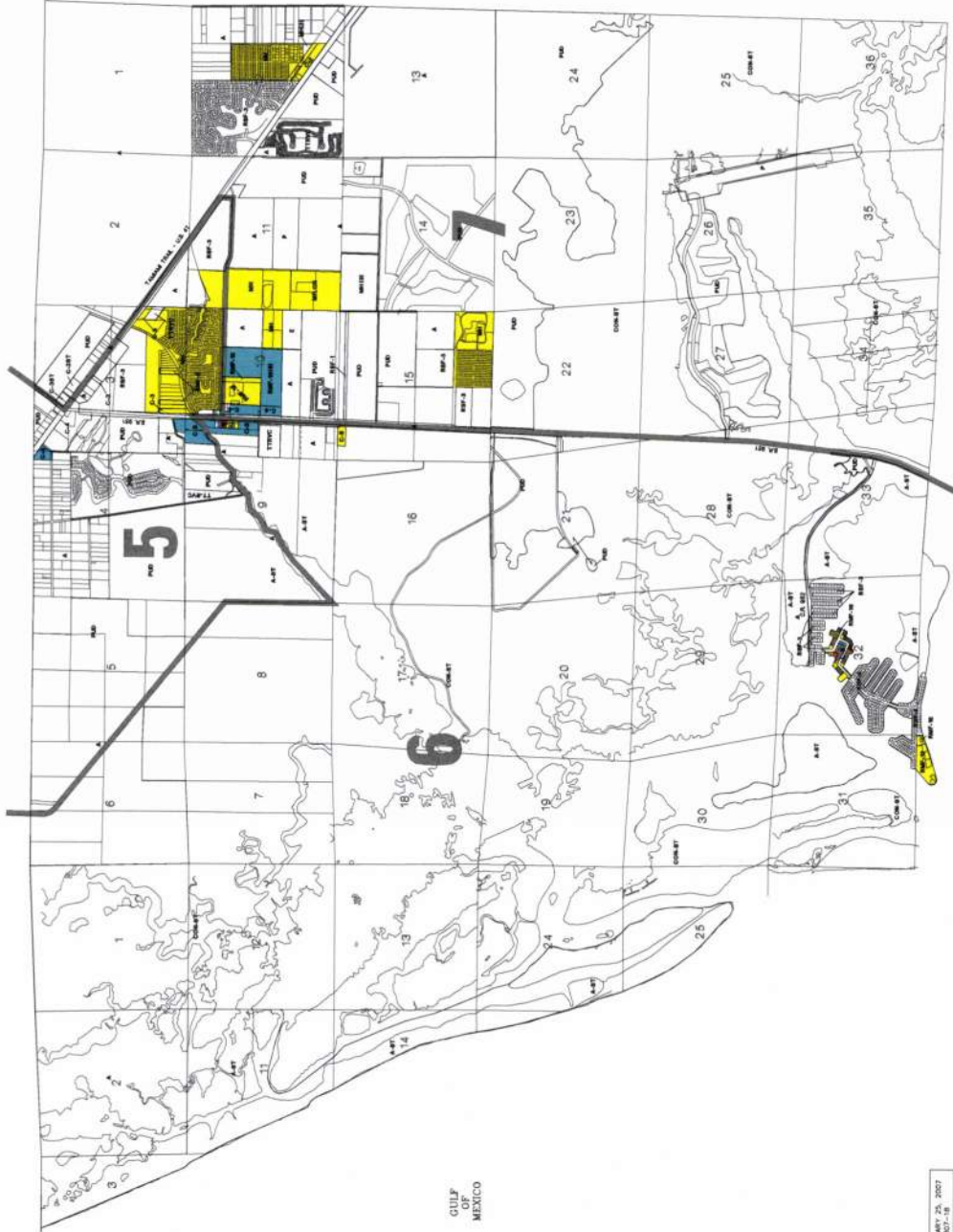
R 25 E

R 26 E

MAP FLUE-12

EXISTING ZONING CONSISTENT WITH FLUE BY POLICY 5.II, 5.I2, 5.I3, 5.I4
COLLIER COUNTY, FLORIDA
TOWNSHIP 51, RANGE 25 & 26

DRAFT



SCALE: 0 1/2 MI 1 MI

LEGEND:

- EXAMPLE OF COMPATIBILITY DESCRIPTION
- SPARSE PROPERTY
- COMMERCIAL LAND ZONING
- INDUSTRIAL, OFFICE, UTILITY AND INDUSTRIAL TECHNOLOGY ZONING

APPROVED: JANUARY 25, 2027
FILED NO. 2027-12

PREPARED BY: PLANNING AND TECHNICAL SUPPORT SECTION
DATE: 1/25/2027
COUNTY: COLLIER COUNTY, FLORIDA
DEPARTMENT: PLANNING AND ENVIRONMENTAL SERVICES DIVISION

R 25 E

R 26 E

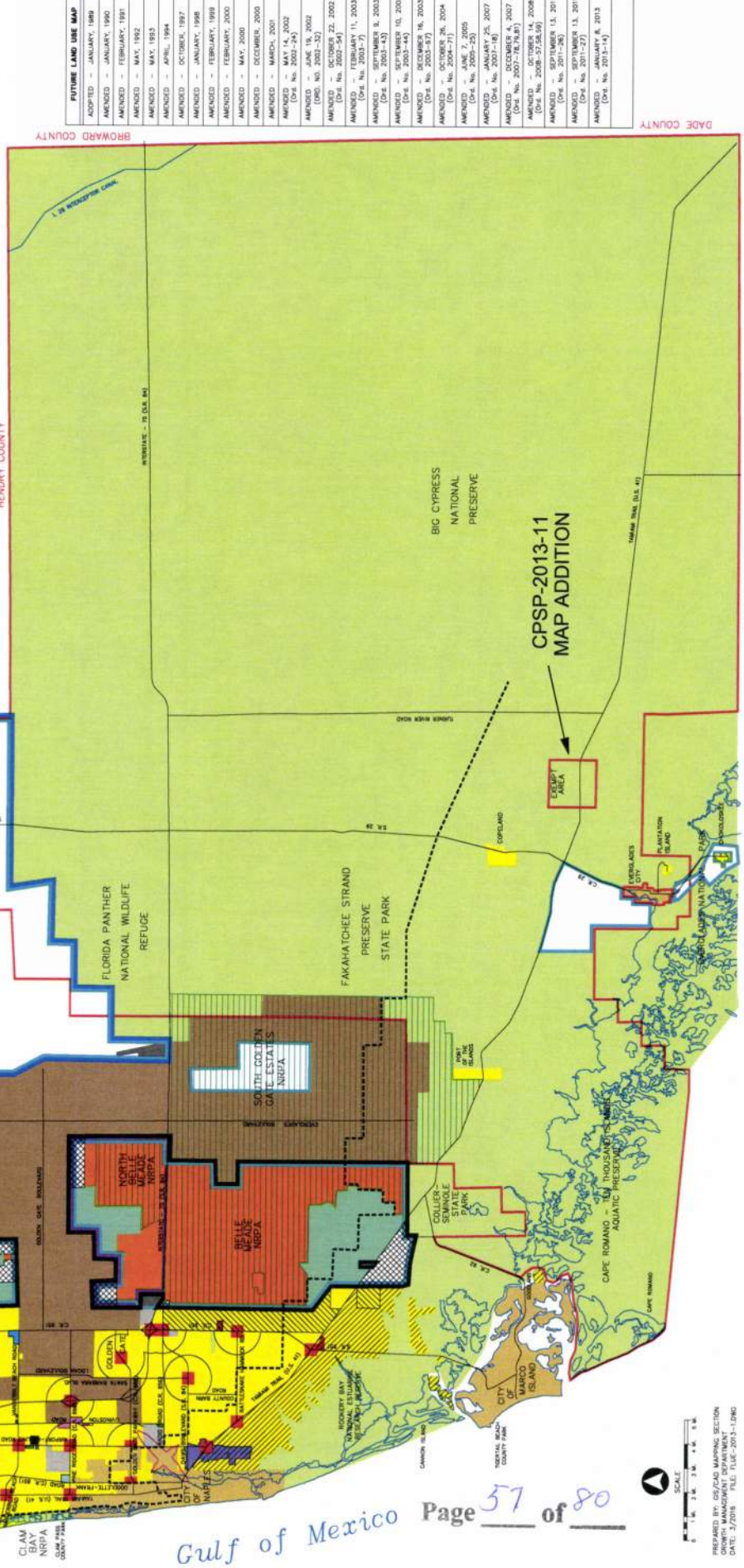
2016 - 2030 FUTURE LAND USE MAP Collier County Florida

DETAILS OF THE RLISA OVERLAY AREA ARE SHOWN
ON THE FUTURE LAND USE MAP TITLED:
"COLLIER COUNTY RURAL & AGRICULTURAL
AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"

DRAFT

URBAN DESIGNATION MIXED USE DISTRICT	COMMERCIAL DISTRICT	CONSERVATION DESIGNATION OVERLAYS AND SPECIAL FEATURES
<ul style="list-style-type: none"> URBAN RESIDENTIAL SUBDISTRICT RESIDENTIAL DENSITY BANDS URBAN COASTAL FRINGE SUBDISTRICT URBAN RESIDENTIAL FRINGE SUBDISTRICT BUSINESS PARK SUBDISTRICT URBAN MIXED USE SUBDISTRICT RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT STRAND BLOSSOM SUBDISTRICT COMMERCIAL SUBDISTRICT WORLD USE SUBDISTRICT RESEARCH AND TECHNOLOGY PARK SUBDISTRICT BUCKLEY MIXED USE SUBDISTRICT COMMERCIAL MIXED USE SUBDISTRICT LIVINGSTON ROAD / ROAD ROAD SUBDISTRICT NEIGHBORHOOD COMMERCIAL SUBDISTRICT INDUSTRIAL SUBDISTRICT INDUSTRIAL DISTRICT BUSINESS PARK SUBDISTRICT RESEARCH AND TECHNOLOGY PARK SUBDISTRICT 	<ul style="list-style-type: none"> ACTIVITY CENTER SUBDISTRICT INTERCHANGE ACTIVITY CENTER SUBDISTRICT LIVINGSTON / PINE ROSE SUBDISTRICT COMMERCIAL INfill SUBDISTRICT BUSINESS PARK SUBDISTRICT COMMERCIAL ROAD / EASTWOOD LAKE SUBDISTRICT COMMERCIAL INfill SUBDISTRICT COMMERCIAL MIXED USE SUBDISTRICT LIVINGSTON ROAD / VETERANS MEMORIAL BLVD SUBDISTRICT COMMERCIAL INfill SUBDISTRICT COMMERCIAL MIXED USE SUBDISTRICT COMMERCIAL SUBDISTRICT 	<ul style="list-style-type: none"> RURAL SETTLEMENT AREA DISTRICT RURAL INDUSTRIAL DISTRICT ESTATES DESIGNATION INCORPORATED AREAS COASTAL HIGH HAZARD AREA AREA OF CRITICAL STATE CONCERN OVERLAY AIRPORT NOISE AREA OVERLAY NATURAL RESOURCE PROTECTION AREA (NRPA) OVERLAY REDEVELOPMENT OVERLAY RURAL LANDS STEWARDSHIP AREA OVERLAY URBAN-RURAL FRINGE OVERLAY STEARNS ROAD OVERLAY NORTH BELLE MEADE OVERLAY INTERCHANGE

NOTE 1:
 (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
 (2) THE FUTURE LAND USE MAP SHOWN INCLUDES AMENDMENT MAPS IN ADDITION TO THIS COUNTY GROWTH MANAGEMENT PLAN.
 (3) MOST AMENDMENTS AS SHOWN MAY NOT BE IN FINAL SCALE.
 (4) THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS AREAS ARE ACQUIRED AND MAY INCLUDE SUBPARCELS.
 (5) REFER TO THE COUNTY GATE AREA MASTER PLAN AND THE IMPERIAL AREA MASTER PLAN FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.



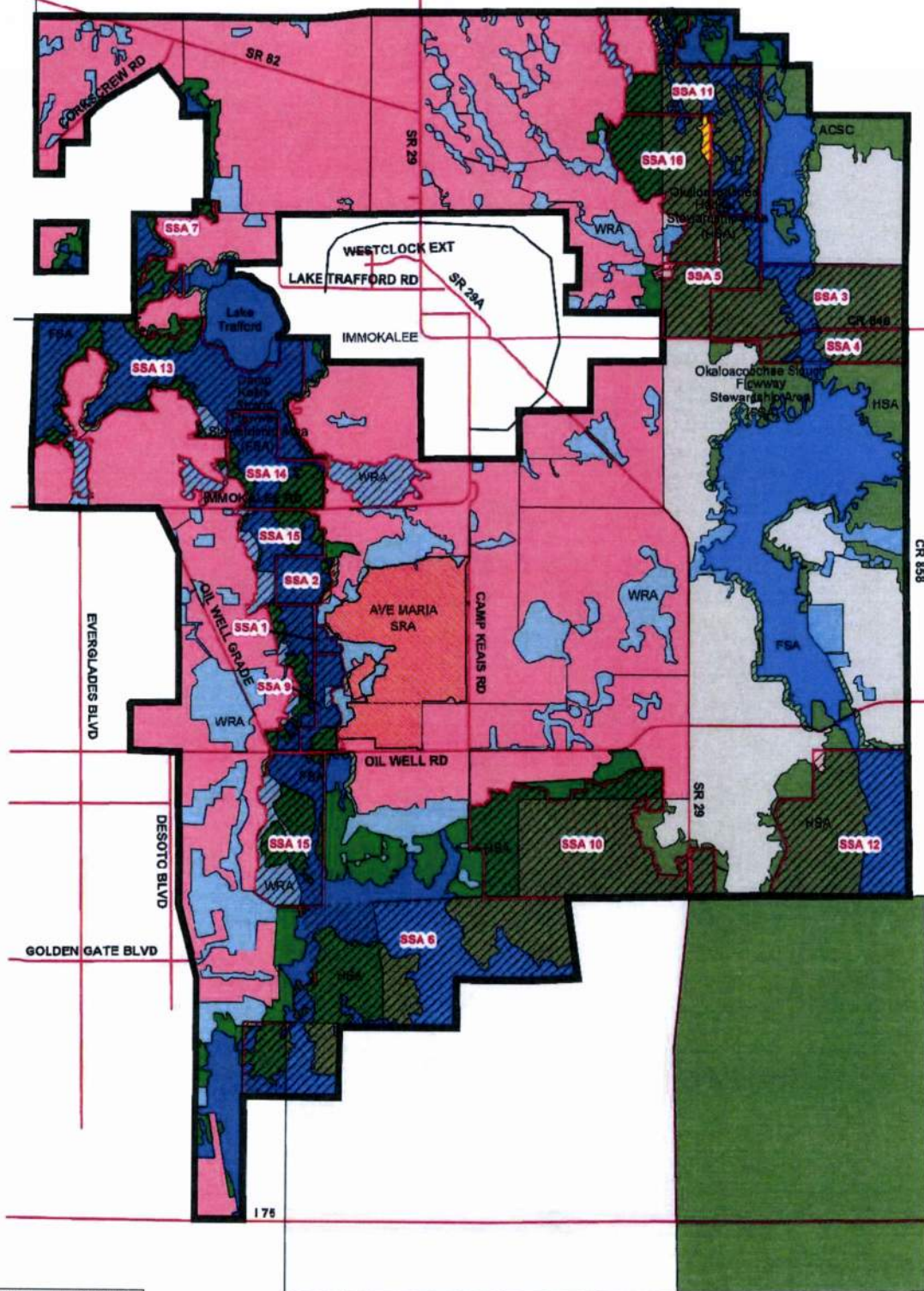
DATE	DESCRIPTION
ADOPTED - JANUARY, 1989	FUTURE LAND USE MAP
AMENDED - JANUARY, 1990	
AMENDED - FEBRUARY, 1991	
AMENDED - MAY, 1992	
AMENDED - MAY, 1993	
AMENDED - APRIL, 1994	
AMENDED - OCTOBER, 1997	
AMENDED - JANUARY, 1998	
AMENDED - FEBRUARY, 1999	
AMENDED - FEBRUARY, 2000	
AMENDED - MAY, 2000	
AMENDED - DECEMBER, 2000	
AMENDED - MARCH, 2001	
AMENDED - MAY 14, 2002	
AMENDED - JUNE 10, 2002	
(ORC, NO. 2002-32)	
AMENDED - OCTOBER 22, 2002	
(D4, No. 2002-54)	
AMENDED - FEBRUARY 11, 2003	
(D4, No. 2003-7)	
AMENDED - FEBRUARY 11, 2003	
(D4, No. 2003-43)	
AMENDED - SEPTEMBER 10, 2003	
(D4, No. 2003-44)	
AMENDED - DECEMBER 16, 2003	
(D4, No. 2003-97)	
AMENDED - FEBRUARY 26, 2004	
(D4, No. 2004-7)	
AMENDED - JUNE 7, 2005	
(D4, No. 2005-25)	
AMENDED - JANUARY 25, 2007	
(D4, No. 2007-16)	
AMENDED - FEBRUARY 14, 2007	
(D4, No. 2007-16)	
AMENDED - OCTOBER 14, 2008	
(D4, No. 2008-57, 58, 59)	
AMENDED - SEPTEMBER 13, 2011	
(D4, No. 2011-98)	
AMENDED - OCTOBER 13, 2011	
(D4, No. 2011-27)	
AMENDED - JANUARY 8, 2013	
(D4, No. 2013-14)	

Gulf of Mexico Page 57 of 80

SCALE
0 1/4" = 1/4" = 1/8" = 1/16"
PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
DATE: 3/2016 FILE: PLUC-2013-11-DWG

DRAFT

COLLIER COUNTY RURAL & AGRICULTURAL AREA ASSESSMENT
STEWARDSHIP OVERLAY MAP



AMENDED - JANUARY 25, 2007 (Ord. No. 2007-18)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-28)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)

legend

- Open
- Water Retention Area (WRA)
- Flowway Stewardship Area (FSA)
- Habitat Stewardship Area (HSA)
- 500f. Restoration Zone
- Big Cypress National Forest
- Area of Critical State Concern
- Stewardship Receiving Area (SRA)
- Stewardship Pending Area (SPA)

PREPARED BY: GIS/CAD MAPPING SECTION
WATER MANAGEMENT DIVISION / PLANNING AND EVALUATION
DATE: 8/2015 FILE: C0RAAAS0M-2015.DWG



DRAFT

**Exhibit "A"
Attachment C
Collier County RLSA Overlay**

Stewardship Receiving Area Characteristics

Typical Characteristics	Town*	Village	Hamlet	Compact Rural Development
Size (Gross Acres)	1,000-4,000 acres	100-1,000 acres**	40-100 acres**	Greater Than 100 Acres**
Residential Units (DUs) per gross acre base density	1-4 DUs per gross acre***	1-4 DUs per gross acre***	1/2-2 DU per gross acre***	1-4 DUs per gross acre***
Residential Housing Styles	Full range of single family and multi-family housing types, styles, lot sizes	Diversity of single family and multi-family housing types, styles, lot sizes	Single Family and limited multi-family	Single Family and limited multi-family ****
Maximum Floor Area Ratio or Intensity	Retail & Office - .5 Civic/Governmental/Institution - .6 Manufacturing/Light Industrial - .45 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net
Goods and Services	Town Center with Community and Neighborhood Goods and Services in Town and Village Centers: Minimum 35 SF gross building area per DU; Corporate Offices, Manufacturing and Light Industrial	Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU	Convenience Goods and Services: Minimum 10 SF gross building area per DU	Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU
Water and Wastewater	Centralized or decentralized community treatment system Interim Well and Septic	Centralized or decentralized community treatment systems Interim Well and Septic	Individual Well and Septic System; Centralized or decentralized community treatment system.	Centralized or decentralized community treatment systems Interim Well and Septic
Recreation and Open Spaces	Community Parks (200 SF/DU) Parks & Public Green Spaces with Neighborhoods Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA	Parks & Public Green Spaces with Neighborhoods (minimum 1% of gross acres) Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA	Public Green Space for Neighborhoods (minimum 1% of gross acres)	Parks & Public Green Spaces with Neighborhoods (minimum 1% of gross acres) Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA
Civic, Governmental and Institutional Services	Wide Range of Services - minimum 15 SF/DU Full Range of Schools	Moderate Range of Services - minimum 10 SF/DU Full Range of Schools	Limited Services Pre-K through Elementary Schools	Moderate Range of Services - minimum 10 SF/DU Pre-K through Elementary Schools
Transportation	Auto - interconnected system of collector and local roads; required connection to arterial Interconnected sidewalk and pathway system County Transit Access	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system Equestrian Trails County Transit Access	Auto - interconnected system of local roads Pedestrian Pathways Equestrian Trails	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system Equestrian Trails County Transit Access

* - Towns are prohibited within the ACSC, per policy 4.7.1 of the Goals, Objectives, and Policies.
 ** - Villages, Hamlets, and Compact Rural Developments within the ACSC are subject to location and size limitations, per Policy 4.20, 4.21, and are subject to Chapter 28-25, FAC.
 *** - Density can be increased beyond the base density through the Affordable Workforce Housing Density Bonus or through the density blending provision, per policy 4.7.
 **** - Those CRDs that include single or multi-family residential uses shall include proportionate support services.
 Underlined uses are not required uses.

EXHIBIT "A"
GOLDEN GATE AREA MASTER PLAN (GGAMP)

FUTURE LAND USE MAP SERIES

[Updated map, following GGAMP text]

[Include the updated Golden Gate Area Master Plan Future Land Use Map labeled as, and included in, this Exhibit "A".]

PLEASE NOTE: Approval of amendments to this Element is intended to confer the Board's consent to make similar and related changes in references or cross-references to Objectives, Policies and other formal terms where re-formatting creates new or re-numbers Objectives, Policies and terms, wherever they appear – within and between Elements – as appropriate to maximize internal consistency. Approval is also intended to confer the Board's consent to make similar and related changes to un-adopted portions of the document.

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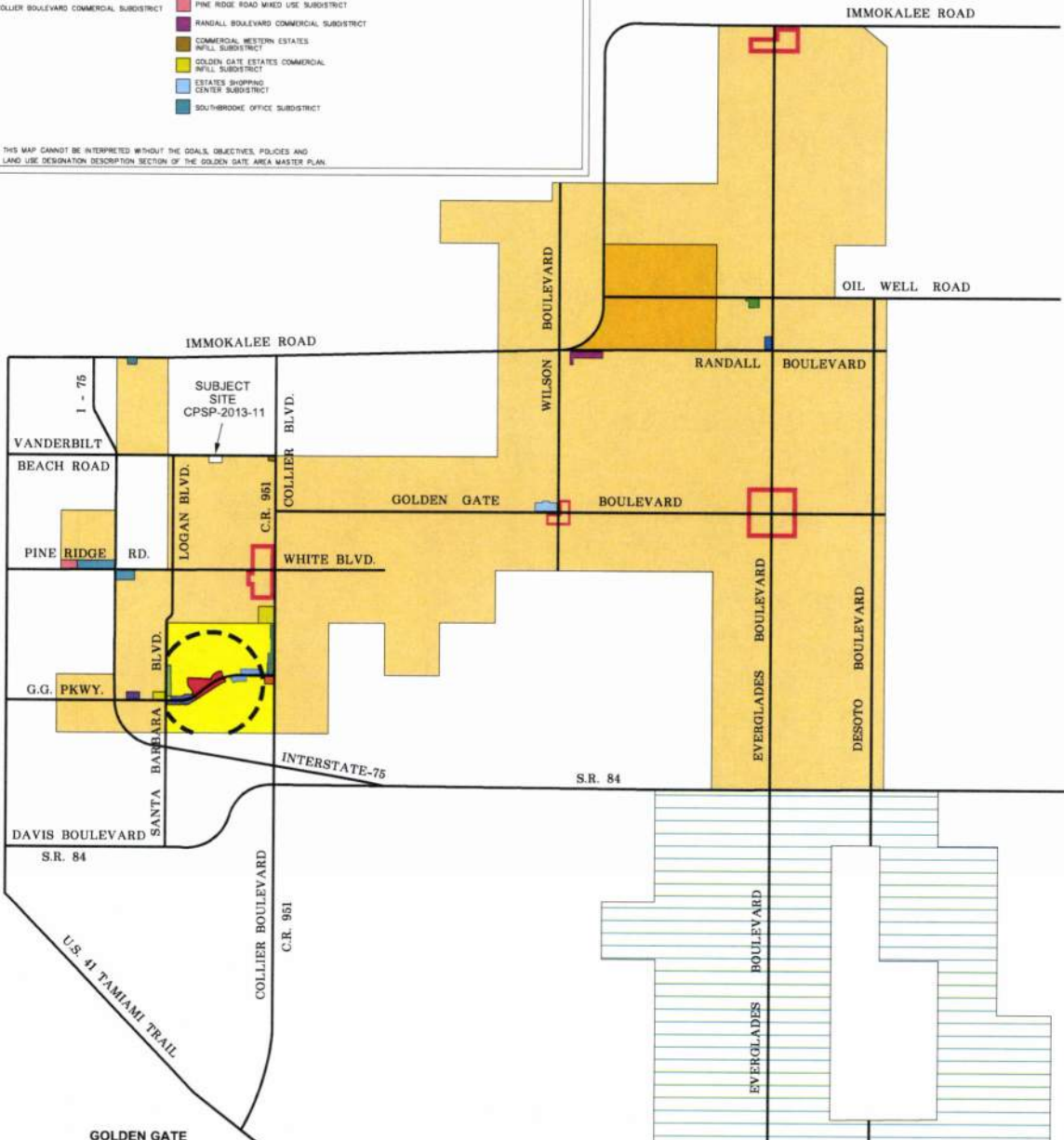
GOLDEN GATE AREA FUTURE LAND USE MAP

LEGEND

URBAN DESIGNATION	ESTATES DESIGNATION	AGRICULTURAL/RURAL DESIGNATION
MIXED USE DISTRICT	MIXED USE DISTRICT	RURAL SETTLEMENT AREA DISTRICT
URBAN RESIDENTIAL SUBDISTRICT	RESIDENTIAL ESTATES SUBDISTRICT	
HIGH DENSITY RESIDENTIAL SUBDISTRICT	CONDITIONAL USES SUBDISTRICT	
COMMERCIAL DISTRICT	NEIGHBORHOOD CENTER SUBDISTRICT	OVERLAYS AND SPECIAL FEATURES
DOWNTOWN CENTER COMMERCIAL SUBDISTRICT		SOUTHERN GOLDEN GATE ESTATES NATURAL RESOURCE PROTECTION AREA OVERLAY
MIXED USE ACTIVITY CENTER SUBDISTRICT	GOLDEN GATE PARKWAY INSTITUTIONAL SUBDISTRICT	RESIDENTIAL DENSITY BAND
GOLDEN GATE URBAN COMMERCIAL INFILL SUBDISTRICT	MISSION SUBDISTRICT	
SANTA BARBARA COMMERCIAL SUBDISTRICT	EVERGLADES-RANDALL SUBDISTRICT	
GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT	COMMERCIAL DISTRICT	
COLLIER BOULEVARD COMMERCIAL SUBDISTRICT	INTERCHANGE ACTIVITY CENTER SUBDISTRICT (AS DESCRIBED IN THE FUTURE LAND USE ELEMENT IN THE UMP.)	
	PINE RIDGE ROAD MIXED USE SUBDISTRICT	
	RANDALL BOULEVARD COMMERCIAL SUBDISTRICT	
	COMMERCIAL WESTERN ESTATES INFILL SUBDISTRICT	
	GOLDEN GATE ESTATES COMMERCIAL INFILL SUBDISTRICT	
	ESTATES SHOPPING CENTER SUBDISTRICT	
	SOUTH BROOKS OFFICE SUBDISTRICT	

NOTE: THIS MAP CANNOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES, POLICIES AND LAND USE DESIGNATION DESCRIPTION SECTION OF THE GOLDEN GATE AREA MASTER PLAN.

T 47 S
T 48 S
T 49 S
T 50 S
T 51 S



GOLDEN GATE FUTURE LAND USE MAP

ADOPTED - FEBRUARY, 1991	AMENDED - DECEMBER 4, 2007 ORD. NO. 2007-77
AMENDED - MAY 19, 1992	AMENDED - OCTOBER 14, 2008 ORD. NO. 2008-59
AMENDED - MAY 25, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-31
AMENDED - JULY 27, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-32
AMENDED - APRIL 12, 1994	AMENDED - SEPTEMBER 14, 2011 ORD. NO. 2011-29
AMENDED - MARCH 14, 1995	AMENDED - NOVEMBER 18, 2014 ORD. NO. 2014-41
AMENDED - OCTOBER 27, 1997	AMENDED - NOVEMBER 10, 2015 (Ord. No. 2015-62)
AMENDED - APRIL 14, 1998	
AMENDED - SEPTEMBER 8, 1998	
AMENDED - FEBRUARY 23, 1999	
AMENDED - MAY 9, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD. NO. 2003-44	
AMENDED - OCTOBER 26, 2004 ORD. NO. 2004-71	
AMENDED - JANUARY 25, 2005 ORD. NO. 2005-3	
AMENDED - JANUARY 25, 2007 ORD. NO. 2007-19	



Page 61 of 80

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
DATE: 1/2016 FILE: CPSP-2013-11-1.DWG

R 26 E

R 27 E

R 28 E

EXHIBIT "A"
PUBLIC FACILITIES ELEMENT
STORMWATER MANAGEMENT SUB-ELEMENT (SM)

Update and make current the Table of Contents, along with corresponding titles, heading and other entries – inside and between Elements – to maximize internal consistency.

II. GOALS, OBJECTIVES & POLICIES

GOAL 1: [Reference text only, page 2]
TO PROVIDE STORMWATER MANAGEMENT FACILITIES AND SERVICES FOR DRAINAGE AND FLOOD PROTECTION FOR EXISTING AND FUTURE DEVELOPMENT, MINIMIZE THE DEGRADATION OF QUALITY OF RECEIVING WATERS AND SURROUNDING NATURAL AREAS AND PROTECT THE FUNCTIONS OF NATURAL GROUNDWATER AQUIFER RECHARGE AREAS.

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

OBJECTIVE 6: [Revised text, page 4]
Protect the functions of natural drainage features through the application of standards that address the quality and quantity of discharge from stormwater management systems. ~~Implementation of this Objective will be consistent with the watershed management planning process identified within Goal 2 and Objective 2.1 of the Conservation and Coastal Management Element of the Growth Management Plan. This objective is made measurable through the following policies:~~

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

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 *Environmental Resource Permit Applicant's Handbook Volume II for use within the Geographic Limits of the South Florida Water Management District (2014)*, or its successor, as it existed at the time of project approval.

Policy 6.3:
Allowable off-site discharge rates shall be computed using a storm event of 3 day duration and 25 year return frequency. The Land Development Code includes a list of off-site discharge rates by basin. The allowable off-site discharge rates are as follows:

- a. 951 Canal North Basin 0.11 cfs/acre
- b. Airport Road North Canal 0.04 cfs/acre
Sub-basin
(North of Vanderbilt Beach Road)
- c. Airport Road South Canal 0.06 cfs/acre
Sub-basin
(South of Vanderbilt Beach Road)
- d. C-4 Basin 0.11 cfs/acre
- e. Cocohatchee River Canal Basin 0.04 cfs/acre
- f. Corkscrew Canal Basin 0.04 cfs/acre
- g. Cypress Canal Basin 0.06 cfs/acre
- h. Faka Union Canal Basin 0.09 cfs/acre
(North of I-75)
- i. Gordon River Extension Basin 0.09 cfs/acre

j.	Harvey Canal Basin	0.011 cfs/acre
k.	Henderson Creek Basin	0.08 cfs/acre
l.	I-75 Canal Basin	0.06 cfs/acre
m.	Imperial Drainage Outlet Basin	0.12 cfs/acre
n.	Island Walk Basin (aka Harvey Basin)	0.055 cfs/acre
o.	Lely Canal Basin	0.06 cfs/acre
p.	Lely Manor Canal Basin	0.06 cfs/acre
q.	Main Golden Gate Canal Basin	0.04 cfs/acre
r.	Palm River Canal Basin	0.13 cfs/acre
s.	Pine Ridge Canal Basin	0.13 cfs/acre
t.	All other areas	0.15 cfs/acre

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

1. ~~The project is part of an existing SFWMD permit, which allows discharge rates different than those listed above.~~
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 *Environmental Resource Permit Applicant's Handbook Volume II for use within the Geographic Limits of the South Florida Water Management District (2014)*, 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:~~
 - a. ~~Topography~~
 - b. ~~Soil types and soil storage volume~~
 - c. ~~Vegetation types~~
 - d. ~~Antecedent conditions~~
 - e. ~~Design rainfall hydrograph~~
 - f. ~~Depression storage capacity~~
 - g. ~~Receiving water hydrograph, and~~
 - h. ~~Other relevant, appropriate, and professionally accepted hydrologic and hydraulic data.~~

~~Using the above information, a hydrologic and hydraulic model shall be developed which demonstrates the higher off-site discharge rate.~~

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EXHIBIT “A”
TRANSPORTATION ELEMENT (TE)

Update and make current the Table of Contents, along with corresponding titles, heading and other entries – inside and between Elements – to maximize internal consistency.

LIST OF TABLES/MAPS/FIGURES

[For informational purposes only, introductory page iv]

TR-1 *	Financially Cost Feasible Transportation Plan <u>Network and Traffic Circulation Map</u> – Year 2035 <u>2040</u>
TR-2 *	Total Transportation Needs Plan <u>Assessment Projects Map</u> – Year 2035 <u>2040</u>
TR-3 *	Collier 2003 <u>2013</u> Functional Classification – <u>Countywide Map</u>
TR-3A <u>3.1</u> *	Collier 2025 <u>2013</u> Functional Classification – <u>Inset Map (Coastal North)</u>
TR-3.2 *	Collier 2013 Functional Classification – <u>Inset Map (Orangetree Area)</u>
TR-3.3 *	Collier 2013 Functional Classification – <u>Inset Map (Immokalee Area)</u>
TR-3.4 *	Collier 2013 Functional Classification – <u>Inset Map (Coastal Central)</u>
TR-3.5 *	Collier 2013 Functional Classification – <u>Inset Map (Coastal South – Marco Island Area)</u>
TR-4 *	South US 41 Transportation Concurrency Exception Area (TCEA) <u>Map</u>
TR-5 *	Northwest Transportation Concurrency Management Area (TCMA) <u>Map</u>
TR-6 *	East Central Transportation Concurrency Management Area (TCMA) <u>Map</u>
TR-7 *	Collier County Hurricane Evacuation Routes <u>Map</u>
TR-8 *	Strategic Intermodal System (SIS) Facilities <u>Map</u>
TR-9 *	Regional Transportation Network <u>Map</u>

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

A. FUTURE SYSTEM NEEDS

[Revised text, page 1]

1. Travel Demand

The Collier County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan's ~~Financially Cost Feasible Plan~~ and ~~Needs Assessment Plan~~ as adopted on December 40, ~~2010~~ 11, 2015, are hereby incorporated to define the major roadway needs for Collier County. The ~~2035~~ 2040 ~~Financially Cost Feasible Plan~~ is presented as Map TR-1 and shows the needed roadway improvements that can be funded through the year ~~2035~~ 2040. Map TR-2 shows the total projected roadway improvements needed by ~~2035~~ 2040. Note that the ~~Financially Feasible Plan~~ does not include all needs identified through the ~~Urban Area Transportation Study~~. It only includes the projects that can be funded from reasonably anticipated revenues. While the total ~~2035~~ 2040 needs are estimated to require funding of approximately ~~4.56~~ 2.3 billion dollars, the cost feasible plan reflects funding of approximately ~~602 million~~ 1.2 billion dollars.

~~Appendix A presents the 2035 Long Range Transportation Plan resulting from the Urban Area Transportation Study prepared by the MPO as additional data and analysis.~~

Map TR-1 also serves as the ~~Traffic Circulation Map~~ that presents the number of lanes on Collier County Roadways in 2035. Map TR-3 and Inset Maps TR-3.1 through TR-3.5 shows the existing functional classification of the roadways and ~~Map TR-3A shows the future functional classifications in the County.~~ The refinement of these ~~plans~~ maps to incorporate updates to the MPO's Plan, development of a collector road system and results of corridor specific studies, shall occur on a regular basis upon approval of the Collier County Board of County Commissioners (BCC).

DRAFT

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

1

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

3. Five-year Capital Facility Program [Revised text, page 2]

The Collier County Transportation Work Program is reported annually in the Annual Update and Inventory Report (AUIR) for future five-year planning periods. The improvements shown in the AUIR represent a sub-set of the needs identified in the Collier County ~~2035~~ 2040 Needs Plan Assessment Projects (Map TR-2) and are included in the current Capital Improvement Element (CIE) Schedule of Capital Improvements, as amended annually, for funding within the next five years.

4. Future Traffic Circulation Map Series –

~~2035 Future Traffic Circulation Map~~

Section 163.3177(6)(b)(1), Florida Statutes requires a map or map series showing the general location of the existing and proposed transportation system features. This map series present the following: number of future funded road lanes and other improvements on each facility; roadway functional classifications; and multi-modal facilities (ports, airports, and rail lines). Map TR-1, ~~(The 2035 2040 Financially Cost Feasible Transportation Plan Network.)~~ serves as the ~~2035~~ Traffic Circulation Map showing the funded road improvements through 2040, including number of road lanes, sidewalks and bike lanes number of lanes on Collier County Roadways. Map TR-3 shows the ~~2025~~ existing roadway functional classifications, and Map TR-8 shows the multi-modal facilities in the County.

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

B. INTERMODAL & MULTI-MODAL TRANSPORTATION [Revised text, page 3]

1. Non-Motorized Travel

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

The Collier County Comprehensive Pathway Plan, developed by the ~~Naples (Collier County)~~ Metropolitan Planning Organization (MPO) staff, was adopted by the...

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

3. Mass Transit [Revised text, page 6]

a. Purpose

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

The Transportation Disadvantaged (TD) program is coordinated by Collier County, which has been designated as the Coordinated Provider by the ~~Naples~~ Collier Metropolitan Planning Organization (MPO). The TD services offer home pick up and delivery transportation for the elderly, handicapped, and economically disadvantaged in the County.

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

C. PERSPECTIVES

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

3. Inter-agency Coordination Cooperation [Revised text, page 8]

In Collier County, the responsibility for providing transportation facilities rests with several different agencies. Long range transportation planning is the primary charge of the ~~Naples (Collier County)~~ Metropolitan Planning Organization (MPO).

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

Introduction: [Revised text, page 11]

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

The Collier County Transportation Element meets the requirements of Chapter 163, Part II, Florida Statutes (FS), the "Community Planning Act". The County has coordinated this Transportation Element with the Long Range Transportation Plan of the Collier County Metropolitan Planning Organization (MPO).

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

OBJECTIVE 3:

[Revised text, page 13]

Provide for the protection and acquisition of existing and future rights-of-way based upon improvement projects identified within the Five Year Work Program, development agreements, and/or the Collier County Metropolitan Planning Organization's (MPO's) adopted Long-Range Transportation Plan and/or other similar studies, plans and programs.

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

Policy 3.1:

[Revised text, page 13]

The County ~~has implemented and~~ shall maintains an advanced Right-of-Way Preservation and Acquisition Program.

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

Policy 3.5:

[Revised text, page 14]

A. The County is considering the viability of a Thoroughfare Corridor Protection Plan (TCPP) ordinance and land development regulations that:

- 1. identify, in detail, corridors necessary to develop the County roadway network shown on the County's Long Range Transportation Plan and other development agreements, the Collier Metropolitan Planning Organization's (MPO's) adopted Long-Range Transportation Plan and/or other similar studies, plans and programs; and

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

All of the above must be consistent with the currently adopted Long Range Transportation Plan and/or other similar studies, agreements, plans and programs, and Chapter 336.02, Florida Statutes.

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

Policy 5.5:

[Revised text, page 17]

Commercial developments within the South US 41 TCEA that choose to obtain an exception from concurrency requirements for transportation will provide certification to the ~~Transportation Planning Department~~ County transportation planning agency (presently, the Transportation Planning Section of the Growth Management Department) that at least four (4) of the following Transportation Demand Management (TDM) strategies will be utilized:

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

Residential developments within the South US 41 TCEA that choose to obtain an exception from concurrency requirements for transportation shall provide documentation to the Transportation Planning Section that at least three (3) of the following Transportation Demand Management (TDM) strategies will be utilized:

- a) Including neighborhood commercial uses within a residential project.
- b) Providing transit shelters within the development (~~shall be coordinated in coordination~~ in coordination with Collier County Area Transit).
- c) Providing bicycle and pedestrian facilities with connections to adjacent commercial properties.
- d) Vehicular access to adjacent commercial properties with shared commercial and residential parking.

An applicant seeking an exception from concurrency requirements for transportation through the certification mentioned above shall submit an application to the ~~Transportation Division Administrator~~ Manager of the County transportation planning agency (presently, the Transportation Planning Section of the Growth Management Department) on forms provided by the ~~Division~~ agency. Binding commitments to utilize any of the above techniques relied upon to obtain certification shall be required as a condition of development approval.

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 (3) year increments until the TDM strategies are deemed effective.

Policy 5.6:

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, and Policies 4.3 1.5.A and 4.4 1.5.B of this the Capital Improvement Element. The following Transportation Concurrency Management Areas are designated:

- A. 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 (Map TR–5).
- B. 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 (Map TR–6).

In order to be exempt from link-specific concurrency, developments within the TCMA must provide documentation to the Transportation Planning Department 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.

Policy 5.7:

Each TCMA shall maintain 85% of its lane miles at or above the LOS standards described in Policies 4.3 1.5.A and 4.4 1.5.B of this the Capital Improvement Element.

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

Policy 6.1:

[Revised text, page 19]

The Transportation Element shall incorporate to the greatest degree possible, the long range plans of the Collier ~~County~~ Metropolitan Planning Organization.

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

Policy 11.3: [Revised text, page 24]
The Collier County Metropolitan Planning Organization (MPO) has assisted...

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

Policy 12.1: [Revised text, page 24]
The Collier County Metropolitan Planning Organization, through the Transportation Disadvantaged Program shall assist...

Policy 12.2:
The County Transportation Division and the Collier County Metropolitan Planning Organization shall coordinate...

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

Tables / Maps / Figures [Updated maps, following TE text]
Transportation Map Series, maps TR – 1 through TR – 6, TR – 8.

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

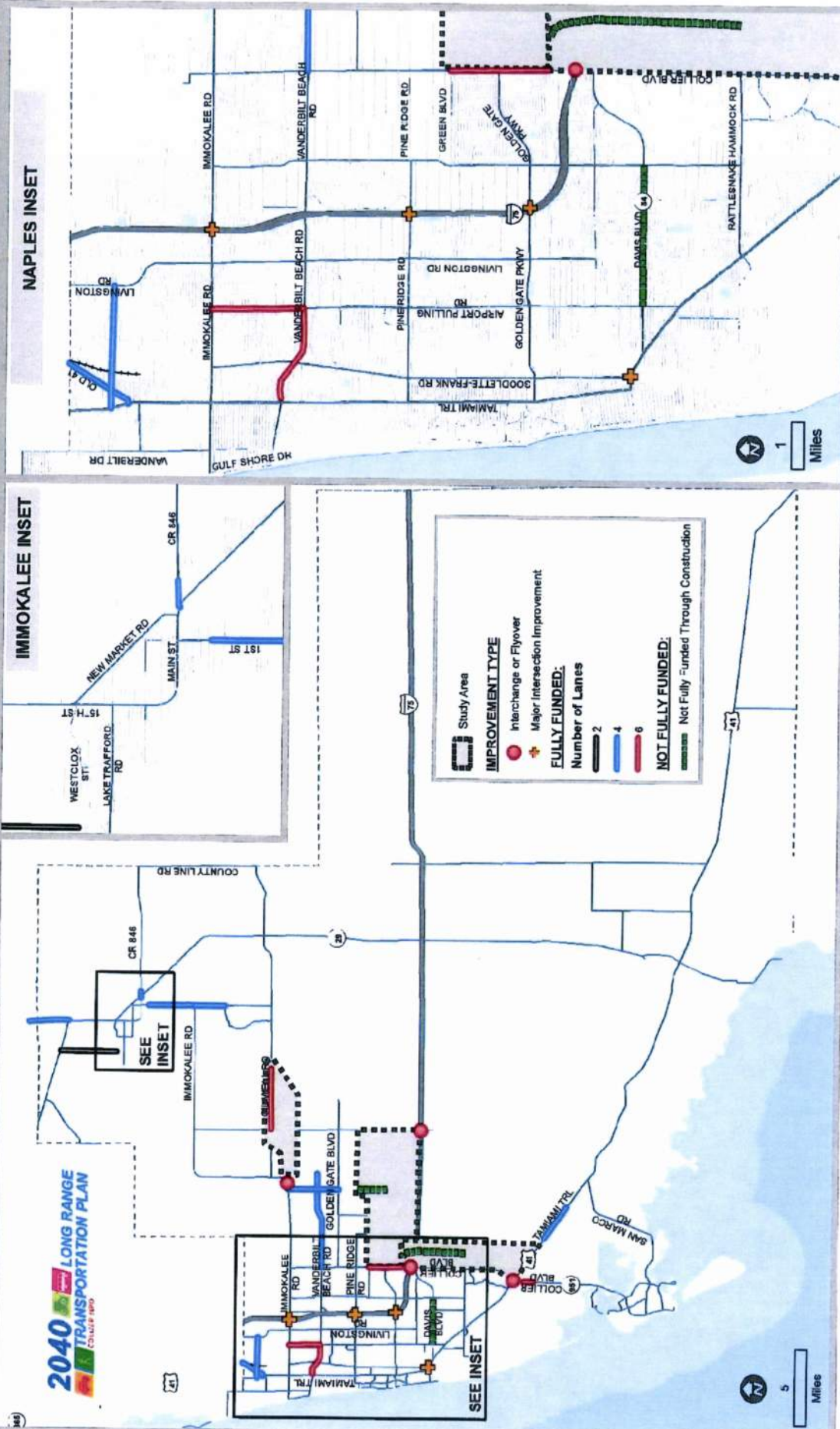
[Include the actual updated maps labeled as, and included in, this Exhibit "A".]

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TR1- 2040 COST FEASIBLE NETWORK

COLLIER COUNTY LRTP 2040



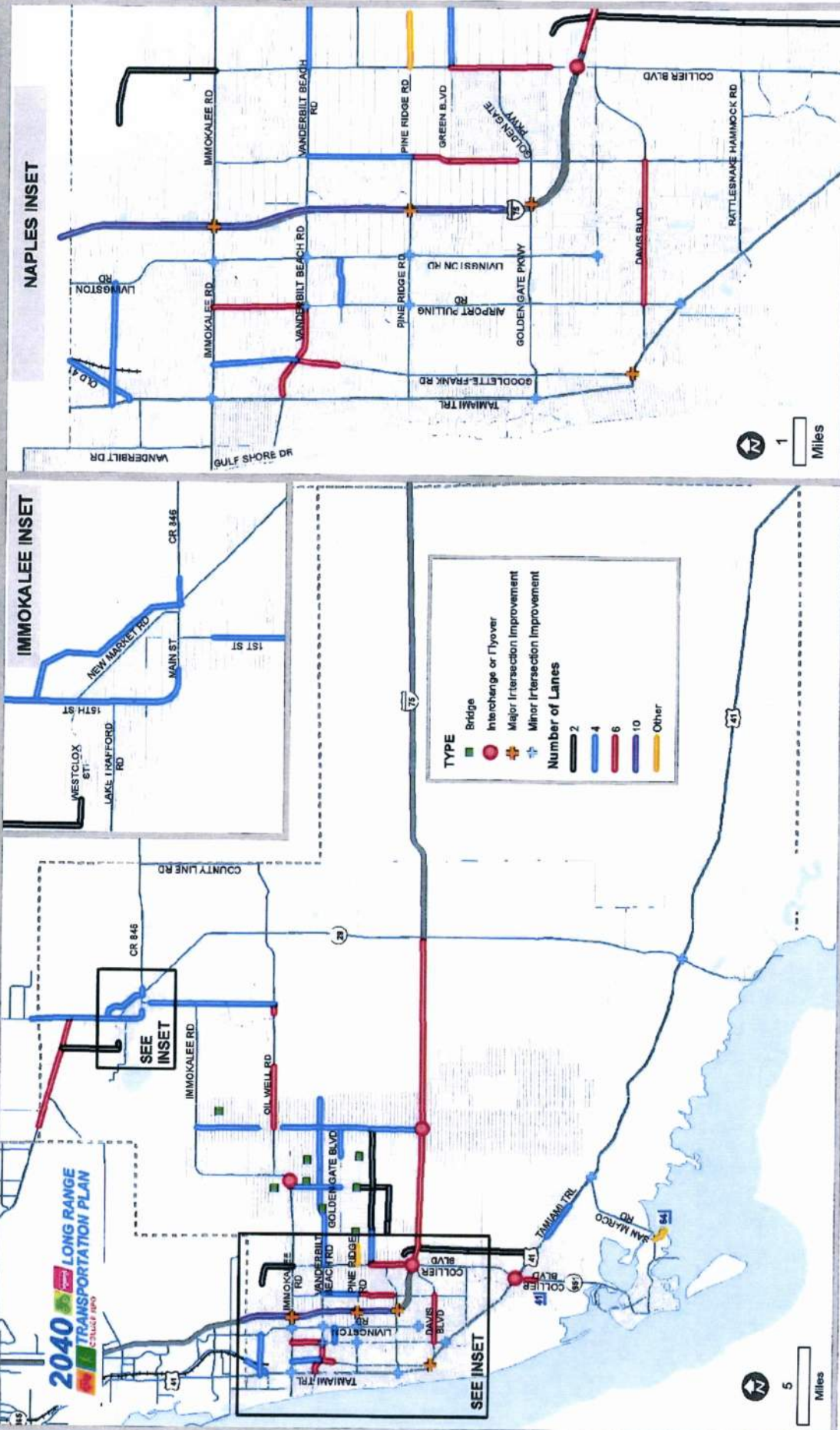
DRAFT

EXHIBIT 'A'

PL 20130002637-CFSP-2013-11

TR2 - 2040 NEEDS ASSESSMENT PROJECTS

COLLIER COUNTY LRTP 2040



TR-3

ITEM 4H - Attachment A



0 1 2 4 6 8 Miles

LEGEND

- INTERSTATE
- OTHER FREEWAYS AND EXPRESSWAYS
- OTHER PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL
- 2010 SMOOTHED URBANIZED BOUNDARY
- 2010 SMOOTHED SMALL URBAN BOUNDARY

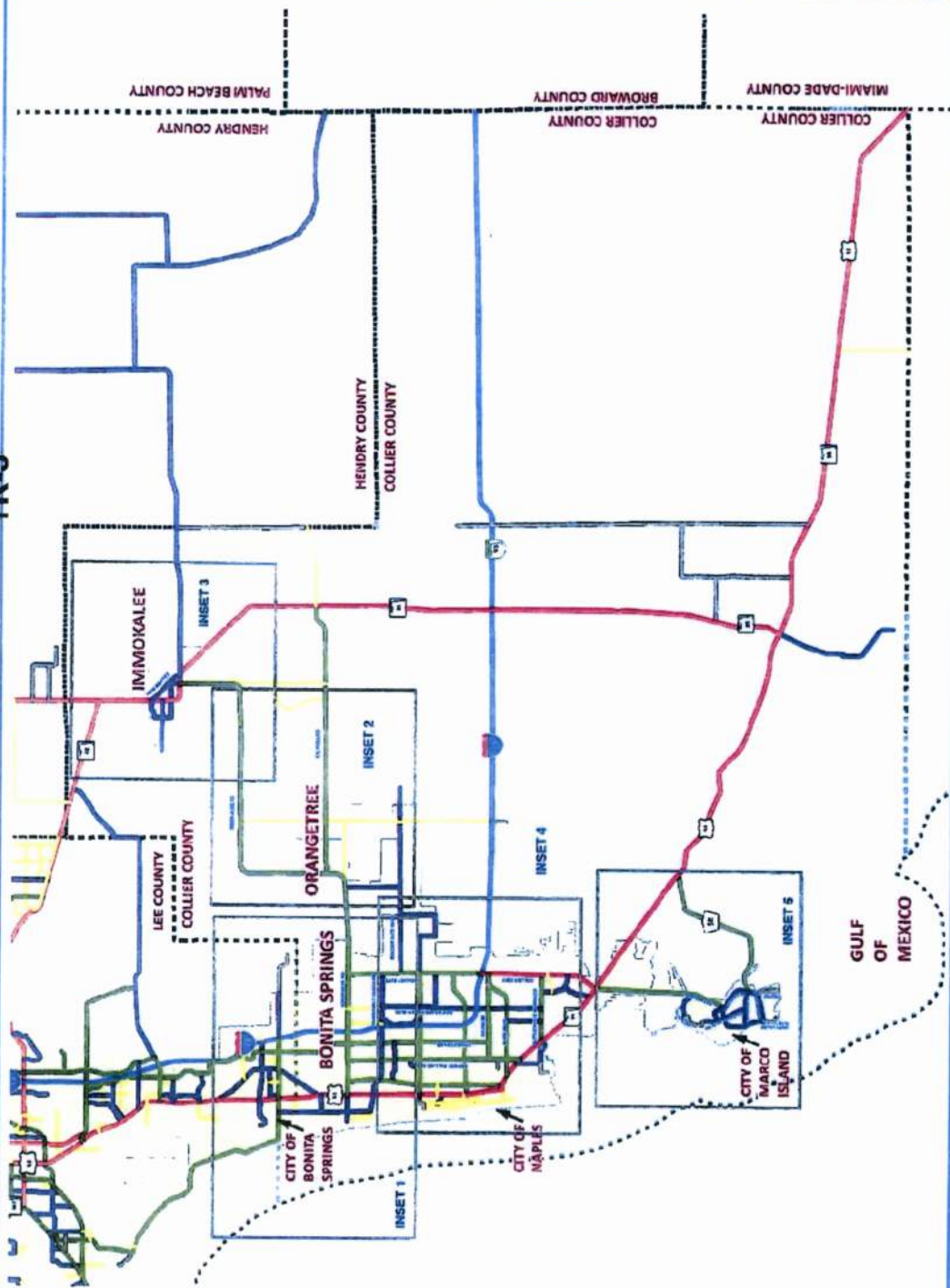
RECOMMENDED BY: _____ DATE _____

COLLIER COUNTY MPO

FLORIDA DEPARTMENT OF TRANSPORTATION

APPROVED BY: _____ DATE _____

FEDERAL HIGHWAY ADMINISTRATION



FIE
10/31/2013

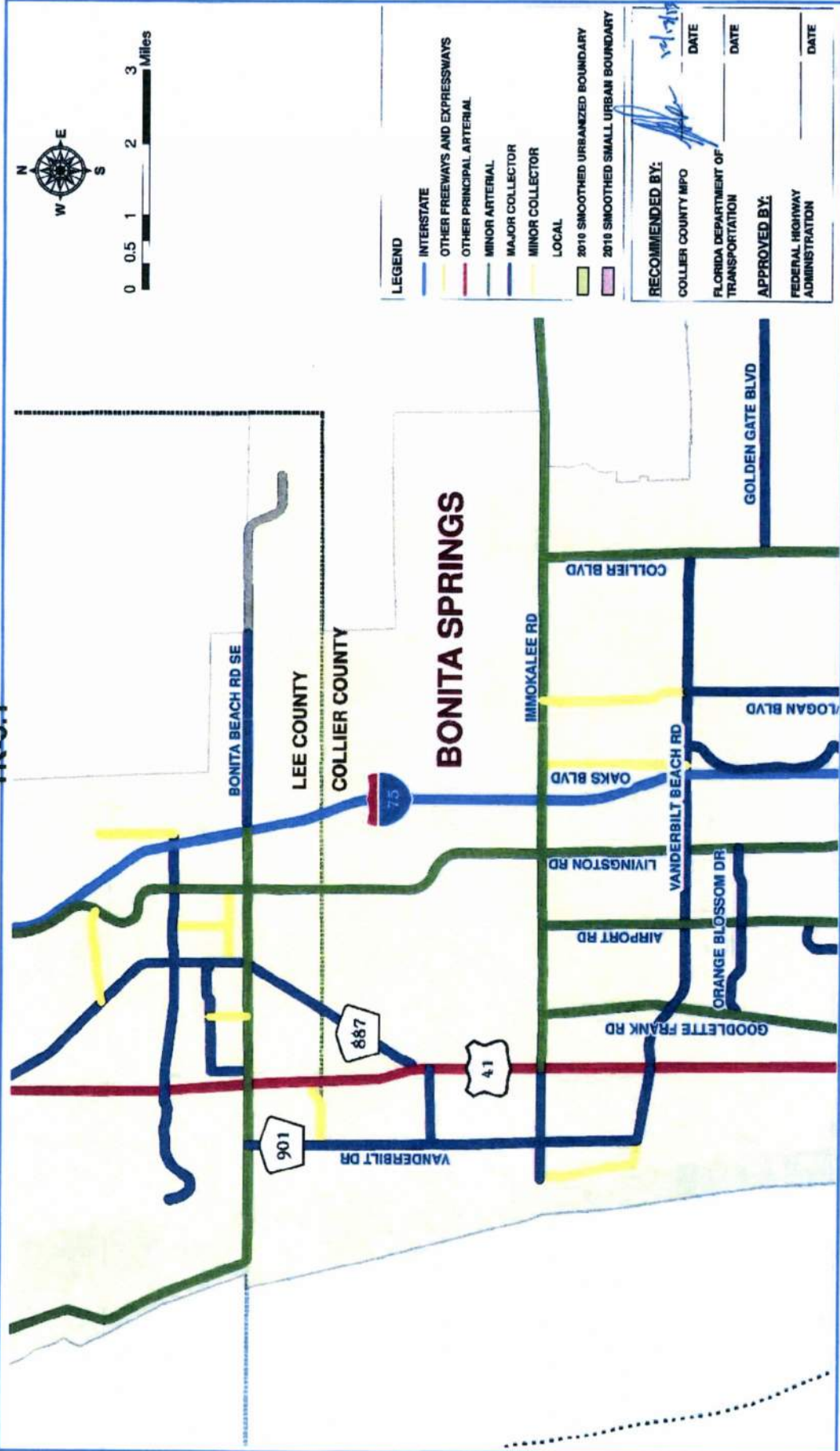
**FDOT DISTRICT ONE - MAP B1
FEDERAL FUNCTIONAL CLASSIFICATION / URBAN BOUNDARIES - COLLIER COUNTY**

DRAFT

EXHIBIT A

PL20130002637 CPSP-2013-11

TR-3.1



LEGEND

- INTERSTATE
- OTHER FREEWAYS AND EXPRESSWAYS
- OTHER PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL
- 2010 SMOOTHED URBANIZED BOUNDARY
- 2010 SMOOTHED SMALL URBAN BOUNDARY

RECOMMENDED BY: *[Signature]* DATE *[Blank]*

APPROVED BY: *[Signature]* DATE *[Blank]*

COLLIER COUNTY MPO DATE *[Blank]*

FLORIDA DEPARTMENT OF TRANSPORTATION DATE *[Blank]*

FEDERAL HIGHWAY ADMINISTRATION DATE *[Blank]*

FDOT DISTRICT ONE - MAP B2

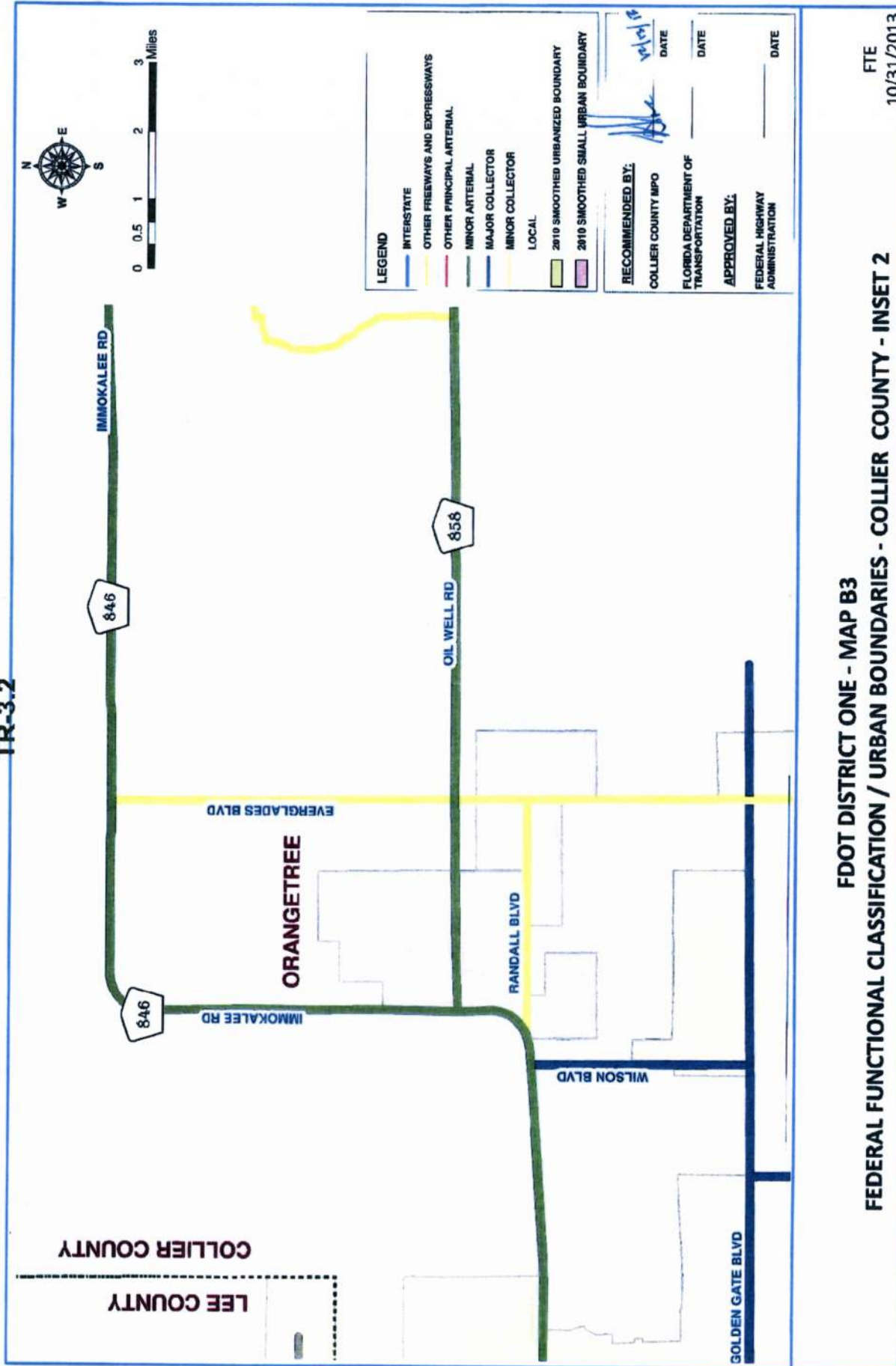
FEDERAL FUNCTIONAL CLASSIFICATION / URBAN BOUNDARIES - COLLIER COUNTY - INSET 1

FTE
10/31/2013

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EXHIBIT A

TR-3.2



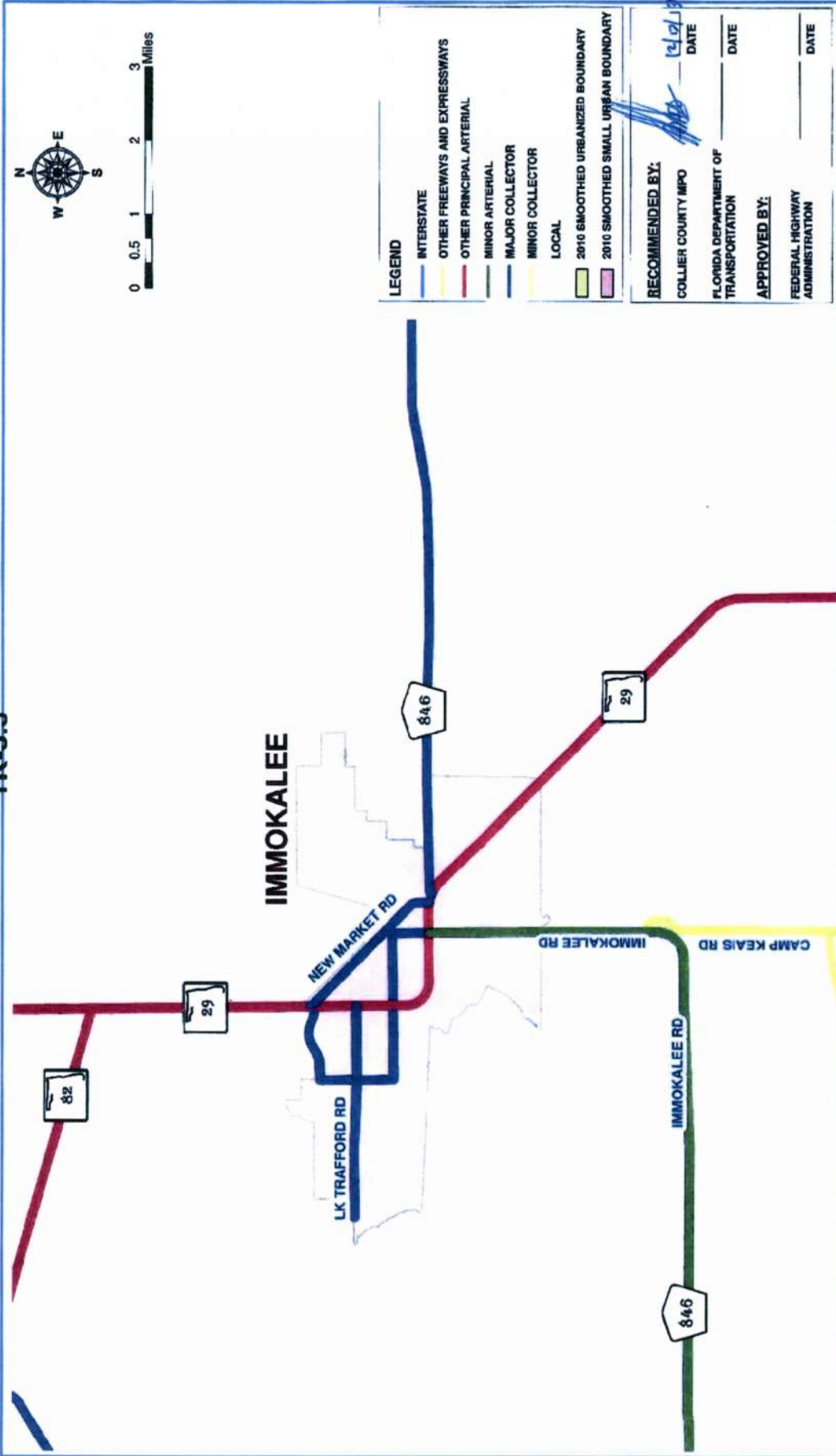
FDOT DISTRICT ONE - MAP B3

FEDERAL FUNCTIONAL CLASSIFICATION / URBAN BOUNDARIES - COLLIER COUNTY - INSET 2

FTE
10/31/2013

TR-3.3

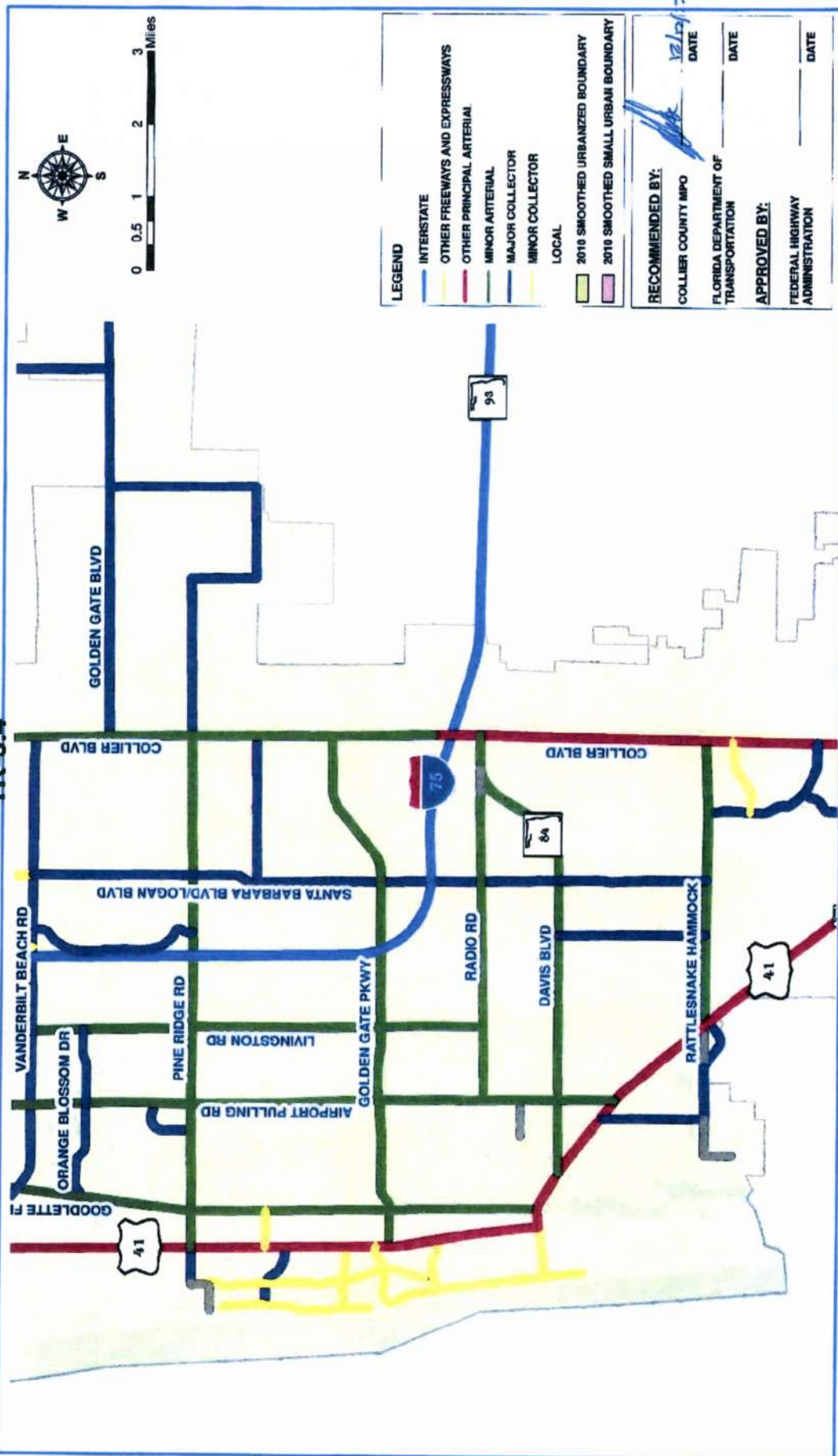
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FDOT DISTRICT ONE - MAP B4
FEDERAL FUNCTIONAL CLASSIFICATION / URBAN BOUNDARIES - COLLIER COUNTY - INSET 3

FTE
 10/31/2013

TR-3.4



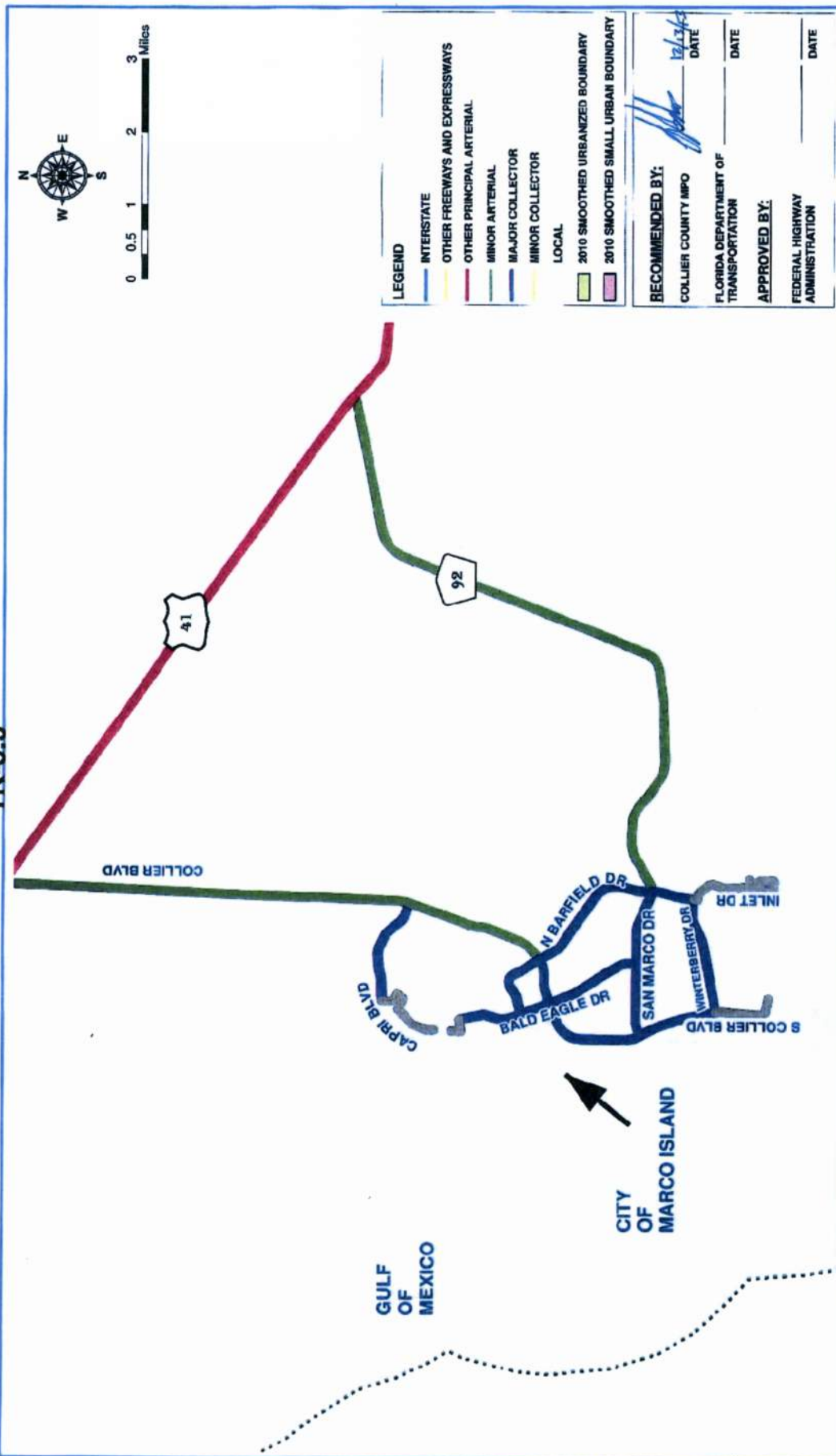
FDOT DISTRICT ONE - MAP B5
FEDERAL FUNCTIONAL CLASSIFICATION / URBAN BOUNDARIES - COLLIER COUNTY - INSET 4

FTE
 10/31/2013

DRAFT

TR-3.5

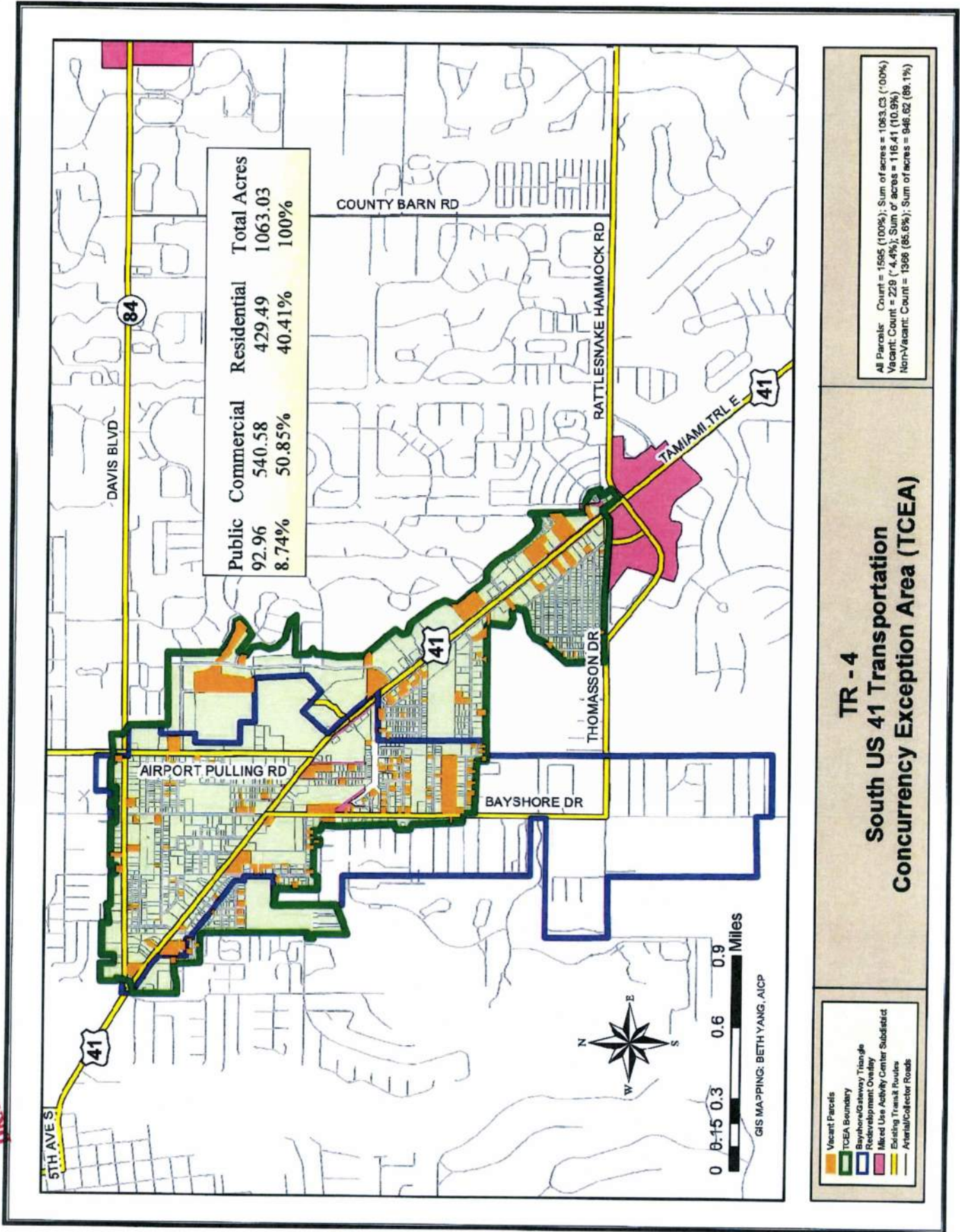
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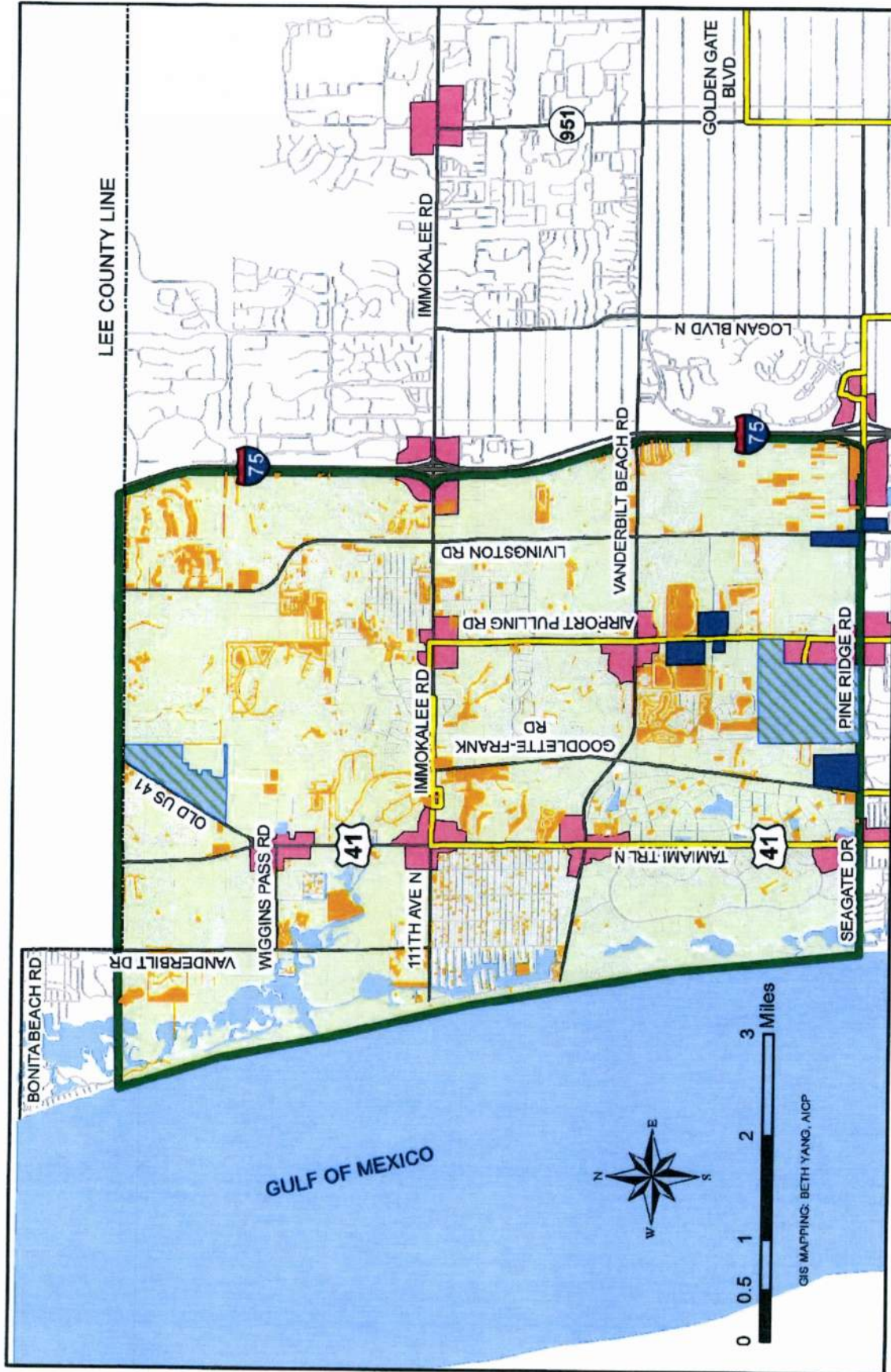
FDOT DISTRICT ONE - MAP B6
FEDERAL FUNCTIONAL CLASSIFICATION / URBAN BOUNDARIES - COLLIER COUNTY - INSET 5

FTE
10/31/2013

TABLE



TR - 4
South US 41 Transportation
Concurrency Exception Area (TCEA)



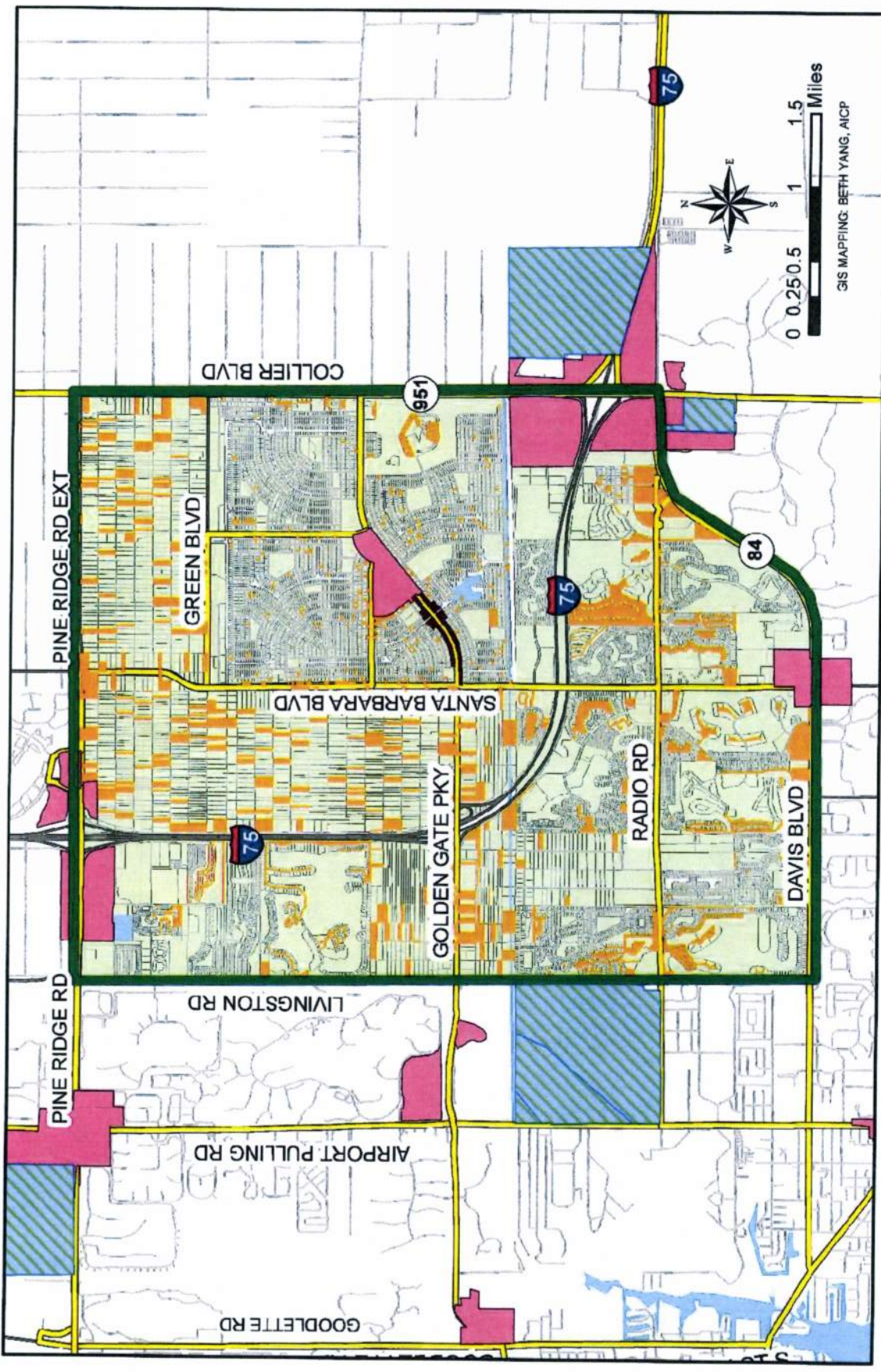
GIS MAPPING: BETH YANG, AICP

- Industrial District
- Commercial/Mixed-Use District
- Vacant Parcels
- TCMA Boundary
- Mixed Use Activity Center Sub-district
- Existing Transit Routes
- - - Arterial/Collector Roads

TR - 5
Northwest Transportation Concurrency
Management Area (TCMA)



Growth Management Dept
 Transportation Planning Section



	Industrial District
	Golden Gate PKWY Professional
	Office Commercial District
	Vacant Parcels
	TCMA Boundary
	Intersecting Activity Center Subdistrict
	Existing Transit Routes
	Arterial/Collector Roads

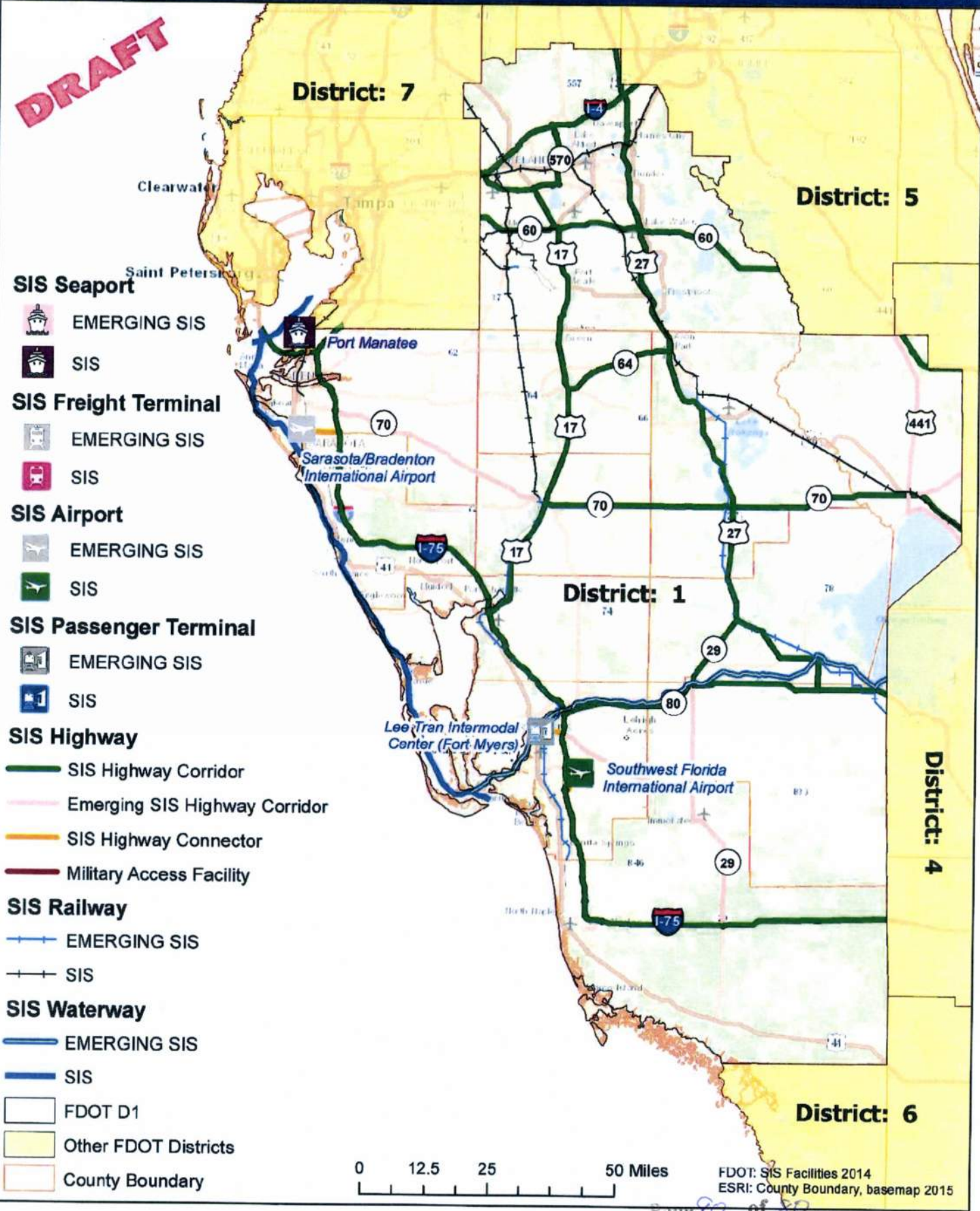
TR - 6 East Central Transportation Concurrency Management Area (TCMA)

Growth Management Dept
Transportation Planning Section



SIS Facilities Map - FDOT District 1

DRAFT



- SIS Seaport**
 - EMERGING SIS
 - SIS
- SIS Freight Terminal**
 - EMERGING SIS
 - SIS
- SIS Airport**
 - EMERGING SIS
 - SIS
- SIS Passenger Terminal**
 - EMERGING SIS
 - SIS
- SIS Highway**
 - SIS Highway Corridor
 - Emerging SIS Highway Corridor
 - SIS Highway Connector
 - Military Access Facility
- SIS Railway**
 - EMERGING SIS
 - SIS
- SIS Waterway**
 - EMERGING SIS
 - SIS

- FDOT D1
- Other FDOT Districts
- County Boundary

