

RESOLUTION NO. 2020- \_\_\_\_\_

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING AMENDMENT TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND MAP SERIES TO ADD THE COLLIER BOULEVARD/INTERSTATE 75 INNOVATION ZONE OVERLAY, TO ALLOW ADDITIONAL PRINCIPAL PERMITTED USES FOR QUALIFIED TARGET INDUSTRY BUSINESSES, AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. THE SUBJECT PROPERTY IS LOCATED AT THE INTERSECTIONS OF COLLIER BOULEVARD AND INTERSTATE 75, AND COLLIER BOULEVARD AND DAVIS BOULEVARD., IN SECTIONS 34, 35 AND 36, TOWNSHIP 49 SOUTH, RANGE 26 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 1,245± ACRES. [PL20190000821]**

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

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

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

WHEREAS, Staff initiated an amendment to the Future Land Use Element and Future Land Use Map and Map Series to add the Collier Boulevard/Interstate 75 Innovation Zone Overlay; and

WHEREAS, on December 19, 2019, the Collier County Planning Commission considered the proposed amendment to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, F.S., and has recommended approval of said amendment to the Board of County Commissioners; and

WHEREAS, on \_\_\_\_\_, the Board of County Commissioners at a public hearing approved the transmittal of the proposed amendment to the state land planning agency in accordance with Section 163.3184, F.S.; 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 Amendment, 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 Amendment prior to final adoption.

THIS RESOLUTION ADOPTED after motion, second and majority vote this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:  
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

\_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_, Chairman

Approved as to form and legality:

\_\_\_\_\_  
Heidi Ashton-Cicko  
Managing Assistant County Attorney

H/FAC  
10-2-19

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment



**EXHIBIT "A"**  
**FUTURE LAND USE ELEMENT**

GOALS, OBJECTIVES AND POLICIES

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**Policy 1.9:**

Overlays and Special Features shall include:

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- A. Area of Critical State Concern Overlay
- B. North Belle Meade Overlay
- C. Natural Resource Protection Area Overlay
- D. Rural Lands Stewardship Area Overlay
- E. Airport Noise Area Overlay
- F. Bayshore/Gateway Triangle Redevelopment Overlay
- G. Urban-Rural Fringe Transition Zone Overlay
- H. Coastal High Hazard Area Boundary
- I. Collier Boulevard/Interstate 75 Innovation Zone Overlay
- ~~J. Incorporated Areas~~

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FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

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I. URBAN DESIGNATION

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C. Urban Commercial District

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2. Interchange Activity Center

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~~Interchange Activity Center #9 (I-75 at Collier Boulevard) is subject to an Interchange Master Plan (IMP), which was adopted by Resolution by the Board of County Commissioners, and to the implementing provisions adopted into the Land Development Code.~~

All new projects within Activity Center #9 are encouraged to have a unified plan of development in the form of a Planned Unit Development. The mixture of uses allowed in Interchange Activity Center #9 shall include all land uses allowed in the Mixed Use Activity Centers; additionally, industrial uses shall be allowed in the northeast and southeast quadrants of I-75 and Collier Boulevard, and in the southwest quadrant of Collier and Davis Boulevards. ~~The above allowed uses notwithstanding, commercial zoning shall not exceed 55% of the total acreage (632.5 ac.) of Interchange Activity Center #9. The actual mix of uses shall be determined during the rezoning process based on consideration of the same factors listed under the Mixed Use Activity Center Subdistrict. , and based on the adopted IMP.~~

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II. AGRICULTURAL/RURAL DESIGNATION

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III. ESTATES DESIGNATION

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IV. CONSERVATION DESIGNATION

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V. OVERLAYS AND SPECIAL FEATURES

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- A. Area of Critical State Concern

Text underlined is added; text ~~struck through~~ is deleted; \*\*\* = text break

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B. North Belle Meade Overlay

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I. Collier Boulevard/Interstate 75 Innovation Zone Overlay

The Collier Boulevard/Interstate 75 Innovation Zone Overlay is located at the intersections of Collier Boulevard and I-75 and Collier Boulevard and Davis Boulevard (SR 84)/Beck Boulevard. It is intended to promote economic growth and diversify the economy of Collier County by attracting and retaining qualified targeted industry business as defined by Florida Statute 288.106. Ordinance 2018-39, adopted by the Board of County Commissioners on July 10, 2018, established the Interchange Activity Center No. 9 Innovation Zone. This Overlay provides for additional uses, as listed in the table below, beyond those allowed by the underlying Future Land Use Map designations. The Overlay is depicted on the Collier Boulevard/Interstate 75 Innovation Zone Overlay Map.

Table: Economic Development Uses for the Collier Boulevard/Interstate75 Innovation Zone Overlay

| SIC Code                      | Use   | NAICS |
|-------------------------------|---|-------|
| 2011-2099                     | Food Manufacturing limited to advanced food manufacturing operations and except slaughtering plants                               | 311   |
| 2311-2399                     | Apparel and other finished products made from fabrics and similar material limited to automated cut and sew apparel manufacturing | 315   |
| 2511-2599                     | Furniture & Related Product Manufacturing limited to advanced furniture and related product manufacturing                         | 336   |
| 2833-2836                     | Chemical & Allied Products, drugs, manufacturing limited to Pharmaceutical and medicine manufacturing                             | 325   |
| 3411-3479, 3482-3489, 3491-99 | Fabricated Metal Product Manufacturing limited to advanced fabricated metal products.   | 332   |
| 3571-3579,                    | Computer & Electronic Product Manufacturing limited to additive manufacturing i.e. '3-d printing'                                 | 334   |
| 3669                          | Communications equipment, not elsewhere classified (manufacturing)  | 334   |
| 3721-3728                     | Aircraft and Parts manufacturing  | 336   |
| 3822-3829, 3841-3845, 3851,   | Instrument manufacturing limited to medical Equipment   | 339   |
| 3911-3999                     | Misc. Manufacturing limited to advanced manufacturing   |       |
| 7812-7819                     | Movie production limited to Motion Picture and Video Production   | 512   |

Notes:

(1) SIC Code = Standard Industrial Classification Manual 1987

(2) NAICS = North American Industry Classification System

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FUTURE LAND USE MAP SERIES

Future Land Use Map

Activity Center Index Map

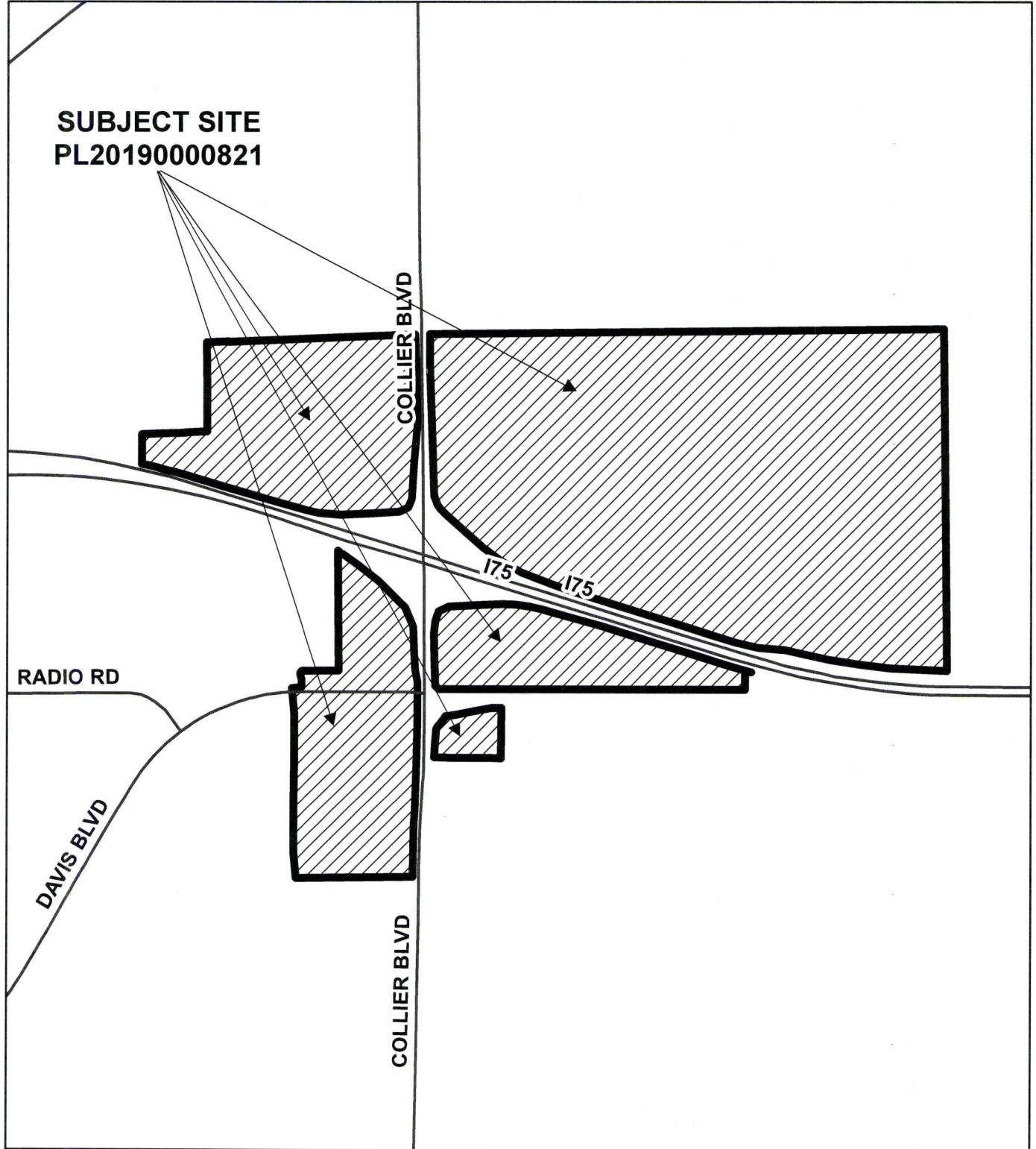
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Collier Boulevard/Interstate 75 Innovation Zone Overlay Map

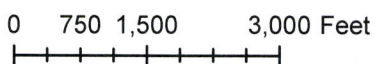
Text underlined is added; text ~~struck through~~ is deleted; \*\*\* = text break




Collier Boulevard/InterState-75 Innovation Zone Overlay  
Collier County, Florida



ADOPTED - XXX  
Ord. No. XXX

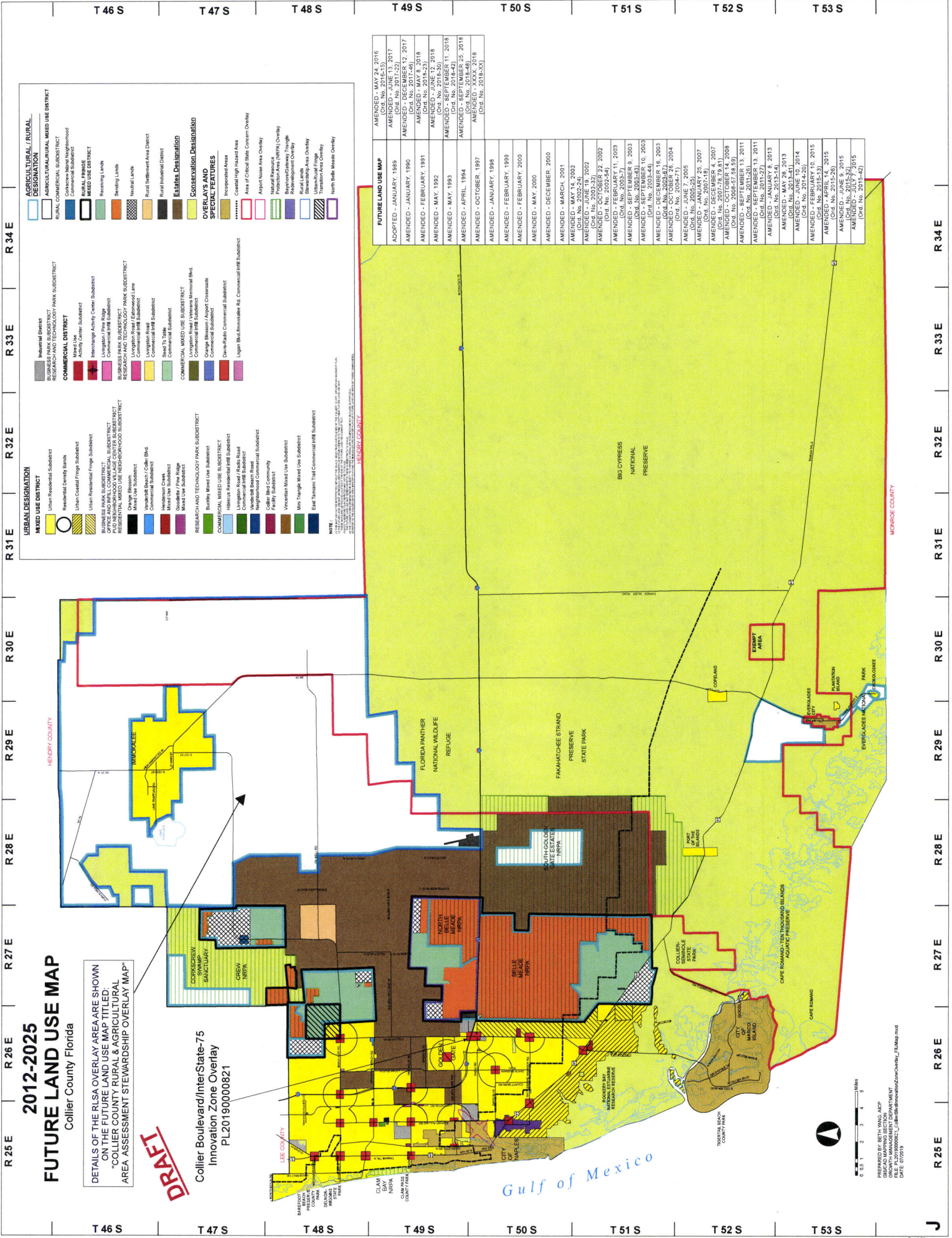


**LEGEND**

 Collier Boulevard/InterState-75 Innovation Zone Overlay

PREPARED BY: BETH YANG, AICP  
GROWTH MANAGEMENT DEPARTMENT  
FILE: Innovation Zone Location Map.mxd  
DATE: 08/2019





# 2012-2025 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**

Collier Boulevard/InterState-75 Innovation Zone Overlay PL20190000821

| FUTURE LAND USE MAP          | ADOPTED / AMENDED DATE |
|------------------------------|------------------------|
| ADOPTED - JANUARY, 1989      | (Ord. No. 2014-15)     |
| AMENDED - JANUARY, 1990      | (Ord. No. 2017-22)     |
| AMENDED - JANUARY, 1991      | (Ord. No. 2017-49)     |
| AMENDED - MAY, 1992          | (Ord. No. 2018-23)     |
| AMENDED - MAY, 1993          | (Ord. No. 2018-23)     |
| AMENDED - APRIL, 1994        | (Ord. No. 2018-42)     |
| AMENDED - OCTOBER, 1997      | (Ord. No. 2018-55)     |
| AMENDED - JANUARY, 1998      | (Ord. No. 2018-55)     |
| AMENDED - FEBRUARY, 1999     | (Ord. No. 2018-55)     |
| AMENDED - FEBRUARY, 2000     | (Ord. No. 2018-55)     |
| AMENDED - MAY, 2000          | (Ord. No. 2018-55)     |
| AMENDED - DECEMBER, 2000     | (Ord. No. 2018-55)     |
| AMENDED - MARCH, 2001        | (Ord. No. 2018-55)     |
| AMENDED - MAY 14, 2002       | (Ord. No. 2018-55)     |
| AMENDED - JUNE 19, 2002      | (Ord. No. 2018-55)     |
| AMENDED - JUNE 19, 2002      | (Ord. No. 2018-55)     |
| AMENDED - FEBRUARY 11, 2003  | (Ord. No. 2018-55)     |
| AMENDED - FEBRUARY 11, 2003  | (Ord. No. 2018-55)     |
| AMENDED - SEPTEMBER 10, 2003 | (Ord. No. 2018-55)     |
| AMENDED - OCTOBER 26, 2004   | (Ord. No. 2018-55)     |
| AMENDED - JUNE 7, 2005       | (Ord. No. 2018-55)     |
| AMENDED - JUNE 7, 2005       | (Ord. No. 2018-55)     |
| AMENDED - DECEMBER 4, 2007   | (Ord. No. 2018-55)     |
| AMENDED - OCTOBER 9, 2008    | (Ord. No. 2018-55)     |
| AMENDED - OCTOBER 9, 2008    | (Ord. No. 2018-55)     |
| AMENDED - SEPTEMBER 13, 2011 | (Ord. No. 2018-55)     |
| AMENDED - SEPTEMBER 13, 2011 | (Ord. No. 2018-55)     |
| AMENDED - MAY 28, 2013       | (Ord. No. 2018-55)     |
| AMENDED - MAY 28, 2013       | (Ord. No. 2018-55)     |
| AMENDED - FEBRUARY 10, 2015  | (Ord. No. 2018-55)     |
| AMENDED - APRIL 14, 2015     | (Ord. No. 2018-55)     |
| AMENDED - JUNE 9, 2015       | (Ord. No. 2018-55)     |
| AMENDED - JULY 7, 2015       | (Ord. No. 2018-55)     |
| AMENDED - JULY 7, 2015       | (Ord. No. 2018-55)     |

PREPARED BY: DEPT. OF PLANNING & COMMUNITY DEVELOPMENT  
GEOGRAPHIC INFORMATION SYSTEMS SECTION  
DATE: 07/2019