



2020 Land Development Code Amendments - Public Meeting -

Development Services Advisory Committee - Land Development Review Subcommittee

Tuesday, December 15, 2020
2:00 p.m. – 4:00 p.m.

2800 N. Horseshoe Dr., Naples, FL – GMD Building
Conference Room 609/610

Agenda:

1. Call to Order
2. Approve Agenda
3. Old Business
4. New Business
 - a. LDC Amendments
 - i. PL20200002482 – TDR Base Credit Change in Rural Fringe Mixed Use District (RFMUD)
 - ii. PL2020000XXXX - Golf Course Conversions – Soil & Groundwater Testing
 - iii. PL20200002400 – Collier Blvd. I-75 Interchange Zoning Overlay (CBIIZO)
 - iv. PL20200002505 – Public Notice Distance – Urban & Rural Golden Gate Estates
 - b. Discussion of County's LDC amendment website
 - c. 2021 Schedule (March 16, June 15, September 21, and December 21)
5. Public Comments
6. Adjourn



LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20200002482

SUMMARY OF AMENDMENT

An amendment to LDC §2.03.07 for the Rural Fringe Mixed Use District to eliminate the \$25,000 minimum value of the TDR Base Credit.

ORIGIN

Growth Management Department

HEARING DATES

BCC TBD
 CCPC TBD
 DSAC 2-3-21
 DSAC-LDR 12-15-20

LDC SECTION TO BE AMENDED

2.03.07 Overlay Zoning Districts

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
TBD

DSAC
TBD

CCPC
TBD

BACKGROUND

In June 1999, the State of Florida issued a Final Order, Case ACC-99-002, determining the County’s Evaluation and Appraisal Report-based amendments to the Growth Management Plan (GMP) were not in compliance with State law based upon finding that included that the amendments did not provide adequate protection for listed species and their habitat, did not prevent the premature conversion of agricultural lands to other uses, and did not adequately curtail urban sprawl. The Final Order pertained primarily to lands designated Agricultural/Rural on the Future Land Use Map of the GMP.

To address the Final Order for the Agricultural/Rural Lands, generally located east of Collier Boulevard and west of Golden Gate Estates, the County developed the Rural Fringe Mixed Use District (RFMUD), adopted in 2002. The RFMUD Program directs development away from environmentally sensitive lands (Sending Lands) to lands that are more appropriate for development (Receiving Lands). For Sending Lands, numerous land uses were eliminated, and density reduced. To compensate for presumed reduction in property values caused by the elimination of uses and reduction in density, a voluntary transfer of development rights (TDR) program was established to allow owners of Sending Lands to sever residential development rights which could then be sold and transferred to Receiving Lands. There are four types of TDR credits, a base credit and three bonus credits (each at a transfer ratio of 1 credit/5 acres or legal non-conforming parcel). The Board established a minimum value of \$25,000 for the base TDR credit to adequately compensate property owners.

To address the community’s general concerns about the effectiveness of the Program, the Board directed the restudy of the Rural Fringe Mixed Use District (RFMUD) in 2015. As part of the restudy, staff conducted public outreach, including six public workshops, a dedicated project web page, and survey. Recommendations from those outreach efforts included the elimination of the minimum value of the Base TDR Credit. In 2016, staff prepared a white paper detailing the assessment of the RFMUD and TDR Program, recommendations, and public input. In 2017, staff presented the white paper to the Board at three public workshops; direction was provided to staff to remove the minimum value of the TDR Base Credit from the RFMUD provisions. On September 25, 2018, the Board directed staff to prepare Growth Management Plan and Land Development Code amendments to the RFMUD, including the removal of the minimum value of \$25,000 for the Base TDR Credit to allow the market to determine the value.



FISCAL & OPERATIONAL IMPACTS

There are no fiscal or operational impacts associated with this amendment.

GMP CONSISTENCY

The proposed LDCA is consistent with the Goals, Objective and Policies of the Rural Fringe Mixed Use District of the Growth Management Plan.

EXHIBITS: A) Rural Fringe Mixed Use District Map

Amend the LDC as follows:

2.03.07 Overlay Zoning Districts

- * * * * *
- D. Special Treatment Overlay (ST).
- * * * * *
- 4. Transfer of Development Rights (TDR).
- * * * * *

- f. Procedures applicable to the severance and **redemption** of **TDR credits** and the generation of **TDR Bonus credits** from **RFMU sending lands**.
- * * * * *

- ii. In order to facilitate the County's monitoring and regulation of the TDR Program, the County shall serve as the central registry for all **TDR** severances, transfers (sales) and **redemptions**, as well as maintain a public listing of **TDR credits** available for sale along with a listing of purchasers seeking **TDR credits**. No **TDR credit** generated from **RFMU sending lands** may be utilized to increase **density** in any area unless the following procedures are complied with in full.
- * * * * *

- a) **TDR credits** shall not be used to increase **density** in either non-RFMU Receiving Areas of **RFMU receiving lands** until severed from **RFMU sending lands**. **TDR credits** shall be deemed to be severed from **RFMU sending lands** at such time as a **TDR credit** Certificate is obtained from the County. **TDR credit** Certificates shall be issued only by the County and upon submission of the following:
- * * * * *

- ~~v) a statement identifying the price, or value of other remuneration, paid to the owner of the **RFMU sending lands** from which the **TDR credits** were generated and that the value of any such remuneration is at least \$25,000 per **TDR credit**, unless such owner retains ownership of the **TDR credits** after they are severed, unless the RFMU or non-RFMU receiving lands on which the **TDR credits** will be redeemed and the **RFMU sending lands** from which the **TDR credits** were generated are owned by the same persons or entities or affiliated persons or entities; and~~

- vi) a statement attesting that the **TDR credits** are not being severed from **RFMU sending lands** in violation of subsection 2.03.07 D.4.c.vi.b) of the Code.

- vii) documented evidence that, if the property from which TDRs are being severed is subject to a mortgage, lien, or any other security interest; the

DRAFT

Text underlined is new text to be added

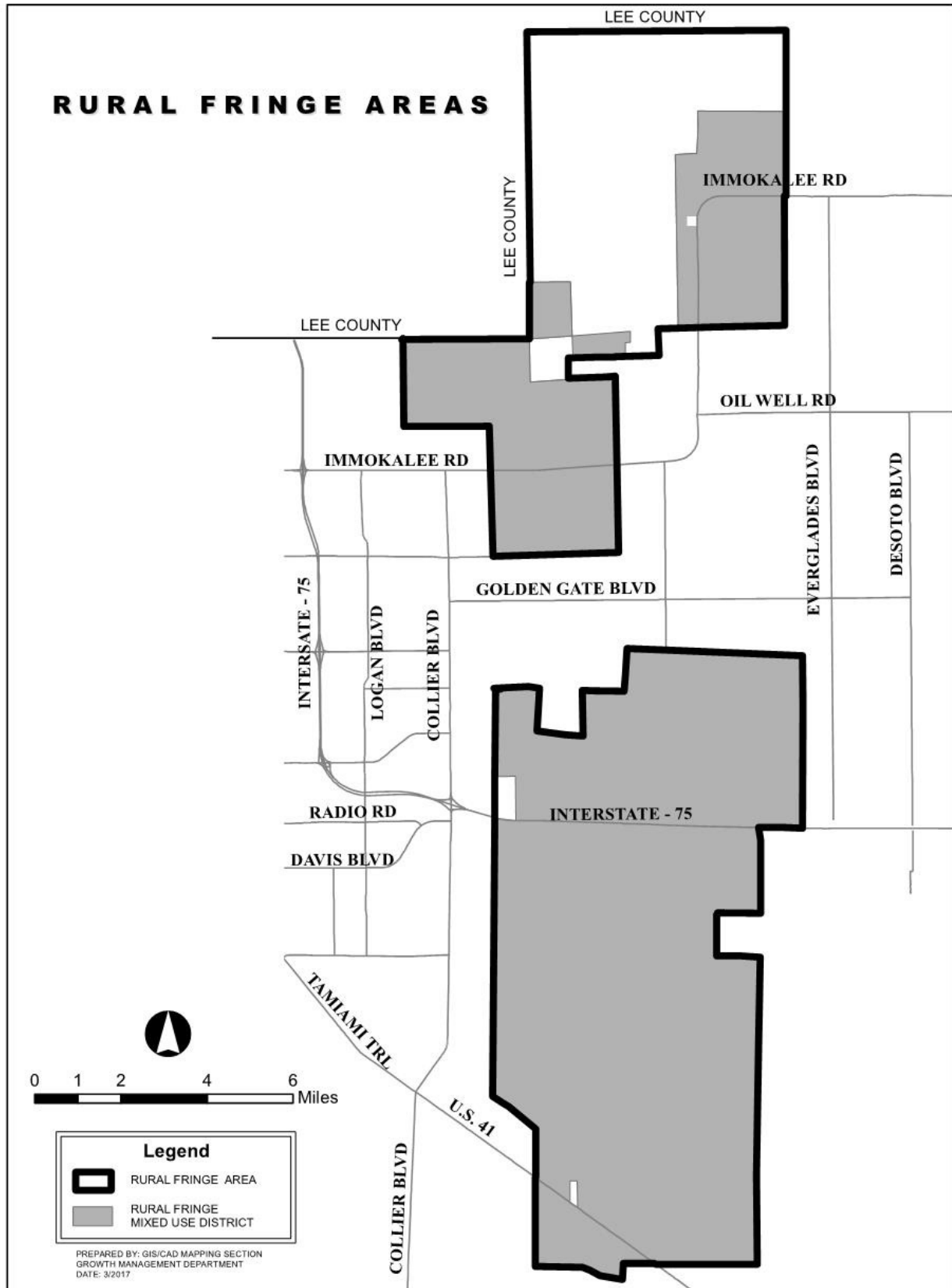
~~Text strikethrough is current text to be deleted~~

1
2
3
4
5
6

mortgagee, lien holder, or holder of the security interest has consented to the recordation of the Limitation of Development Rights Agreement required for TDR severance; transfer (sale) of **TDR credit**; and **redemption** of **TDR credit**.

* * * * *

Exhibit A – Rural Fringe Mixed Use District Map





LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL2020000XXXX

ORIGIN

Growth Management Department (GMD)

SUMMARY OF AMENDMENT

This amendment shall clarify when soil and groundwater sampling is required in the development review process for the conversion of golf courses to non-golf course uses.

HEARING DATES

BCC TBD
 CCPC TBD
 DSAC TBD
 DSAC-LDR 12/15/2020

LDC SECTION TO BE AMENDED

3.08.00 ENVIRONMENTAL DATA REQUIREMENTS
 5.05.15 Conversion of Golf Courses

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR

TBD

DSAC

TBD

CCPC

TBD

BACKGROUND

Currently, LDC section 5.05.15 G.6., soil and/or groundwater sampling is required at the time of application of for an intent to convert (ITC) a golf course to a non-golf course use. This requirement is applicable to all zoning actions, Stewardship Receiving Area (SRA) amendments, and Compatibility Design Review petitions for compatibility with existing surrounding uses. Additionally, LDC section 3.08.00 A.4.d.ii. requires the soil and/or groundwater sampling to be completed at the time of the first development order submittal.

The ITC application review process is not a development order because it results in Developers Alternative Statements, a report of the outcome of stakeholder’s outreach meetings, commitments to be included in a staff report for a subsequent conversion application and commitments fro inclusion into the conditions of any development order.

This amendment is intended to grant an applicant flexibility in the development review process by deferring the required soil and/or groundwater sampling to the time of the early work authorization, site development plan (SDP), and subdivision plat (PPL) submittal. It relocates portions of the existing LDC. section 5.05.15 G.6 to LDC section 3.08.00 A.4.d.ii.a. In LDC section 5.05.15.G.6, the revised text maintains a cross reference to LDC section 3.08.00 A.4.d.

For consistency, this amendment also modifies the required timing of all soil and/or groundwater sampling in LDC section 3.08.00 A.4.d.ii to the time of the EWA, SDP, or PPL. These application types represent the first development order when earthwork may occur.

A Companion Administrative Code amendment is required with this amendment as proposed in Exhibit A below.

FISCAL & OPERATIONAL IMPACTS

There are no anticipated fiscal or operational impacts to the County associated with this amendment.

GMP CONSISTENCY

To be provided by Comprehensive Planning Staff after first review.

EXHIBITS: A) None

Amend the LDC as follows:

3.08.00 - ENVIRONMENTAL DATA REQUIREMENTS

A. Environmental Data Requirements.

* * * * *

4. Environmental Data. The following information shall be submitted, where applicable, to evaluate projects.

* * * * *

d. General environmental requirements.

* * * * *

ii. Soil and/or ground water sampling shall be required ~~at the time of first development order submittal~~ no later than time of early work authorization, SDP, or PPL submittal, whichever is the first to occur, for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where hazardous products exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where hazardous wastes in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act (RCRA) 8 metals using Florida Department of Environmental Protection (DEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the DEP where contamination exceeding applicable DEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.

a) Conversion of golf courses have further soil and/or ground water sampling requirements. In addition to the sampling requirements established in LDC section 3.08.00 A.4.d., the applicant shall conduct soil and/or groundwater sampling for the pollutants as follows: managed turf, chemical storage/mixing areas, and maintenance areas (i.e. equipment storage and

washing areas, fueling and fuel storage areas) shall be tested for organophosphate, carbamate, triazine pesticides, and chlorinated herbicides. In addition, maintenance areas, as described above, shall be tested for petroleum products. The County shall notify the Department of Environmental Protection where contamination exceeding applicable Department of Environmental Protection standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.

* * * * *
#

5.05.15 - Conversion of Golf Courses

* * * * *

G. Development standards. The following are additional minimum design standards for zoning actions and Stewardship Receiving Area Amendments. The Compatibility Design Review process shall only be subject to LDC section 5.05.15 G.6.

* * * * *

6. Soil and/or groundwater sampling may be deferred by the applicant to early work authorization, SDP, or PPL submittal, whichever is the first to occur, if the sampling has not been completed by the rezoning, SRA amendment, or compatibility design review public hearings. See LDC Section 3.08.00 A.4.d. ~~In addition to the soil and/or ground water sampling requirements established in LDC section 3.08.00 A.4.d., the applicant shall conduct soil and/or groundwater sampling for the pollutants as follows: managed turf, chemical storage/mixing areas, and maintenance areas (i.e. equipment storage and washing areas, fueling and fuel storage areas) shall be tested for organophosphate, carbamate, triazine pesticides, and chlorinated herbicides. In addition, maintenance areas, as described above, shall be tested for petroleum products. The County shall notify the Department of Environmental Protection where contamination exceeding applicable Department of Environmental Protection standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.~~

* * * * *
#



LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20200002400

ORIGIN

Board of County
Commissioners (Board)

HEARING DATES

BCC TBD
CCPC TBD
DSAC TBD
DSAC-LDR 12/15/2020

SUMMARY OF AMENDMENT

This land development code (LDC) amendment creates the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO), which serves to implement the economic development goals of the Interchange Activity Center No. 9 Innovation Zone. The CBIIZO is a new zoning overlay that adds several industrial, manufacturing, and movie production uses as permitted uses.

LDC SECTION TO BE AMENDED

1.08.01 Abbreviations
2.03.07 Overlay Zoning Districts
4.02.37 Specific Design Standards for Development in the Collier Boulevard/Interstate 75 Innovation Zone Overlay (new section)

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
TBD

DSAC
TBD

CCPC
TBD

BACKGROUND

When the original Future Land Use Element (FLUE) of the Growth Management Plan was adopted in 1989, it created the Urban Future Land Use Designation, including the Urban – Commercial District and the Activity Center Subdistrict. The Activity Center Subdistrict included three Interchange Activity Centers—one being the S.R. 951 – Interstate 75—which is now known as Activity Center No. 9. In May 2000, Activity Center No. 9 was amended pursuant to the adoption of Ord. 2000-33, to allow all uses from the Business Park Subdistrict of the FLUE. In addition, industrial uses were approved for the northeast and southeast quadrants of I-75 and Collier Boulevard and in the southwest quadrant of Collier and Davis Boulevards. The most current map of Activity Center No. 9 in the FLUE is depicted in Exhibit A.

On July 10, 2018, the Board established the Interchange Activity Center No. 9 Innovation Zone, pursuant to the adoption of Ord. 2018-39 (see Exhibit B). The Innovation Zone in Ord. 2018-39 was created to promote economic growth and diversify the economy of Collier County by attracting and retaining qualified targeted industry (QTI) businesses as defined by Florida Statute 288.106 (see Exhibit C). The external boundary of the Innovation Zone in Ord. 2018-39 is comprised of lands both inside and outside the Activity Center No. 9 in the FLUE. As such, a GMP amendment (PL20190000821) is proposed as a companion item to this LDC amendment, in part, to account for the lands outside Activity Center No. 9 in the FLUE. The companion GMP amendment will establish the Collier Boulevard/Interstate 75 Innovation Zone Overlay by amending the Overlays and Special Features section of the FLUE. It will include uses from the QTI (see Exhibit D).

This LDC amendment creates the CBIIZO, which serves to implement the economic development goals of the Interchange Activity Center No. 9 Innovation Zone in Ord. 2018-39. The CBIIZO creates a new zoning overlay that adds several industrial, manufacturing, and movie production uses as permitted uses. The external boundaries of the CBIIZO and companion GMP amendment will be identical. The proposed uses in the CBIIZO are consistent with the proposed uses in the companion GMP amendment and the uses listed in the Innovation Zone in Ord. 2018-39. The manufacturing uses from the QTI include a wide variety of industries; however, the CBIIZO is only intended to attract those businesses that utilize what are commonly referred to as “advanced

manufacturing” techniques and business processes. Therefore, a number of performance and design standards are included to ensure the manufacturing uses do not create impacts to the surrounding community that are inconsistent with the built environment.

A benefit of creating the CBIIZO is to provide property owners an alternative to submitting rezoning applications, which can be time-consuming and costly with no guarantee of approval.

FISCAL & OPERATIONAL IMPACTS

There are no anticipated fiscal or operational impacts associated with this amendment. This amendment will support the Board’s goal of economic growth in the targeted area. The amendment will eliminate the need to rezone some of the properties within the overlay in order to develop any of the proposed permitted uses, thereby potentially reducing the time and costs associated with development associated with these industries.

GMP CONSISTENCY

The proposed LDC amendment is companion to GMPA. The consistency review will be provided by Comprehensive Planning Staff after first review.

EXHIBITS: A) Activity Center No. 9 in the FLUE; B) Ordinance 2018-39; C) Florida Statute 288.106(1-2); and D) Enterprise Florida’s QTI

DRAFT

Text underlined is new text to be added
~~Text strikethrough is current text to be deleted~~

Amend the LDC as follows:

1
2
3
4
5

1.08.01 – Abbreviations

* * * * *

C-5	Heavy Commercial Districts
<u>CBIIZO</u>	<u>Collier Boulevard/Interstate 75 Innovation Zone Overlay</u>
CCME	Conservation and Coastal Management Element of the Growth Management Plan

6
7
8

#

2.03.07 – Overlay Zoning Districts

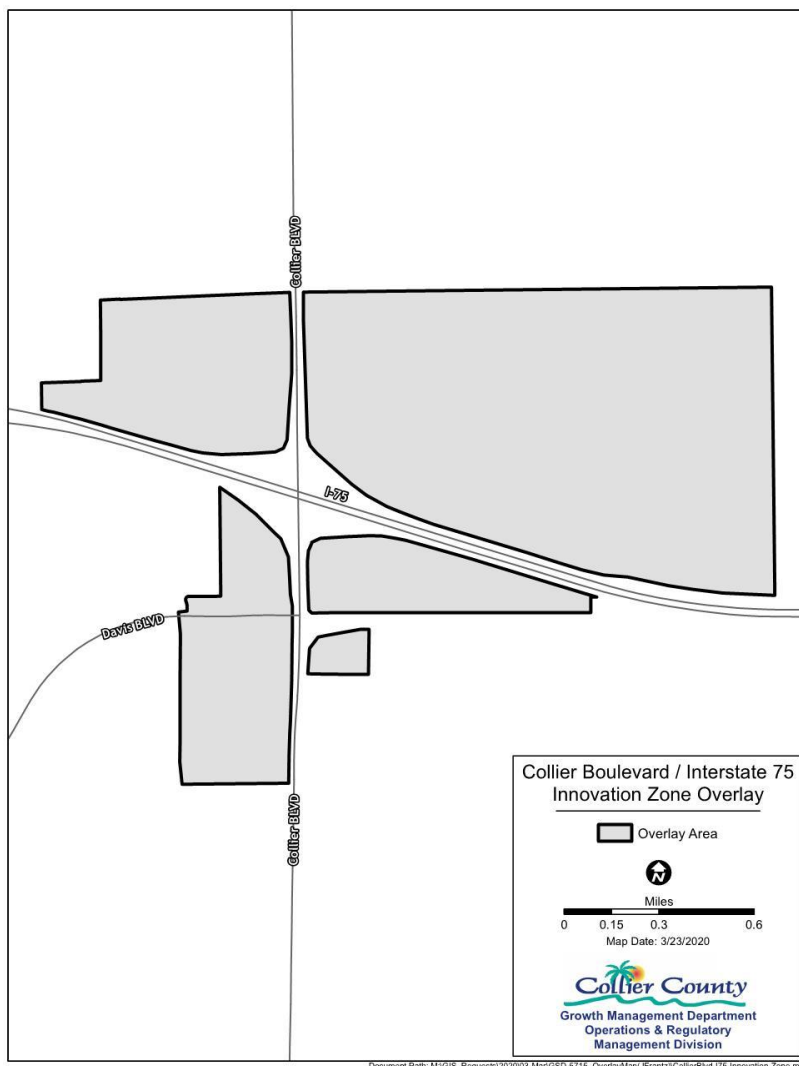
9
10
11

* * * * *

O. ~~Reserved.~~ Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO)

12
13
14
15
16
17
18
19
20
21
22
23
24

1. Purpose. The purpose of the CBIIZO is 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. The CBIIZO provides for additional uses, as listed below, beyond those allowed by the underlying zoning districts or Planned Unit Development (PUD).
2. Applicability. The CBIIZO boundary is delineated on the map below. PUDs within the CBIIZO may choose to develop according to the overlay. Development standards for the CBIIZO are identified in LDC section 4.02.379.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

3. Permitted Uses. The following uses, as identified with a number from the North American Industry Classification System (2017), are permissible by right, except where the underlying zoning or PUD allows residential uses:

a. Administrative and Support Services (561), except the following:

i. Office Administrative Services (5611).

ii. Business Support Services (5614).

iii. Facilities Support Services (5612).

iv. Services to Buildings and Dwellings (5617).

b. Aerospace Product and Parts Manufacturing (3364).

c. Apparel manufacturing (315).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

- d. Beverage Manufacturing (312), except the following:
 - i. Tobacco Manufacturing (3122).
- e. Computer and Electronic Product Manufacturing (334).
- f. Management of Companies and Enterprises (Corporate Headquarters) (551).
- g. Electrical Equipment, Appliance, and Component Manufacturing (335).
- h. Food Manufacturing (311), except the following:
 - i. Animal Slaughtering and Processing (3116).
 - ii. Seafood Product Preparation and Packaging (3117).
 - iii. Retail Bakeries (311811)
- i. Furniture and Related Product Manufacturing (337).
- j. Machinery Manufacturing (333), except the following:
 - i. Mining Machinery and Equipment Manufacturing (333131).
 - ii. Oil and Gas Field Machinery and Equipment Manufacturing (333132).
- k. Medical Equipment and Supplies Manufacturing (3391).
- l. Merchant Wholesalers, Durable and Nondurable Goods (423 and 424), except the following:
 - i. Coal and Other Mineral and Ore Merchant Wholesalers (423520).
 - ii. Construction and Mining Machinery and Equipment Merchant Wholesalers (423810).
 - iii. Industrial Machinery and Equipment Merchant Wholesalers (423830).
 - iv. Lumber and Other Construction Materials Merchant Wholesalers (4233).
 - v. Petroleum and Petroleum Products Merchant Wholesalers (4247).
- m. Motion Picture, Video, and Sound Recording Industries (512).
- n. News Syndicates, Libraries and Archives, and Internet Publishing and Broadcasting and Web Search Portals (519).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

- n. Paper Manufacturing (322), except the following:
 - i. Pulp, Paper, and Paperboard Mills (3221).
 - p. Printing and Related Support Activities (323).
 - q. Professional, Scientific, and Technical Services (541).
 - r. Publishing Industries (511).
 - s. Space Research and Technology (927).
 - t. Transportation, Warehousing, and Storage (492 and 493), except the following:
 - i. Farm Product Warehousing and Storage (493130).
 - ii. Other Warehousing and Storage Facilities (493190).
 - u. Wholesale Electronic Markets and Agents and Brokers (425).
 - v. Any other use which is comparable in nature with the foregoing uses, as determined by the Hearing Examiner or Board of Zoning Appeals, pursuant to LDC section 10.02.06 K.
- 4. Conditional Uses. Unless allowed in the underlying zoning district or PUD, and except where the underlying zoning or PUD allows residential uses, conditional uses within this overlay shall include the following.
 - a. Educational Services (611430, 611512, and 611710).
 - b. Fabricated Metal Product Manufacturing (332).
 - c. Pharmaceutical and Medicine Manufacturing (3254).
 - d. Telecommunications (517).
 - e. Textile Mills (313).
 - f. Textile Product Mills (314).

#

4.02.37 - Specific Design Standards for Development in the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO) ~~Reserved.~~

A. Applicability. The standards contained in this section shall apply to all development in the CBIIZO, unless the proposed use is allowed in the underlying zoning district or PUD, as applicable, in which case the development standards shall be according to the underlying zoning district or PUD, as applicable.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

B. Architectural, building, and site design standards .

- 1. Industrial/factory buildings in the BCIIZO shall be designed in accordance with the provisions of LDC section 5.05.08., excluding the exceptions, modifications, and additions listed in LDC section 5.05.08 E.7.b through h. In addition, rooftop mechanical equipment shall be fully screened by parapets or other methods of screening and such parapets or other screening material shall not exceed 10 feet in height.
- 2. Exterior lighting shall comply with the following standards:
 - a. All light fixtures shall be directed away from neighboring properties.
 - b. Illumination levels in the CBIIZO shall not exceed 0.5 footcandles at property lines where adjacent to residential development or residentially-zoned property, excluding where required pursuant to LDC section 6.06.03.
- 3. Access shall be in accordance with the Collier County GMP.
- 4. The provisions of LDC section 5.05.08 F.4. shall apply, except that loading docks, solid waste facilities, recycling facilities, and other services elements shall be placed to the sides or rear of the building. Service function areas shall be screened along rights-of-way in accordance with LDC Section 4.02.26 B., where applicable.

C. Operational Requirements.

- 1. All manufacturing activities shall be conducted within a fully enclosed building. Activities include but are not limited to the following:
 - a. The use or storage of any fixed or moveable business equipment;
 - b. The use, storage, display, sale, offering for sale, production, or consumption in any business, or by any business invitee on the premises of the business, of any goods, wares, merchandise, products, or foods; or
 - c. The performance of any work or services.
- 2. No outdoor activity, including loading, unloading, maintenance, truck idling, or related activity shall occur between the hours of 10:00 P.M. and 7:00 A.M.
- 3. No outside storage and display shall be permitted, except for the parking of commercial vehicles or for when approved as part of a temporary/special event in accordance with LDC section 5.04.05.

D. Environmental Requirements.

- 1. The use shall not emit dust, smoke, odor, or vibration that can be perceived from abutting properties.

DRAFT

Text underlined is new text to be added

~~Text strikethrough is current text to be deleted~~

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

2. No use listed in LDC section 2.03.07 O.3. shall produce noise exceeding the sound level limits for Commercial or Tourist uses as set forth in the Collier County Noise Control Ordinance No. 90-17, as amended.
3. Storage of hazardous waste or hazardous products, as defined by LDC section 1.08.02 shall include temporary secondary containment with a capacity of 110 percent of the stored hazardous waste or hazardous products.
4. Any discharge from industrial, commercial, or manufacturing processes to a stormwater or surface water management system is prohibited. Wastewater from any industrial, commercial, or manufacturing process must be contained within a building or disposed of through the Collier County Water-Sewer District's wastewater collection system pursuant to the Collier County Industrial Pretreatment Ordinance, (Ord. No. 2003-18, as amended).

E. Emergency Situations.

1. Collier County may, without prior notice, order the immediate termination or suspension of any activity if it presents an imminent and substantial danger to health and safety, the environment, or a stormwater management system.

#

Exhibit A – Activity Center No. 9 in the FLUE

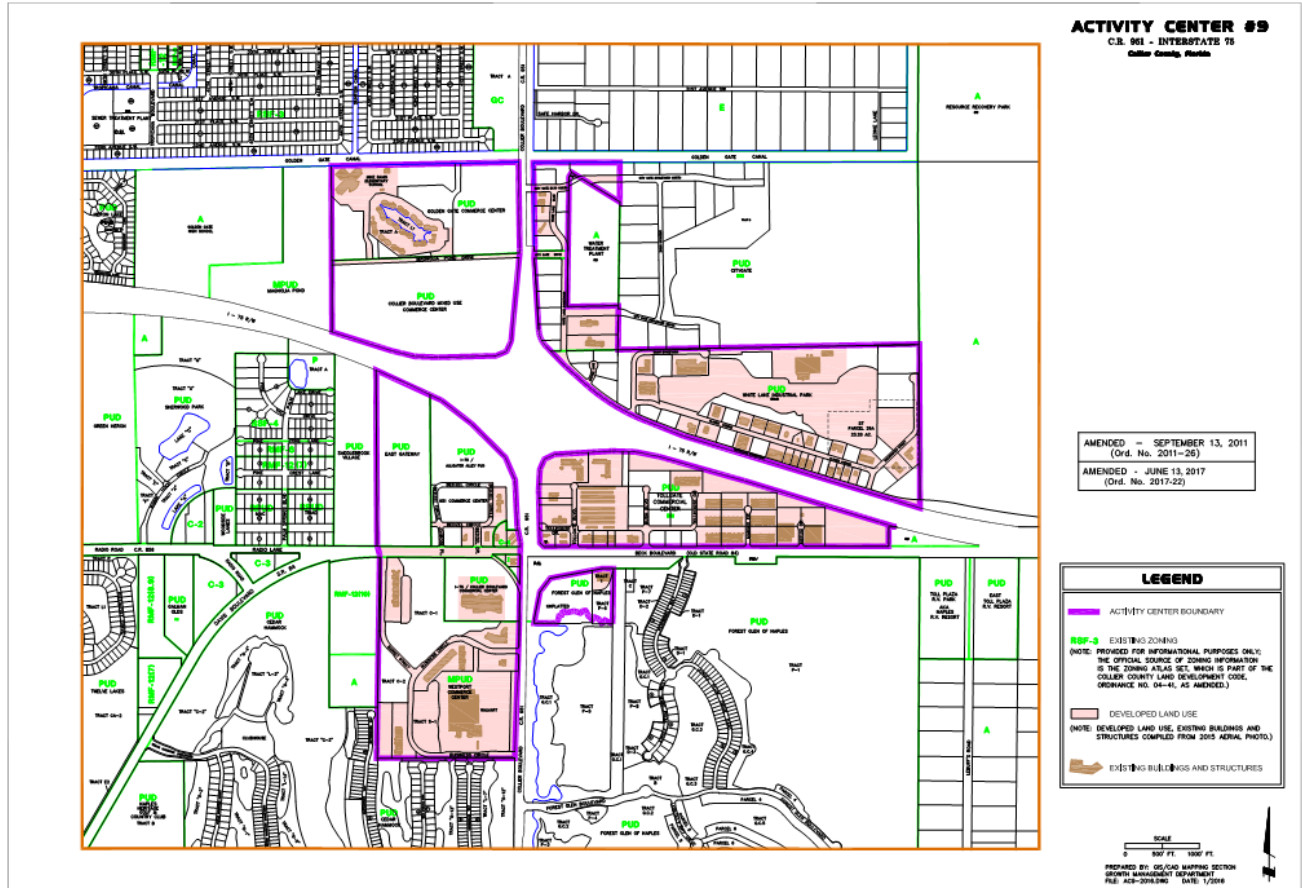


Exhibit B – Ordinance 2018-39

ORDINANCE NO. 2018- 39

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING THE INTERCHANGE ACTIVITY CENTER NO. 9 INNOVATION ZONE; PROVIDING FOR THE CALCULATION OF AN ANNUAL TAX INCREMENT AMOUNT WITHIN THIS INNOVATION ZONE; CREATING AN INNOVATION ZONE TRUST FUND FOR THE TRANSFER AND MAINTENANCE OF SUCH TAX INCREMENT AMOUNTS; SETTING FORTH THE ECONOMIC DEVELOPMENT PLAN FOR THIS INNOVATION ZONE; PROVIDING FOR CONFLICT, SEVERABILITY, AND INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in addition to its broad home rule powers, Collier County is expressly authorized under Section 125.045, Florida Statutes to “expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses to the community;” and

WHEREAS, Collier County previously adopted Ordinance No. 2010-20 providing for the creation of Innovation Zones, specifically finding as follows:

“It is the policy of the Board to promote economic growth which results in high wage jobs and helps diversify the economy of Collier County. To further this policy, it is the intent of the Board to create a dedicated source of revenue to fund an economic development program and to advance economic development initiatives in zones of geographic concentration within the unincorporated areas of the County. These zones, to be called Innovation Zones, will be designated by the Board from time to time through the implementation of Economic Development Plans adopted by resolution for each Innovation Zone;” and

WHEREAS, for many years development has unduly lagged within the industrial and commercial areas near the Interstate 75 and Collier Boulevard intersection; and

WHEREAS, the Board believes that Innovation Zones spur economic development in Collier County by targeting specific industries with the potential to add high wage employment opportunities; and

WHEREAS, the Board believes that it is in the substantial public interest to create an Innovation Zone around the industrial and commercial areas near the Interstate 75 and Collier Boulevard intersection to help accelerate this area’s development, thereby creating both high wage jobs as well as a healthy tax base for the citizens of Collier County.

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

Exhibit B – Ordinance 2018-39

Section One: Definitions and Findings

This Ordinance is intended to be a companion ordinance to Ordinance No. 2010-20, known as the Collier County Innovation Zone Ordinance. Accordingly, the Board of County Commissioners hereby adopts in full the definitions and findings set forth in Ordinance 2010-20, except for the Base Year Assessment Roll, which is defined below, and as modified hereby incorporates such definitions and findings as if specifically set forth below.

Section Two. Establishment of the Interchange Activity Center No. 9 Innovation Zone.

The Board of County Commissioners hereby creates the Interchange Activity Center No. 9 Innovation Zone. The Interchange Activity Center 9 Innovation Zone shall be comprised of Activity Center No. 9, as defined in the Future Land Use Element of the Collier County Growth Management Plan, together with additional adjacent vacant industrial land, as graphically described in Exhibit A.

Section Three. Initial Tax Increment Year and Percentage.

For purposes of establishing the Base Year Assessment Roll, the base year shall be the last Collier County Real Property Assessment Roll certified by the Property Appraiser for the County Fiscal Year beginning October 1, 2016. Tax increments shall commence to be deposited into the Trust Fund with the County fiscal year commencing on October 1, 2018, and funding shall continue through September 30, 2028, unless extended by majority vote of the Board by Resolution. The amount of the tax increment to be deposited into the Trust Fund shall be equal to 100% of the amount based on the formula set forth in Section 4(B) of Collier County Ordinance No. 2010-20.

Section Four: Creation of an Economic Trust Fund.

The County hereby creates the Interchange Activity Center No. 9 Innovation Zone Trust Fund. The tax increment shall be deposited into the trust fund and the trust fund proceeds shall be utilized to implement the Economic Development Plan set forth in Section Five. The Trust Fund corpus will not exceed One Million Dollars (\$1,000,000) in any single fiscal year, and is subject to annual appropriation by the County. Up to 5% of the Trust Corpus shall be reserved as an annual administrative fee for the County. Upon termination of the Trust Fund, any unspent and unencumbered proceeds shall revert to the County's General Fund.

Section Five: Adoption of the Economic Development Plan.

The primary purpose of the Interchange Activity Center No. 9 Innovation Zone is to attract and retain qualified targeted industry business as defined by Florida Statute 288.106. Trust funds may be utilized in any lawful manner, including infrastructure required to serve new target businesses or the expansion of an existing target business; payment of County Impact Fees to be paid by the new target business or the expansion of an existing target business; and payment of building permit fees or other County fees related to the construction of structures to serve the target business. In addition to this primary purpose, trust funds may be utilized in any lawful manner

Exhibit B – Ordinance 2018-39

which the Board of County Commissioners determines fosters economic development. Payment of funds are purely discretionary, and must be approved in advance by the Board of County Commissioners. All expenses must be fully documented in a manner acceptable to the County. Priority of funding will be for the development within the Interchange Activity Center No. 9 Innovation Zone, as graphically represented by Exhibit A.

Section Six: Conflict and Severability.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any court of competent jurisdiction holds any phrase or portion of the Ordinance invalid or unconstitutional, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

Section Seven: Inclusion in the Code of Laws and Ordinances.

The provisions of this Ordinance shall become and may be made a part of the Code of Laws and Ordinances of Collier County, Florida. The section of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "Section," "Article," or any other appropriate word.

Section Eight: Effective Date.

This Ordinance shall take effect upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 10th day of July, 2018.

ATTEST:
CRYSTAL K. KINZEL, Interim Clerk

By: *Julia Cannon*

Attest as to Chairman's
signature only.

Approved as to form and legality:

Jeffrey A. Klatzkow
Jeffrey A. Klatzkow, County Attorney

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: *Andy Solis*
ANDY SOLIS, CHAIRMAN

This ordinance filed with the
Secretary of State's Office the
12th day of July, 2018
and acknowledgement of that
filing received this 10th day
of July, 2018

By: *Julia Cannon*
Deputy Clerk

Exhibit B – Ordinance 2018-39

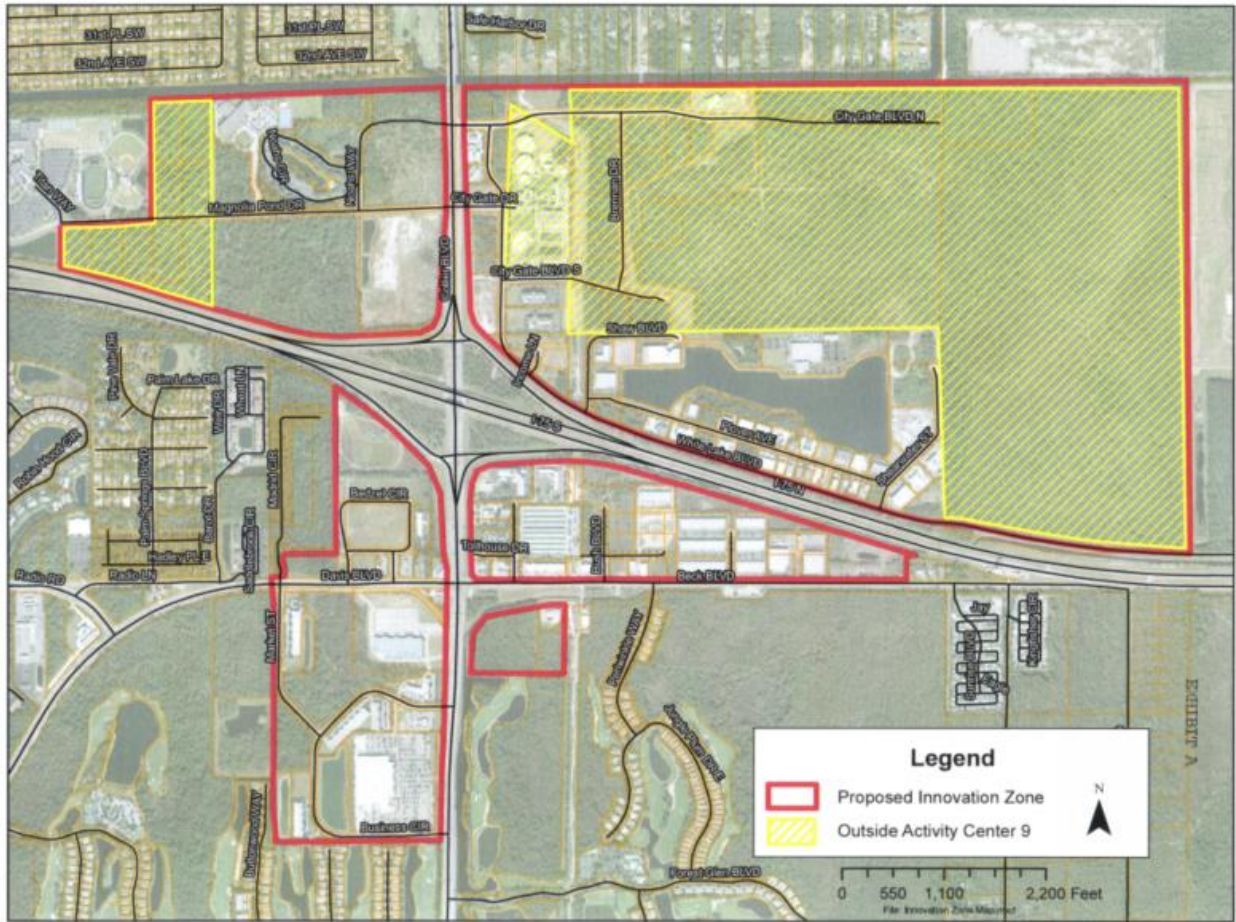


Exhibit B – Ordinance 2018-39



FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 12, 2018

Ms. Crystal K. Kinzel, Interim Clerk
Collier County
Post Office Box 413044
Naples, Florida 34101-3044

Attention: Teresa Cannon

Dear Ms. Kinzel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2018-39, which was filed in this office on July 12, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
www.dos.state.fl.us

Exhibit C – Florida Statutes 288.106 (1-2)

288.106 Tax refund program for qualified target industry businesses.—

(1) LEGISLATIVE FINDINGS AND DECLARATIONS.—The Legislature finds that retaining and expanding existing businesses in the state, encouraging the creation of new businesses in the state, attracting new businesses from outside the state, and generally providing conditions favorable for the growth of target industries creates high-quality, high-wage employment opportunities for residents of the state and strengthens the state’s economic foundation. The Legislature also finds that incentives narrowly focused in application and scope tend to be more effective in achieving the state’s economic development goals. The Legislature further finds that higher-wage jobs reduce the state’s share of hidden costs, such as public assistance and subsidized health care associated with low-wage jobs. Therefore, the Legislature declares that it is the policy of the state to encourage the growth of higher-wage jobs and a diverse economic base by providing state tax refunds to qualified target industry businesses that originate or expand in the state or that relocate to the state.

(2) DEFINITIONS.—As used in this section:

(a) “Account” means the Economic Development Incentives Account within the Economic Development Trust Fund established under s. 288.095.

(b) “Authorized local economic development agency” means a public or private entity, including an entity defined in s. 288.075, authorized by a county or municipality to promote the general business or industrial interests of that county or municipality.

(c) “Average private sector wage in the area” means the statewide private sector average wage or the average of all private sector wages and salaries in the county or in the standard metropolitan area in which the business is located.

(d) “Business” means an employing unit, as defined in s. 443.036, that is registered for reemployment assistance purposes with the state agency providing reemployment assistance tax collection services under an interagency agreement pursuant to s. 443.1316, or a subcategory or division of an employing unit that is accepted by the state agency providing reemployment assistance tax collection services as a reporting unit.

(e) “Corporate headquarters business” means an international, national, or regional headquarters office of a multinational or multistate business enterprise or national trade association, whether separate from or connected with other facilities used by such business.

(f) “Enterprise zone” means an area designated as an enterprise zone pursuant to s. 290.0065.

(g) “Expansion of an existing business” means the expansion of an existing Florida business by or through additions to real and personal property, resulting in a net increase in employment of not less than 10 percent at such business.

(h) “Fiscal year” means the fiscal year of the state.

(i) “Jobs” means full-time equivalent positions, including, but not limited to, positions obtained from a temporary employment agency or employee leasing company or through a union agreement or coemployment under a professional employer organization agreement, that result directly from a project in this state. The term does not include temporary construction jobs involved with the construction of facilities for the project or any jobs previously included in any application for tax refunds under s. 288.1045 or this section.

Exhibit C – Florida Statutes 288.106 (1-2)

(j) “Local financial support” means funding from local sources, public or private, that is paid to the Economic Development Trust Fund and that is equal to 20 percent of the annual tax refund for a qualified target industry business. A qualified target industry business may not provide, directly or indirectly, more than 5 percent of such funding in any fiscal year. The sources of such funding may not include, directly or indirectly, state funds appropriated from the General Revenue Fund or any state trust fund, excluding tax revenues shared with local governments pursuant to law.

(k) “Local financial support exemption option” means the option to exercise an exemption from the local financial support requirement available to any applicant whose project is located in a brownfield area, a rural city, or a rural community. Any applicant that exercises this option is not eligible for more than 80 percent of the total tax refunds allowed such applicant under this section.

(l) “New business” means a business that applies for a tax refund under this section before beginning operations in this state and that is a legal entity separate from any other commercial or industrial operations owned by the same business.

(m) “Project” means the creation of a new business or expansion of an existing business.

(n) “Qualified target industry business” means a target industry business approved by the department to be eligible for tax refunds under this section.

(o) “Rural city” means a city having a population of 10,000 or fewer, or a city having a population of greater than 10,000 but fewer than 20,000 that has been determined by the department to have economic characteristics such as, but not limited to, a significant percentage of residents on public assistance, a significant percentage of residents with income below the poverty level, or a significant percentage of the city’s employment base in agriculture-related industries.

(p) “Rural community” means:

1. A county having a population of 75,000 or fewer.
2. A county having a population of 125,000 or fewer that is contiguous to a county having a population of 75,000 or fewer.
3. A municipality within a county described in subparagraph 1. or subparagraph 2.

For purposes of this paragraph, population shall be determined in accordance with the most recent official estimate pursuant to s. 186.901.

(q) “Target industry business” means a corporate headquarters business or any business that is engaged in one of the target industries identified pursuant to the following criteria developed by the department in consultation with Enterprise Florida, Inc.:

1. Future growth.—Industry forecasts should indicate strong expectation for future growth in both employment and output, according to the most recent available data. Special consideration should be given to businesses that export goods to, or provide services in, international markets and businesses that replace domestic and international imports of goods or services.

Exhibit C – Florida Statutes 288.106 (1-2)

2. **Stability.**—The industry should not be subject to periodic layoffs, whether due to seasonality or sensitivity to volatile economic variables such as weather. The industry should also be relatively resistant to recession, so that the demand for products of this industry is not typically subject to decline during an economic downturn.

3. **High wage.**—The industry should pay relatively high wages compared to statewide or area averages.

4. **Market and resource independent.**—The location of industry businesses should not be dependent on Florida markets or resources as indicated by industry analysis, except for businesses in the renewable energy industry.

5. **Industrial base diversification and strengthening.**—The industry should contribute toward expanding or diversifying the state’s or area’s economic base, as indicated by analysis of employment and output shares compared to national and regional trends. Special consideration should be given to industries that strengthen regional economies by adding value to basic products or building regional industrial clusters as indicated by industry analysis. Special consideration should also be given to the development of strong industrial clusters that include defense and homeland security businesses.

6. **Positive economic impact.**—The industry is expected to have strong positive economic impacts on or benefits to the state or regional economies. Special consideration should be given to industries that facilitate the development of the state as a hub for domestic and global trade and logistics.

The term does not include any business engaged in retail industry activities; any electrical utility company as defined in s. 366.02(2); any phosphate or other solid minerals severance, mining, or processing operation; any oil or gas exploration or production operation; or any business subject to regulation by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation. Any business within NAICS code 5611 or 5614, office administrative services and business support services, respectively, may be considered a target industry business only after the local governing body and Enterprise Florida, Inc., make a determination that the community where the business may locate has conditions affecting the fiscal and economic viability of the local community or area, including but not limited to, factors such as low per capita income, high unemployment, high underemployment, and a lack of year-round stable employment opportunities, and such conditions may be improved by the location of such a business to the community. By January 1 of every 3rd year, beginning January 1, 2011, the department, in consultation with Enterprise Florida, Inc., economic development organizations, the State University System, local governments, employee and employer organizations, market analysts, and economists, shall review and, as appropriate, revise the list of such target industries and submit the list to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

(r) “Taxable year” means taxable year as defined in s. 220.03(1)(y).

QUALIFIED TARGET INDUSTRY (QTI) TAX REFUND

TARGET INDUSTRIES BY NAICS CODE

Only businesses able to locate in other states and serving multi-state and/or international markets are targeted. Retail activities, utilities, mining and other extraction or processing businesses, and activities regulated by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation, are statutorily excluded from consideration. All projects are evaluated on an individual basis and therefore operating in a target industry does not automatically indicate eligibility.

MANUFACTURING (31-33)

- Food Manufacturing (311)
- Beverage Manufacturing (312)
- Textile Mills (313)
- Textile Product Mills (314)
- Apparel Manufacturing (315)
- Leather and Allied Product Manufacturing (316)
- Wood Product Manufacturing (321)
- Paper Manufacturing (322)
- Printing and Related Support Activities (323)
- Petroleum and Coal Products Manufacturing (324)
- Chemical Manufacturing (325)
- Plastics and Rubber Products Manufacturing (326)
- Nonmetallic Mineral Product Manufacturing (327)
- Primary Metal Manufacturing (331)
- Fabricated Metal Product Manufacturing (332)
- Machinery Manufacturing (333)
- Computer and Electronic Product Manufacturing (334)
- Electrical Equipment, Appliance, and Component Manufacturing (335)
- Transportation Equipment Manufacturing (336)
- Furniture and Related Product Manufacturing (337)
- Miscellaneous Manufacturing (339)

GLOBAL LOGISTICS & TRADE

- Wholesale Trade (42)
 - Merchant Wholesalers, Durable Goods (423)
 - Merchant Wholesalers, Nondurable Goods (424)
 - Wholesale Electronic Markets and Agents and Brokers (425)
- Transportation and Warehousing (48-49)

FINANCE & INSURANCE

- Credit Intermediation and Related Activities (522)
- Securities, Commodity Contracts, and Other Financial Investments and Related Activities (523)
- Insurance Carriers and Related Activities (524)
- Funds, Trusts, and Other Financial Vehicles (525)

INFORMATION TECHNOLOGY

- Publishing Industries (except Internet) (511)
- Motion Picture & Sound Recording Industries (512)
- Telecommunications (517)
- Data Processing, Hosting & Related Services (518)
- Other Information Services (519)

PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES (54)

CORPORATE HEADQUARTERS

- Management of Companies and Enterprises (55)

OTHER

- Educational Services (611)*
- Medical & Diagnostic Laboratories (621)
- Space Research & Technology (927)

ADMINISTRATIVE & SUPPORT SERVICES (561)**

- *Only includes 611430, 611512 and 611710
- **Excludes 5611 and 5614 unless otherwise permitted in 288.106 F.S.

LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20200002505

ORIGIN

Growth Management Department

HEARING DATES

BCC TBD
 CCPC TBD
 DSAC TBD
 DSAC-LDR 12/15/2020

SUMMARY OF AMENDMENT

This amendment shall increase the written public notification distance to property owners for land use petitions within the Rural and Urban Golden Gate Estates of the Golden Gate Area Master Plan (GGAMP). It implements the GGAMP and requires an amendment to the Administrative Code regarding public notice procedures for land use petitions.

LDC SECTION TO BE AMENDED

10.03.05-Required Methods of Providing Public Notice

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
TBD

DSAC
TBD

CCPC
TBD

BACKGROUND

On September 24, 2019 the Board adopted two GGAMP policies, 4.2.4 of the Rural Golden Gate Estates Sub-Element and 3.2.4 of the Urban Golden Gate Estates Sub-Element. These policies stipulate the County shall initiate a review of written public notification to homeowners for land use petitions in the Rural and Urban Golden Gate Estates area in the LDC and Administrative Code. Recognizing the low density characteristics of the Urban and Rural Golden Gate, the policies objectives are to consider increasing the notification distance with particular attention to be given to properties located on dead-end Estates streets or avenues. Further, the GGAMP restudy 2017 white paper suggested the notice requirements be extended the length of any dead-end street or avenue where a direct transportation or aesthetic impact can be anticipated.

Currently, mailed notices for land use petitions are sent to property owners within 500 feet of the property lines of the subject property for areas in the urban designated area of the future land use element of the GMP and within 1,000 feet for all other areas. For the Rural and Urban Golden Gate Estates area, the mailed notice requirement for land use petitions has been 1,000 feet from the subject property.

To evaluate different notification distances and compare the percentage of parcel notifications captured within the prescribed areas, staff performed an analysis of four areas. The notification distances utilized were 1,000 feet, 1,500 feet, 2,000 feet and 2,500 feet from the subject properties. The four GGAMP Estates designations studied were; the Randall Boulevard Commercial Subdistrict (56.50 acres), Wilson Blvd./Golden Gate Blvd. Neighborhood Center (18.34 acres), Golden Gate Parkway Institutional Subdistrict (16.30 acres) and Golden Gate Blvd/Everglades Blvd. Neighborhood Center (18.34 acres). Abutting transitional conditional use parcels, which are areas located between an existing non-residential and residential area, were also included. All notification distances intersect several dead-end streets or avenues which typically stop due to a perpendicular canal or drainage flow way. Exhibit A illustrates the number and percentages of dead-end street or avenue parcels captured by each of the notification distances.

Based on the selected areas, staff is recommending the public notification distance be extended from 1,000 feet to 2,500 feet. This notification distance had captured more the half of the parcels on dead end streets and in one case 94.8 percent of the dead-end street parcels. By adopting this notification distance, staff is able to automate the

notification to property owners without having to perform a manual review of all parcels on each intersecting dead-end street. It shall minimize the level of effort and added expense of staff time to manually identify each dead end street parcel outside of the increased notification distance.

FISCAL & OPERATIONAL IMPACTS

There will be an added expense to notify additional properties by the petitioner.

GMP CONSISTENCY

To be provided by Comprehensive Planning Staff.

EXHIBITS: A) Estates Dead-End Street Parcel Notification Table

Amend the LDC as follows:

10.03.05 – Required Methods of Providing Public Notice

1
2 This section shall establish the required methods of providing public notice. Chapter 8 of the
3 Administrative Code shall establish the public notice procedures for land use petitions.
4

5 A. Neighborhood Information Meetings (NIM). Neighborhood Information Meetings, where
6 required, shall be held prior to the first public hearing and noticed as follows:
7

8 1. Mailed Notice shall be sent prior to the NIM and shall be pursuant to LDC section
9 10.03.05 B.
10

11 2. Newspaper Advertisement prior to the NIM.
12

13 B. Mailed Notice.
14

15 1. Where required, Mailed Notice shall be sent to property owners in the
16 notification area as follows:

17 a. For areas in the urban designated area of the future land use
18 element of the Growth Management Plan notices shall be sent to
19 all property owners within 500 feet of the property lines of the
20 subject property.

21 b. For all other areas, except for the Rural and Urban Golden Gate
22 Estates subdivision area, notices shall be sent to all property
23 owners within 1,000 feet of the property lines of the subject
24 property.

25 c. For areas within the Rural and Urban Golden Gate Estates
26 subdivision area, notices shall be sent to all property owners within
27 2,500 feet of the subject property lines.

28 e. d. Notices shall also be sent to property owners and condominium and
29 civic associations whose members may be impacted by the
30 proposed land use changes and who have formally requested the
31 county to be notified. A list of such organizations must be provided
32 and maintained by the county, but the applicant must bear the
33 responsibility of insuring that all parties are notified.

34 * * * * *
35 # # # # #

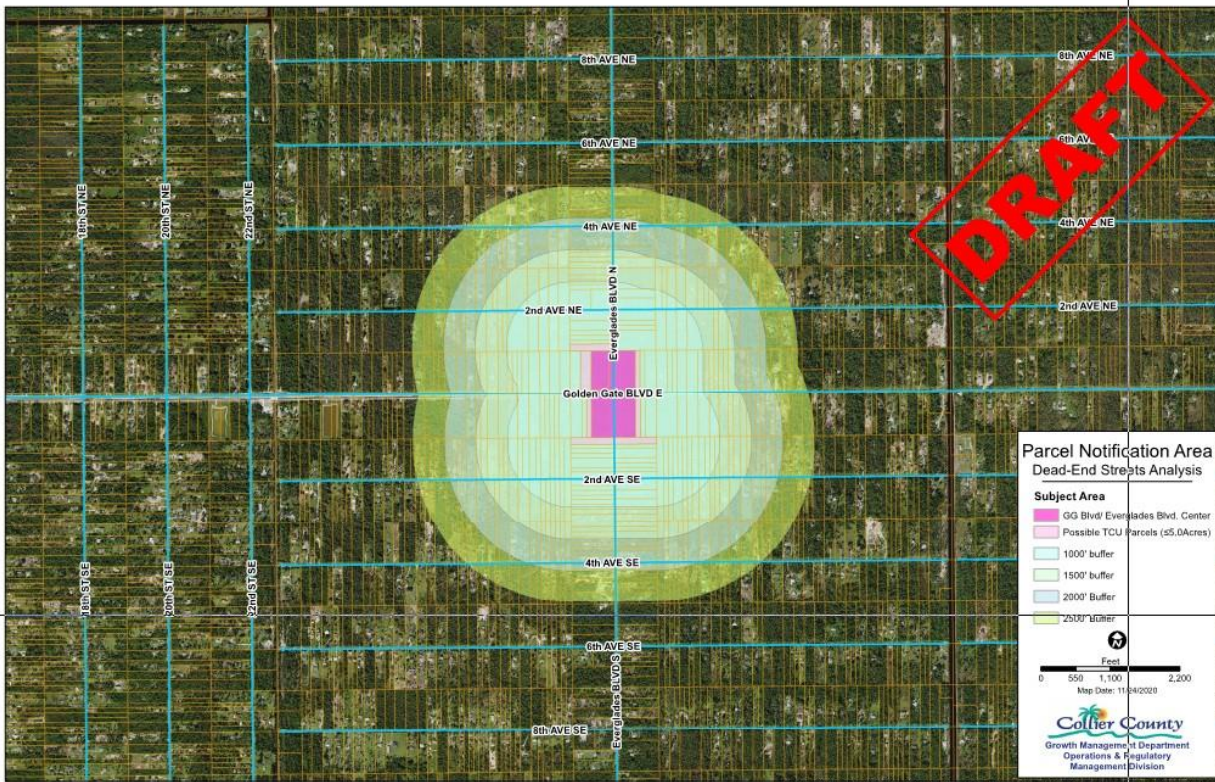
Exhibit A – Estates Dead-End Street Parcel Notification Table

1
2

Parcel Notification Distances By Subdistricts-Limited to Intersecting Dead End Streets
Data Provided by GIS/Addressing Section(11-24-20)

Golden Gate Estates Area Designation	Dead End Street Name	1,000 feet		1,500 feet		2,000 feet		2,500 feet		Total of All Parcels on Dead End Street	All Parcels Within Each Notification Area (Including Subject Area)
GG Blvd. and Everglades Blvd. Center (18.34 acres)	2nd AVE NE (2 segments)	25	20.7%	40	33.1%	53	43.8%	66	54.5%	121	1,000' Parcels: 145 Owners: 145 1,500' Parcels: 239 Owners: 239 2,000' Parcels: 353 Owners: 353 2,500' Parcels: 471 Owners: 471
	2nd AVE SE (2 segments)	44	27.3%	62	38.5%	82	50.9%	102	63.4%	161	
	4th AVE NE (2 segments)	0	0.0%	0	0.0%	31	25.4%	54	44.3%	122	
	4th AVE SE (2 segments)	0	0.0%	0	0.0%	50	33.8%	77	52.0%	148	
	Totals	69	12.5%	102	18.5%	216	39.1%	299	54.2%	552	

3

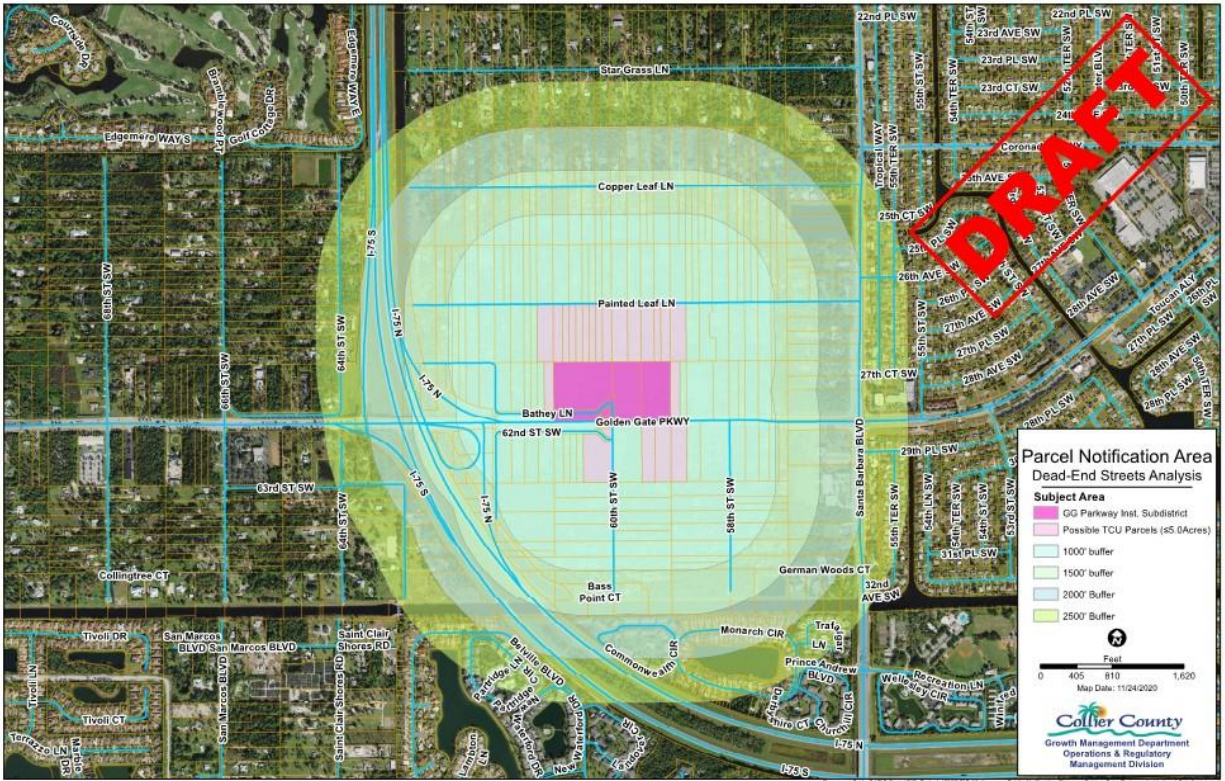


4
5

Exhibit A – Estates Dead-End Street Parcel Notification Table

Golden Gate Estates Area Designation	Dead End Street Name	1,000 feet		1,500 feet		2,000 feet		2,500 feet		Total of All Parcels on Dead End Street	All Parcels Within Each Notification Area (Including Subject Area)	
Golden Gate Parkway Institutional Subdistrict (16.30 acres)	Bathey LN (1 segment)	19	73.1%	26	100.0%	26	100.0%	26	100.0%	26		1,000' Parcels: 173 Owners: 173 1,500' Parcels: 257 Owners: 257 2,000' Parcels: 376 Owners: 768 2,500' Parcels: 619 Owners: 1,625
	Painted Leaf LN (1 segment)	57	87.7%	64	98.5%	65	100.0%	65	100.0%	65		
	58th ST SW (1 segment)	17	94.4%	18	100.0%	18	100.0%	18	100.0%	18		
	60th ST SW (1 segment)	17	94.4%	18	100.0%	18	100.0%	18	100.0%	18		
	62nd ST SW (1 segment)	17	77.3%	22	100.0%	22	100.0%	22	100.0%	22		
	Bass Point CT (1 segment)	0	0.0%	2	100.0%	2	100.0%	2	100.0%	2		
	Copper Leaf LN (1 segment)	0	0.0%	59	84.3%	70	100.0%	70	100.0%	70		
	German Woods CT (1 segment)	0	0.0%	0	0.0%	6	100.0%	6	100.0%	6		
	63rd ST SW (1 segment)	0	0.0%	0	0.0%	9	90.0%	10	100.0%	10		
	64th ST SW (3 segments)	0	0.0%	0	0.0%	0	0.0%	37	71.2%	52		
Totals		127	43.9%	209	72.3%	236	81.7%	274	94.8%	289		

1

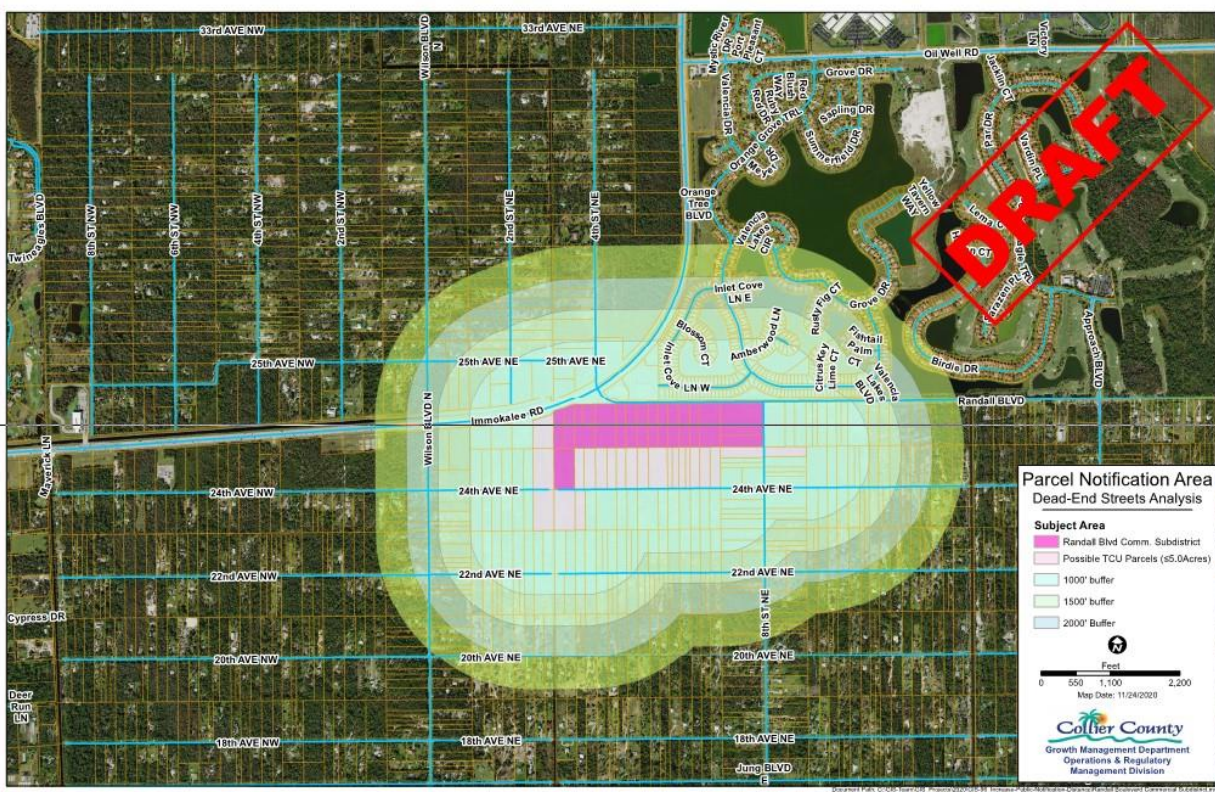


2

Exhibit A – Estates Dead-End Street Parcel Notification Table

Golden Gate Estates Area Designation	Dead End Street Name	1,000 feet		1,500 feet		2,000 feet		2,500 feet		Total of All Parcels on Dead End Street	All Parcels Within Each Notification Area (Including Subject Area)
Randall Blvd. Commercial Subdistrict (56.50 acres)	2nd ST NE (2 segments)	5	8.3%	11	18.3%	18	30.0%	24	40.0%	60	
	4th ST NE (1 segment)	4	9.8%	7	17.1%	10	24.4%	12	29.3%	41	
	22nd AVE NE (3 segments)	45	43.3%	74	71.2%	85	81.7%	96	92.3%	104	
	24th AVE NE (3 segments)	63	71.6%	70	79.5%	81	92.0%	88	100.0%	88	
	25th AVE NE (2 segments)	10	71.4%	14	100.0%	14	100.0%	14	100.0%	14	
	20th AVE NE (2 segments)	0	0.0%	0	0.0%	33	62.3%	48	90.6%	53	
	22nd AVE NW (1 segment)	0	0.0%	0	0.0%	2	2.9%	4	5.8%	69	
	24th AVE NW (1 segment)	0	0.0%	0	0.0%	2	4.3%	4	8.7%	46	
	25th AVE NW (1 segment)	0	0.0%	0	0.0%	2	6.5%	6	19.4%	31	
	Wilson BLVD N (1 segment)	0	0.0%	0	0.0%	7	10.8%	17	26.2%	65	
Totals		127	22.2%	176	30.8%	254	44.5%	313	54.8%	571	1,000' Parcels: 341 Owners: 341 1,500' Parcels: 502 Owners: 502 2,000' Parcels: 675 Owners: 675 2,500' Parcels: 849 Owners: 849

1

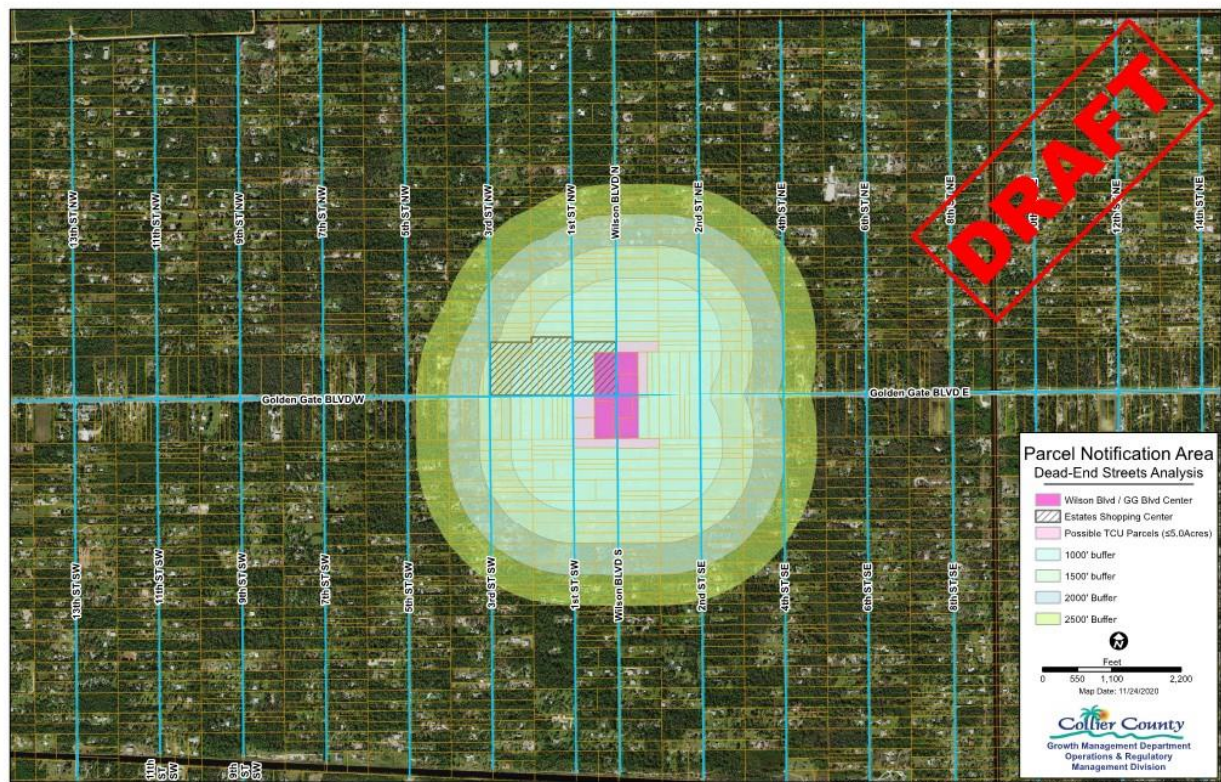


2

Exhibit A – Estates Dead-End Street Parcel Notification Table

Golden Gate Estates Area Designation	Dead End Street Name	1,000 feet		1,500 feet		2,000 feet		2,500 feet		Total of All Parcels on Dead End Street	All Parcels Within Each Notification Area (Including Subject Area)
Wilson Blvd. and GG Blvd. Center (18.34 acres)	1st ST NW (1 segment)	19	27.5%	28	40.6%	36	52.2%	44	63.8%	69	
	1st ST SW (1 segment)	21	38.2%	24	43.6%	28	50.9%	35	63.6%	55	
	2nd ST NE (1 segment)	18	26.5%	25	36.8%	32	47.1%	39	57.4%	68	
	2nd ST SE (1 segment)	17	26.2%	26	40.0%	31	47.7%	38	58.5%	65	
	Wilson BLVD S (1 segment)	20	30.3%	26	39.4%	31	47.0%	38	57.6%	66	
	3rd ST NW (1 segment)	0	0.0%	13	21.7%	24	40.0%	32	53.3%	60	
	3rd ST SW (1 segment)	0	0.0%	16	23.5%	27	39.7%	35	51.5%	68	
	4th ST NE (1 segment)	0	0.0%	0	0.0%	16	24.6%	27	41.5%	65	
	4th ST SE (1 segment)	0	0.0%	0	0.0%	20	28.6%	29	41.4%	70	
Totals		95	16.2%	158	27.0%	245	41.8%	317	54.1%	586	1,000' Parcels: 141 Owners: 141 1,500' Parcels: 217 Owners: 217 2,000' Parcels: 310 Owners: 310 2,500' Parcels: 411 Owners: 411

1



2
3