



LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20210001033

ORIGIN

Board of County
Commissioners (Board)

SUMMARY OF AMENDMENT

This land development code (LDC) amendment updates LDC section 4.02.16 by creating limited bonus density pool allocation provisions for the Bayshore Gateway Triangle Redevelopment Area (BGTRA). The bonus density pool allocation program, which grants additional dwelling units to qualifying projects, was originally established for the BGTRA in 2006. This LDC amendment also proposes changes to the Administrative Code.

HEARING DATES

BCC 03/08/2022
CCPC 11/18/2021
DSAC 08/04/2021
DSAC-LDR 06/15/2021

LDC SECTION TO BE AMENDED

01.08.01 Abbreviations
04.02.16 Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area
10.02.15 Requirements for Mixed Use Projects within the Bayshore Gateway Triangle Redevelopment Area
10.03.06 Public Notice and Required Hearings for Land Use Petitions

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR

Approval with Recommendations

DSAC

Approval

CCPC

Approval with Recommendations

BACKGROUND

The Collier County Community Redevelopment Agency (CRA) was established on March 14, 2000, to focus on the rehabilitation, conservation, or redevelopment of two different geographic areas in the County, one of which being the Bayshore/Gateway Triangle Redevelopment Area described in Resolution 2000-83. The Board adopted the Collier County Community Redevelopment Plan (Redevelopment Plan) on June 13, 2000. Later that year, the Board adopted two ordinances, described as follows:

Ordinance 2000-87

This was an amendment that established the Bayshore/Gateway Triangle Overlay (B/GTRO) in the GMP. A maximum of 388 dwelling units was approved for the B/GTRO for density bonuses purposes. These dwelling units were derived from the then-anticipated rezoning of the botanical gardens property, which subsequently occurred in 2003, pursuant to Ordinance 2003-29.

Ordinance 2000-92

This was an amendment to the LDC that established the Bayshore Drive Mixed Use Overlay District (BMUD). In 2006, the LDC was amended to include the bonus density pool allocation provisions, pursuant to Ordinance 2006-08. These 388 bonus density units were to be used in the BMUD and the newly created Gateway Triangle Mixed Use Overlay District (GTMUD), through the mixed use project (MUP) approval process.

On May 28, 2013, the Board approved a Growth Management Plan (GMP) amendment to the B/GTRO, stipulating that no project could utilize more than 97 units or 25% of the total density pool available. Almost six years later, a major amendment to the Redevelopment Plan was made, reflecting the current conditions of the Bayshore Gateway Triangle area (Exhibit A) and updating the vision and approach to redevelopment in that area. One of the sub-issues of the Redevelopment Plan is that the built density of the BGTRA is “far below approved density” for the RMF-6 residences in the Gateway Triangle area (see Exhibit B). The Redevelopment Plan contains the density bonus pool for the purpose promoting urban-style development. The bonus density pool can be increased through allocation of residential units that are not developed. When residentially-zoned properties

are rezoned to a non-residential district, those undeveloped dwelling units can be dedicated to the bonus density pool allocation via a legally recorded instrument, restricting the property from developing dwelling units in the future. The total number of dwelling units in the program was once 388; however, as of the date of this publication, only 122 remain. The number of available units is monitored by the CRA. The proposed provisions for limited density bonus allocation units will be applicable to mixed use projects as well as multi-family residential projects.

The purpose of this LDC amendment is threefold: to replenish the pool of units, address smaller multi-family or mixed-use sites seeking one to four bonus units, and to refine eligibility criteria to provide for bonus units to provide for public realm improvements. It should be noted that an amendment to the GMP (PL20210000603) is currently being processed to ensure the Redevelopment Plan will be consistent with the GMP. As such, this LDC amendment will ensure the LDC will be consistent with the contemplated changes to the GMP by providing for the limited density bonus pool allocation provisions.

DSAC-LDR Subcommittee Recommendation: The DSAC-LDR Subcommittee recommended approval with the following changes, which have been incorporated into the amendment:

- Delete the word “approved” where it indicates “approved criteria” in LDC section 4.02.16 C.11.
- Delete the following paragraph in LDC section 4.02.16 C.12.a.iv.: Where no engineer’s Opinion of Probable Cost is available at time of SDP or plat approval, the architects estimate of value will be reviewed and approved by the County Manager or designee.
- Get clarification from County Attorney’s Office regarding LDC section 4.02.16 C.12.b.ii.

The DSAC-LDR Subcommittee did not object to any of staff’s edits that were presented at the meeting. They understood that future changes to administrative code may be forthcoming and advised that those changes could be brought directly to the DSAC.

CCPC Recommendation: The CCPC recommended approval with the following changes, which have been incorporated into the amendment:

- Insert the term “contiguous” into several sections of the amendment, as discussed at the hearing; and
- With respect to the names/abbreviations of the overlays, the CCPC reserves the right to retroactively apply to this LDC amendment any changes that are made to the companion LDC amendment (PL20210001222), which will be heard later at 5:05 p.m.

FISCAL & OPERATIONAL IMPACTS

No fiscal impacts are anticipated. However, the workload of the Office of the Hearing Examiner can potentially increase due to the Limited Bonus Density Pool Allocation application process, resulting in an operational impact.

GMP CONSISTENCY

The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the Future Land Use Element, B/GTRO, of the GMP. This determination is based on an expectation that the companion GMPA (PL20210000603) will be adopted by the Board, along with a companion administrative code amendment providing specifics of when a TIS or consistency with access management would be required for this new process.

EXHIBITS: A) CRA Study Area in Redevelopment Plan; B) Table 5-2-1 of Redevelopment Plan; and C) Administrative Code Changes

Amend the LDC as follows:

1.08.01 – Abbreviations

ICBSD	Immokalee Central Business Subdistrict
LDBPA	Limited Density Bonus Pool Allocation
LDC	Collier County Land Development Code

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4.02.16 - Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area

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C. Additional Standards for Specific Uses. Certain uses may be established, constructed, continued, and/or expanded provided they meet certain mitigating standards specific to their design and/or operation. These conditions ensure compatibility between land uses and building types and minimize adverse impacts to surrounding properties.

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10. Limited Density Bonus Pool Allocation (LDBPA) for multi-family or mixed use developments on two contiguous acres or less.

a. Purpose and Intent. The limited density bonus pool for smaller developments are to incentivize redevelopment and to promote investment in the public realm.

b. Eligibility. Up to two additional dwelling units per acre are allowed to be allocated to a multi-family or mixed use development through an LDBPA, subject to the following requirements and procedures:

i. The project must comply with the dimensional and design standards of the BZO or GTZO as applicable.

ii. The development shall be within a zoning district or overlay zoning district that permits multi-family development or mixed use development.

iii. The property shall be limited to a maximum of two contiguous acres. An allocation request shall not be granted for property that is subdivided after the [effective date of Ordinance].

iv. The maximum number of additional units shall be limited to four additional units and not exceed a density increase of two additional dwelling units per acre.

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v. Development must comply with eligibility criteria in LDC section 4.02.16 C.12.

vi. The Administrative Code shall establish the process and submittal requirements for an LBDPA application.

c. Public notice. Public notice, notice to property owners, and an advertised public hearing, is required and shall be provided in accordance with the applicable provisions of LDC section 10.03.06 R and Chapter 6 of the Administrative Code.

d. Evaluation criteria. The application shall be reviewed by the Hearing Examiner or CCPC for compliance with the following standards of approval:

i. The proposed development is consistent with the GMP.

ii. The development shall have a beneficial effect upon the neighborhood and advance a Goal, Objective, or Strategy of the adopted Bayshore Gateway Triangle Community Redevelopment Plan.

iii. Internal driveways, utilities, drainage facilities, recreation areas, building heights, yards, architectural features, vehicular parking, loading facilities, sight distances, landscaping and buffers shall be adequate for the particular use involved.

iv. Vehicular access to the project shall not be gated.

v. The petition has provided compatibility enhancements by exceeding minimum buffer requirements or incorporating streetscape enhancements.

vi. Compliance with the public realm improvement requirements in LDC section 4.02.16 C.12.

11. Density Pool Allocation for developments over two contiguous acres. LDC section 10.02.15 C. provides for the process for a development to utilize the Density Pool. In addition to those criteria, the application shall also provide for:

a. Commitment that the project shall not be gated.

b. Contribution to the public realm improvements in LDC section 4.02.16 C.12.

12. Public realm improvements. Any project that receives an allocation of Density Bonus Pool units requires an improvement or contribution to the public realm within the BGT CRA at time of SDP or Plat approval.

1 a. Monetary Contributions will be made to CRA for the CRA's Public Art Fund
2 or Capital Project Fund, or County Capital Project fund for projects within
3 the BGT CRA boundary as follows:

4
5 i. For projects that receive one to four units from the Density Bonus
6 Pool, the amount will be three percent of the engineer's Opinion of
7 Probable Cost, to be provided at time of each SDP or PPL for the
8 project;

9
10 ii. For projects that receive five to nine units from the Density Bonus
11 Pool, the amount will be five percent of the engineer's Opinion of
12 Probable Cost, to be provided at time of each SDP or PPL for the
13 project;

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15 iii. For projects that receive ten or more units from the Density Bonus
16 Pool, the amount will be five percent of the engineer's Opinion of
17 Probable Cost, to be provided at time of each SDP or PPL for the
18 project, plus an additional one percent of the engineer's Opinion of
19 Probable Cost for each increment of 10 Density Bonus Pool units
20 allocated over nine units; for example for 20-29 Density Bonus Pool
21 units, the calculation is five percent + one percent + one percent =
22 seven percent; or

23
24 b. As an alternative or offset to the monetary contribution of LDC section
25 4.02.16 C.12., physical improvements within the project and land or
26 easement dedications may be made to the County or the CRA provided the
27 improvement and/or land or easement is identified as a need in the adopted
28 CRA Redevelopment Plan, Public Art Pilot Plan, CRA Capital Improvement
29 Plan or County Capital Improvement Plans, and in accordance with the
30 following:

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32 i. The applicant's physical contribution and/or dedication of land or
33 easement will be approved by the CRA advisory board or CRA staff
34 and stated in a condition of approval as part of the public hearing
35 process required for projects seeking units from the Density Bonus
36 Pool, as a condition of approval of the SDP or plat or in a
37 developer's agreement.

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39 ii. The value of the land or easement dedication shall be the fair
40 market value determined by a real estate appraisal approved by the
41 County Manager or designee. The cost of physical improvement
42 shall be determined according to an engineer's Opinion of Probable
43 Cost, or where no engineer's Opinion of Probable Cost is available
44 the architect's estimate of value, which must be approved by the
45 County Manager or designee, and

46
47 iii. If the value of the land or easement conveyance and the cost of the
48 physical improvement is less than the required monetary
49 contribution in LDC section 4.02.16 C.12.a., then the applicant will
50 pay the difference as a monetary contribution to CRA for the CRA's

Public Art Fund or Capital Project Fund, or County Capital Project fund for projects within the BGTCRA boundary.

c. Prior to the issuance of the first certificate of occupancy for the project, the applicant shall provide evidence that the required monetary contribution has been deposited within the appropriate CRA fund, the land or public easement conveyance has been accepted by the County or CRA and recorded in the Public Records of Collier County, and/or the public realm improvement has been installed or constructed as required by developer's agreement or condition of development order approval.

13. Expiration. All Density Bonus Pool allocations shall expire five years from the date of approval if building permits for the allocated units have not be issued. Upon expiration, the units shall revert to the Density Bonus Pool.

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10.02.15 - Requirements for Mixed Use Projects within the Bayshore Gateway Triangle Redevelopment Area

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C. Bonus Density Pool Allocation. Under the Collier County Future Land Use Element, bonus density units are available for reallocation within the Bayshore/Gateway Triangle Redevelopment Overlay. The County Manager or designee will track the Bonus Density Pool balance as the units are used. These bonus density units may be allocated between the BZO and GTZO overlays and shall only be allocated through a public hearing approval process.

To qualify for up to 12 dwelling units per acre, projects shall comply with the following criteria. This density of up to 12 dwelling units per acre is only applicable until the bonus density pool has been depleted.

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5. For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies.

6. Expiration. All Density Bonus Pool units shall expire five years from the date of approval if building permits for the allocated units have not be issued. Upon expiration, the units shall revert to the Density Bonus Pool.

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10.03.06 - Public Notice and Required Hearings for Land Use Petitions

This section shall establish the requirements for public hearings and public notices. This section shall be read in conjunction with LDC section 10.03.05 and Chapter 8 of the Administrative Code, which further establishes the public notice procedures for land use petitions.

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R. Site Plan with Deviations for Redevelopment, pursuant to LDC section 10.02.03 F., deviations in the GGPOD, pursuant to LDC section 4.02.26 E., [and the LBDPA, pursuant to LDC section 4.02.16 C.10.](#)

1. The following advertised public hearings are required:
 - a. One Planning Commission or Hearing Examiner hearing.
 - b. If heard by the Planning Commission, one BZA hearing.
2. The following notice procedures are required:
 - a. Newspaper Advertisement prior to the advertised public hearing in accordance with F.S. § 125.66.
 - b. Mailed Notice prior to the advertised public hearing.

Exhibit A – CRA Study Area in Redevelopment Plan

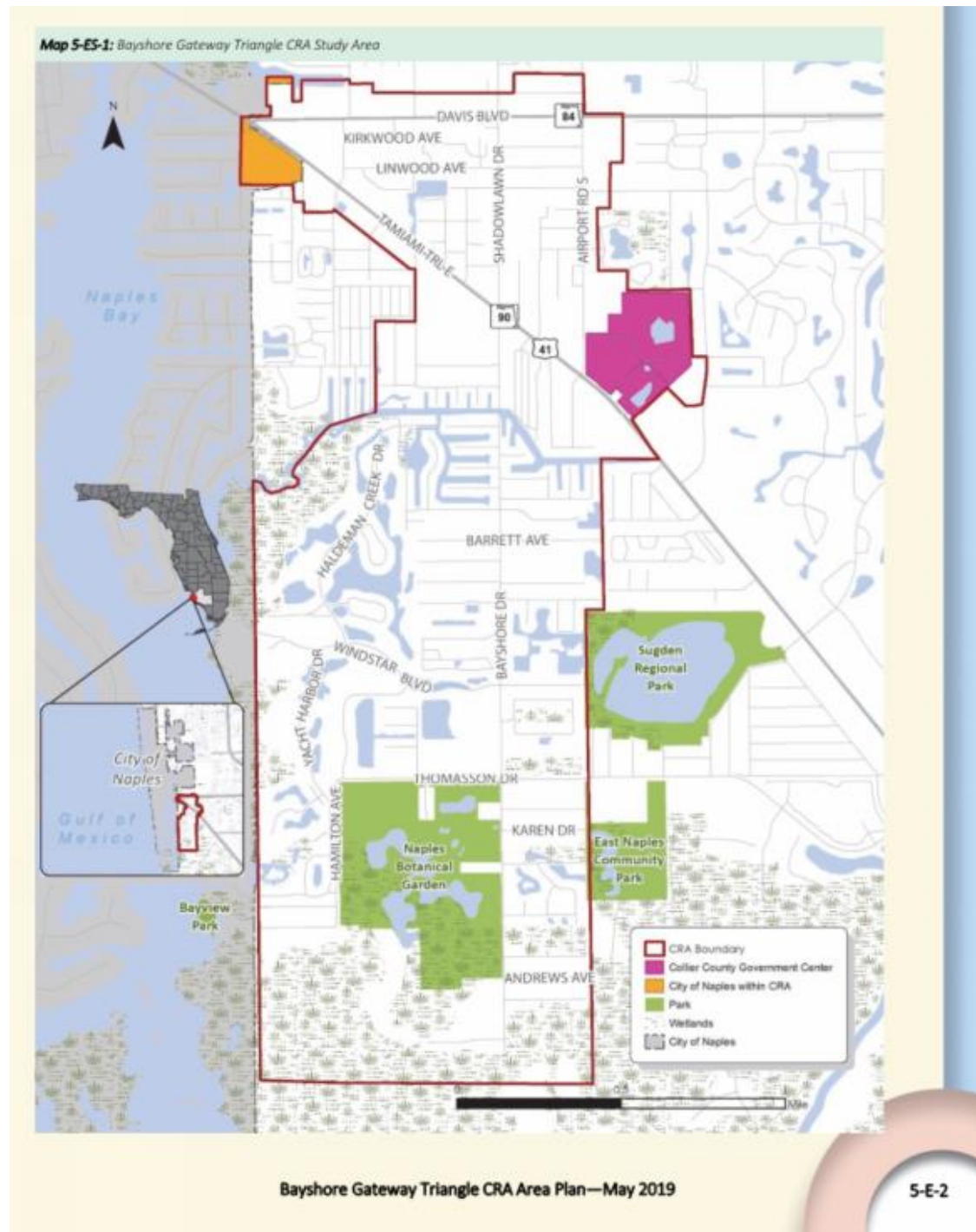


Exhibit B – Table 5-2-1 of Redevelopment Plan

Main Issue	Sub-Issue	Specific Locations Mentioned
Predominance of defective or inadequate street layout	Inadequate street layout and design (including sub-standard street widths)	<ul style="list-style-type: none"> Shadowlawn Dr Thomasson Dr Most local streets
	Commercial parking problems	<ul style="list-style-type: none"> Davis Blvd Airport Rd Bayshore Rd US 41
	Lack of streetlights along major arterial and most local streets	<ul style="list-style-type: none"> Major arterials Most local streets Davis Blvd
	Lack of sidewalks	<ul style="list-style-type: none"> Shadowlawn Dr Bayshore Rd south of Thomasson Rd Most local streets
	Lack of neighborhood connections	<ul style="list-style-type: none"> Residential neighborhoods
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Commercial lots	<ul style="list-style-type: none"> US 41 Davis Blvd Between Pine St and US 41
	Built density far below approved density	<ul style="list-style-type: none"> RMF-6 residences in Gateway Triangle area
	Not meeting lot standards in at least one respect	<ul style="list-style-type: none"> RMF-6 residential properties Bayshore area residences
Unsanitary or unsafe conditions	Disproportionate lack of plumbing	
	Disproportionate overcrowding	
	2 unsafe structures	
	Lack of sidewalks and streetlights	
Deterioration of site or other improvements	Poor drainage of local roads, surface water management problems	
Other problems	Lack of right-of-way for improvements along Shadowlawn Dr	
	No public transportation provided in CRA area	
	Housing affordability noted as an issue in the county and as an issue that could get worse in the CRA area	

Table 5-2-1: Findings of Blighted Conditions in CRA Area

Exhibit C – Administrative Code Changes

Chapter 3. Quasi-Judicial Procedures with a Public Hearing

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E. Mixed Use Project (MUP) – Public Hearing for use of Bonus Density Pool and/or other Deviations

Reference LDC sections 4.02.16 C.8, 10.02.15 and LDC Public Notice subsection 10.03.06 N.

Applicability This procedure applies to a request for a mixed use project (MUP) within the Bayshore Gateway Triangle [Community](#) Redevelopment Area which seeks to utilize the Bonus Density Pool and/or other deviations.

Eligible Applicants **Property owners** in the following zoning districts:

1. Bayshore [Zoning Overlay Mixed-Use District](#), Neighborhood Commercial ([BZOBMUD-NC](#)) Subdistrict
2. Bayshore [Zoning Overlay Mixed-Use District](#), Waterfront ([BZOBMUD-W](#)) Subdistrict
3. Gateway Triangle [Zoning Mixed-Use District](#) Overlay, Mixed Use District ([GTZOGTMUD-MXD](#)) Subdistrict

Pre-application A pre-application meeting is required.

Initiation The **applicant** files a “*Mixed Use Project Plan (MUP) with Deviations- Public Hearing,*” with the Planning & Zoning Division.

Application Contents MUPs that require a public hearing shall follow the applicable submittal requirements of a Conditional Use in *Chapter 3 C. of the Administrative Code*. In addition, pursuant to LDC subsection 10.02.15 A.2., the **applicant** shall prepare a conceptual plan depicting mixed use development and noting all deviations.

Completeness and Processing of Application The Planning & Zoning Division will review the application for completeness. After submission of the completed application packet accompanied with the required fee, the **applicant** will receive a mailed or electronic response notifying the **applicant** that the petition is being processed. Accompanying that response will be a receipt for the payment and the tracking number (i.e., XXX201200000) assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice Notification requirements are as follows: ⇔ *See Chapter 8 of the Administrative Code for additional notice information.*

1. **NIM:** The **NIM** shall be completed at least 15 days before the advertised Planning Commission hearing. The **NIM** shall be advertised and a mailed written notice shall be given to **property owners in the notification area** at least 15 days prior to the **NIM** meeting.

Exhibit C – Administrative Code Changes

Collier County Land Development Code | *Administrative Procedures Manual* Chapter 3 | *Quasi-Judicial Procedures with a Public Hearing*

2. **Mailed Notice:** Written notice shall be sent to **property owners in the notification area** at least 15 days before the advertised Planning Commission hearing.
3. **Newspaper Advertisements:** The legal advertisement shall be published at least 15 days before each advertised public hearing in a newspaper of general circulation. The advertisement shall include at a minimum:
 - Date, time, and location of the hearing;
 - Description of the proposed land uses; and
 - 2 in. x 3 in. map of the project location for the BZA advertisement.
4. **Sign:** (see format below) Posted at least 15 days before the advertised Planning Commission hearing date.

PUBLIC HEARING REQUESTING MIXED USE PROJECT APPROVAL

PETITION NUMBER: _____

TO ALLOW: _____
(Request-Sufficiently clear to describe the project)

LOCATION: _____

DATE: _____ TIME: _____

CONTACT: _____

THE ABOVE TO BE HELD IN THE BOARD OF COUNTY COMMISSIONERS CHAMBERS, THIRD FLOOR, COLLIER COUNTY GOVERNMENT CENTER, 3299 TAMIAMI TRAIL EAST, NAPLES, FLORIDA, 34112.

- Public Hearing**
1. The EAC shall hold at least 1 advertised public hearing, if required.
 2. The Planning Commission shall hold at least 1 advertised public hearing.
 3. The BZA shall hold at least 1 advertised public hearing.

Decision maker The BZA, following recommendations from both the EAC, if required, and the Planning Commission.

Review Process The Planning & Zoning Division will review the application, identify whether additional materials are needed, prepare a Staff Report, and schedule a hearing date before the EAC, if required, and Planning Commission to present the petition for review.

Following the recommendation by the Planning Commission, the Planning & Zoning Division will prepare an Executive Summary and schedule a hearing date before the BZA to present the petition for review.

Updated [Resolution 2022-###](#)

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Exhibit C – Administrative Code Changes

Chapter 4. Administrative Procedures

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F. Mixed Use Project – Administrative Approval

- Reference** LDC sections 10.02.15 and 4.02.16.
- Applicability** This procedure applies to a request for a mixed use project (MUP) within the Bayshore Gateway Triangle Redevelopment Area that is not seeking a Density Bonus and/or is eligible for administrative deviations pursuant to LDC subsections 10.02.15 A.1 and 10.02.15 B.
- Eligible Applicants** **Property owners** in the following zoning districts:
- Bayshore [Zoning Overlay Mixed Use District](#), Neighborhood Commercial ([BZOBMUD-NC](#)) Subdistrict
 - Bayshore [Zoning Overlay Mixed Use District](#), Waterfront ([BZOBMUD-W](#)) Subdistrict
 - Gateway Triangle [Zoning Mixed Use District Overlay](#), Mixed Use District ([GTZOGTMUD-MXD](#)) Subdistrict.
- Pre-application** A pre-application meeting is required.
- Initiation** The **applicant** files a “*Mixed Use Project Plan (MUP) – Administrative Approval*” application with the Development Review Division.
- Application Contents** Pursuant to LDC subsection 10.02.15 A.1.b, MUPs that may be administratively approved shall follow the applicable submittal requirements of a site development plan. ⇔ See Chapter 4 I. of the Administrative Code for additional information.
- Completeness and Processing of Application** The Planning & Zoning Division will review the application for completeness. After submission of the completed application packet accompanied with the required fee, the **applicant** will receive a mailed or electronic response notifying the **applicant** that the petition is being processed. Accompanying that response will be a receipt for the payment and the tracking number (i.e., XXX201200000) assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.
- Notice** No notice is required.
- Public Hearing** No public hearing is required.
- Decision maker** The County Manager or designee.
- Staff Review Process** The Development Review Division will review the application, identify whether additional materials are needed and prepare a letter of approval or denial utilizing the criteria identified in the LDC subsection 10.02.15 A.1. and 10.02.15 B.
- Appeals** Administrative appeals shall be in accordance with the **Code of Laws and Ordinances** section 250-58.

Exhibit C – Administrative Code Changes

Collier County Land Development Code | *Administrative Procedures Manual*
Chapter 4 | *Administrative Procedures*

Updated [Resolution 2022-###](#)

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Exhibit C – Administrative Code Changes

Collier County Land Development Code | *Administrative Procedures Manual*
Chapter 6 | *Waivers, Exemptions, and Reductions*

Chapter 6. Waivers, Exemptions, and Reductions

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N. Limited Density Bonus Pool Allocation (LDBPA)

Reference LDC section 4.02.16 C. and LDC section 10.03.06 R.

Applicability Property Owners in the Bayshore Zoning Overlay District (BZO) and Gateway Triangle Zoning Overlay District (GTZO), which are zoned as either multi-family or mixed use, 2 contiguous acres or less are allowed to add 2 units per acer when satisfying the criteria of LDC section 4.02.16.C.10.

Initiation The applicant files a “Limited Density Bonus Pool” application with the Planning & Zoning Division.

Pre-Application A pre-application meeting is required.

Application Contents A limited density pool application must include the following, in addition to the Application Contents and Requirements for an SDP, SDPA, or SIP. ⇔ See Chapter 4 I.2 – I.4 of the Administrative Code.

Submittal Credentials: Pursuant to LDC section 10.02.03, the engineering plans shall be signed and sealed by the applicant’s professional engineer licensed to practice in the State of Florida. For projects subject to LDC section 5.05.08, architectural drawings, shall be signed and sealed by a licensed architect, registered in the State of Florida. Landscape plans shall be signed and sealed by licensed landscape architect, registered in State of Florida.

Sheet size: The site improvement plan and the coversheet shall be prepared on a maximum size sheet measuring 24 inches by 36 inches, drawn to scale showing the areas affected by the amendment. The sheet must clearly show the change “clouded” and clearly delineate the area and scope of the work to be done.

The application must include the following:

1. A narrative of the redevelopment project and how it is consistent with the standards for approval, LDC section 4.02.16.C10.
2. Submittal of a Traffic Impact Statement.
3. Demonstrated compliance with the County’s access management policies.

Notice Notification requirements are as follows. ⇔ See Chapter 8 of the Administrative Code for additional notice information.

1. **Mailed Notice:** Written notice shall be sent to **property owners in the notification area** at least 15 days before the first advertised hearing.
2. **Newspaper Advertisement:** The legal advertisement shall be published at least 15 days before each advertised hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

Exhibit C – Administrative Code Changes

Collier County Land Development Code | *Administrative Procedures Manual* Chapter 6 | *Waivers, Exemptions, and Reductions*

- a. _____ Date, time, and location of the hearing;
- b. _____ Application number and project name;
- c. _____ 2 in. x 3 in. map of project location; and
- d. _____ Description of location.

Public Hearing The Hearing Examiner or Planning Commission shall hold at least 1 advertised public hearing. ⇔ See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.

If the petition is heard by the Planning Commission, one BZA hearing is required.

Decision maker The Hearing Examiner or BZA.

Review Process The Zoning Division will review the application and identify whether additional materials are needed. Staff will prepare a Staff Report utilizing the criteria established in LDC section 4.02.16 C.10.d. to present to the decision maker.

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Exhibit C – Administrative Code Changes

Chapter 12. Acronyms

A – Rural Agricultural Zoning District	FFWCC – Florida Fish & Wildlife Conservation Commission
ACOE – Army Corps of Engineers	FIAM – Financial Impact Analysis Module
ACP – Agricultural Clearing Permit	FIHS – Florida Interstate Highway System
ACSC – Area of Critical State Concern	FLUCFCS - Land Use Cover and Forms Classification System
ADT – Average Daily Trips	FLUE – Future Land Use Element
ASI – Area of Significant Influence	FLUM – Future Land Use Map
BCC – Board of Collier County Commissioners	FP – Final Plat
BD – Boat Dock Petition	FS – Florida Statutes
BZOBMUD – Bayshore Zoning Overlay Drive-Mixed Used District	FSA – Flow way Stewardship Area
BP – Business Park District	GC – Golf Course
BZA – Board of Zoning Appeals	GGAMP – Golden Gate Area Master Plan
C-1 – Commercial Professional General Office District	GGPPOCO – Golden Gate Pkwy Professional Office Commercial Overlay District
C-2 – Commercial Convenience District	GMP – Growth Management Plan
C-3 – Commercial Intermediate District	GPCD – Gallons Per Capita per Day
C-4 – General Commercial District	GT – Gopher Tortoise
C-5 – Heavy Commercial District	GTZO – Gateway Triangle Zoning Overlay District
CCME – Conservation and Coastal Management Element	GWP – Ground Water Protection Zone
CCPC – Collier County Planning Commission	GZO – Goodland Zoning Overlay
CCSL(P) – Coastal Construction Setback Line (Permit)	HSA – Habitat Stewardship Area
CDD – Community Development District	I – Industrial Zoning District
CEB – Code Enforcement Board	ICBSD – Immokalee Central Business Subdistrict
CF – Community Facility	LDC – Land Development Code
CIE – Capital Improvement Element	LOS – Level of Service
CIP – Capital Improvement Program	LPA – Local Planning Agency
CMO – Corridor Management Overlay	LSPA – Littoral Shelf Planting Area
C.O. – Certificate of Occupancy	M/F – Multi-family Use or Zoning
CON – Conservation Zoning District	MH – Mobile Home
CRD – Compact Rural Development	MHO – Mobile Home Overlay
CSP – Conceptual Site Plan	MLW – Mean Low Water
CU – Conditional Use	MPP – Manatee Protection Plan
DBH – Diameter at Breast Height	NBMO – North Belle Meade Overlay
DEO – Department of Economic Opportunity	NC – Neighborhood Commercial District
D.O. – Development Order	NRPA – Natural Resource Protection Area
DRI – Development of Regional Impact	O.C. – On Center
DSWT – Dry Season Water Table	P – Public Use District
E – Estates Zoning District	PPL – Plans and Plat
EAC – Environmental Advisory Council	PSI – Pounds Per Square Inch
EIS – Environmental Impact Statement	PSP – Preliminary Subdivision Plat
EPA – Environmental Protection Agency	PUD – Planned Unit Development
EXP – Excavation Permit	RSF – Residential Single-Family Districts
FAC – Florida Administrative Code	RCW – Red Cockaded Woodpecker
FDEP – Florida Department of Environmental Protection	RFMU – Rural Fringe Mixed Use District
FDOT – Florida Department of Transportation	RLS – Request for Legal Service
	RLSA(O) – Rural Lands Stewardship Area (Overlay)

Exhibit C – Administrative Code Changes

RMF – Residential Multi-Family Districts
RNC – Residential Neighborhood Commercial Subdistrict
R.O.W. – Right of Way
RSF – Residential Single-Family
SBCO – Santa Barbara Commercial Overlay District
SBR – School Board Review
SDP – Site Development Plan
S/F – Single Family Use/Zoning
SFWMD – South Florida Water Management District
SIP – Site Improvement Plan
SLR – Sound Level Reduction
SRA – Stewardship Receiving Area
SSA – Stewardship Sending Area
ST – Special Treatment Zoning Overlay
ST-NAR – Special Treatment-Natural Aquifer Recharge

SWFRPC – Southwest Florida Regional Planning Council
TCEA – Transportation Concurrency Exception Areas
TCMA – Transportation Concurrency Management Areas
TDR – Transfer of Development Rights
TP – Turtle Permit
TTRVC – Travel Trailer Recreational Vehicle Campground
USFWS – United States Fish & Wildlife Service
VOB – Vehicle on the Beach Permit
VR – Village Residential Zoning District
VRP – Vegetation Removal Permit
VRSFP – Vegetation Removal & Site Fill Permit
W – Waterfront District
WRA – Water Retention Area (within RLSA)

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