Goal, Objectives and Policies
Future Land Use Element (FLUE)

GOAL: [No change to text, page 11]

OBJECTIVE 1: [No change to text, page 11]

Policy 1.1: [Revised text, page 11]

A. URBAN - MIXED USE DISTRICT
   1. Urban Residential Subdistrict
   2. Urban Residential Fringe Subdistrict
   3. Urban Coastal Fringe Subdistrict
   4. Business Park Subdistrict
   5. Office and Infill Commercial Subdistrict
   6. PUD Neighborhood Village Center Subdistrict
   7. Residential Mixed Use Neighborhood Subdistrict
   8. Orange Blossom Mixed-Use Subdistrict
   9. Goodlette/Pine Ridge Commercial Infill Subdistrict
   10. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
   11. Henderson Creek Mixed-Use Subdistrict
   12. Research and Technology Park Subdistrict
   13. Buckley Mixed-Use Subdistrict
   14. Commercial Mixed Use Subdistrict
   15. Davis Boulevard/County Barn Road Mixed-Use Subdistrict
   16. Livingston/Radio Road Commercial Infill Subdistrict

B. URBAN - COMMERCIAL DISTRICT
   1. Mixed Use Activity Center Subdistrict
   2. Interchange Activity Center Subdistrict
   3. Livingston/Pine Ridge Commercial Infill Subdistrict
   4. Business Park Subdistrict
   5. Research and Technology Park Subdistrict
   6. Livingston Road/Eatonwood Lane Commercial Infill Subdistrict
   7. Livingston Road Commercial Infill Subdistrict
   8. Commercial Mixed Use Subdistrict
   9. Livingston/Radio Road Commercial Infill Subdistrict
   10. Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict
   11. Vanderbilt Beach Road Neighborhood Commercial Subdistrict
   12. Goodlette/Pine Ridge Commercial Infill Subdistrict

Policy 1.2: [No change to text, page 12]

Policy 1.3: [No change to text, page 12]
Policy 1.4: [No change to text, page 12]
Policy 1.5: [No change to text, page 12]
OBJECTIVE 2: [No change to text, page 12]
Policy 2.1: [No change to text, page 12]
Policy 2.2: [No change to text, page 12]
Policy 2.3: [No change to text, page 12.1]
Policy 2.4: [Revised text, page 12.1]

Developments within the South U.S. TCEA that obtain an exception from concurrency requirements for transportation, pursuant to the certification process described in Transportation Element, Policy 5.6, and that include affordable housing (as per Section 2.7.7 of the Collier County Land Development Code, as amended) as part of their plan of development shall not be subject to the Traffic Congestion Density Reduction as contained in the Density Rating System of this Element.

Developments within the Northwest and East Central TCMAs that meet the requirements of FLUE Policies 6.1 through 6.5, and Transportation Policies 5.7 and 5.8, and that include affordable housing (as per Section 2.7.7 of the Collier County Land Development Code, as amended) as part of their plan of development shall not be subject to the Traffic Congestion Density Reduction, as contained in the Density Rating System of this Element.

Policy 2.5: [No change to text, page 12.1]

Policy 2.6 [New text]

Traffic impacts generated by new development are regulated through the implementation of a ‘checkbook’ transportation concurrency management system, which incorporates two Transportation Concurrency Management Areas (TCMAs) and a Transportation Concurrency Exception Area (TCEA). New developments within the TCMAs and the TCEA that commit to certain identified traffic management strategies may reduce (the TCMAs) the traffic impact mitigation measures that would otherwise be applied to such developments.

OBJECTIVE 3: [Revised text, page 13]
Land Development Regulations have been adopted to implement this Growth Management Plan pursuant to Chapter 163.3202, Florida Statutes (F.S.), in order to ensure protection of natural and historic resources, ensure the availability of land for utility facilities, promote compatible land uses within the airport noise zone, implement the County’s transportation concurrency management system, and to provide for management of growth in an efficient and effective manner.

**Policy 3.1:**

Land Development Regulations have been adopted into the Collier County Land Development Code (LDC) that contain provisions to implement the Growth Management Plan through the development review process, and These include the following provisions:

a. The LDC contains Collier County Subdivision Code shall provide for procedures and standards for the orderly development and subdivision of real estate in order to ensure proper legal description, identification, documentation and recording of real estate boundaries and adequate infrastructure for development.

b. The LDC contains provisions that protect environmentally sensitive lands and provide for the retention of open space. This shall be has been accomplished; through the implementation of various zoning districts and zoning overlays that restrict higher intensity land uses in the Rural Fringe Mixed Use District through various Land Use Designations that restrict higher intensity land uses; and which require specific land development standards for the remaining allowable land uses; and through the adoption of permanent Natural Resource Protection Area (NRPA) Overlays; and integration of State of Florida Big Cypress Area of Critical State Concern regulations into the Collier County Land Development Code LDC, and in part through implementation of the Rural Lands Stewardship Overlay. This shall has also been accomplished through the implementation of regulations such as minimum open space requirements, and native vegetation preservation requirements, and/or through the creation of incentives that encourage the use of creative land use planning techniques and innovative approaches to development in the County’s Agricultural/Rural Designated Area.

c. Drainage and stormwater management practices shall be regulated governed by the implementation of the South Florida Water Management District Surface Water Management regulations.

d. Identified potable water wellfields are depicted on the Future Land Use Map Series as wellhead protection areas. Policy 3.1.1 of the Conservation and Coastal Management Element specifies prohibitions and restrictions on land use in order to protect these identified wellfields.

e. Signage regulations in the LDC Regulate signage through the Sign Ordinance, which shall provide for include frontage requirements for signs, require shared
signs for smaller properties, contain definitions, and establishment of include an amortization schedule for non-conforming signs.

f. The safe and convenient flow of on-site traffic flow, as well as the design of vehicle parking areas needs shall be are addressed through the site design standards as well as and site development plan requirements of the LDC, which include: access requirements from roadways, parking lot design and orientation, lighting, building design and materials, and landscaping and buffering criteria.

g. Traffic impacts generated by new development are regulated through the implementation of a 'checkbook' transportation concurrency management system, which incorporates two Transportation Concurrency Management Areas (TCMAs) and a Transportation Concurrency Exception Area (TCEA). New developments within the TCMAs and the TCEA that commit to certain identified traffic management strategies can reduce (the TCMAs) or completely eliminate (TCEA) the traffic impact mitigation measures that would otherwise be applied to such developments.

h. The LDC ensures the availability of suitable land for utility facilities, and other essential services necessary to support proposed development, by providing for a Public Use Zoning District for the location of public facilities and other essential services in the Public Use Zoning District, and in other zoning districts via the Essential Services regulations.

i. The LDC provides for the protection of historically significant properties shall be accomplished, in part, through regulations that: provide for the adoption of the Historic/Archaeological Preservation Regulations which include the creation of an Historic/Archaeological Preservation Board; provides for the identification of mapped areas of Historic/Archaeological probability; requires completion of a survey and assessment of discovered sites; and, provides a process for designation of sites, structures, buildings and properties as historically and/or archaeologically significant.

j. The mitigation of incompatible land uses within the area designated as the Naples Airport Noise Zone Airport Noise Area on the Future Land Use Map shall be accomplished through: implementation of regulations which require sound-proofing for all new residential structures built within the 65 LDN Contour as identified on the Future Land Use Map; recording of the legal descriptions of the noise contours boundary in the property records of the County; and, through an the inter-local agreement with the Naples Airport Authority that requires the County to notify the Naples Airport Authority of all development proposals located within 20,000 feet of the airport which exceed height standards established by the Federal Aviation Administration.

k. Collier County shall not No issue development orders shall be issued which that are inconsistent with the provisions of this Growth Management Plan. Some
projects and properties may be inconsistent with densities and land use intensities established in the Future Land Use Designation Description Section of this Element, but these projects and properties are have been found to be consistent with this Plan Element via consistency with one or more of Policies 5.9 through 5.13.

Policy 3.2:  
[Revised text, page 14]

The Land Development Regulations have been codified into a single unified Land Development Code (Ordinance 91-102 04-41, as amended). The development review process has been evaluated and improved to focus on efficiency and effectiveness through unification of all review staff into a single organizational unit and through streamlining procedures of the review process.

OBJECTIVE 4:  
[No change to text, page 14]

Policy 4.1:  
[Revised text, page 14]

A detailed Master Plan for the Golden Gate Estates Area has been developed and was incorporated into this Growth Management Plan in February 1991. Subsequent major revisions were adopted in 1997 following the 1996 Evaluation and Appraisal Report, and in 2002 and 2004 principally based upon recommendations of the Golden Gate Area Master Plan Restudy Committee. The Golden Gate Area Master Plan encompasses Golden Gate Estates subdivision, Golden Gate City, and the Rural Settlement Area formerly known as North Golden Gate. The Master Plan addresses natural resources, future land use, preservation of the Estates’ rural character, water management, transportation improvements, other public facilities, and the provision of emergency services other considerations.

Policy 4.2:  
[Revised text, page 15]

A detailed Master Plan for the Immokalee Urban designated area has been developed and was incorporated into this Growth Management Plan in February, 1991. Major revisions were adopted in 1997 following the 1996 Evaluation and Appraisal Report. The Immokalee Area Master Plan addresses natural resources conservation, future land use, population, recreation, transportation public facilities, housing, urban design, and the local economy land development regulations and other considerations. Major purposes of the Master Plan shall be are coordination of land uses and transportation planning, redevelopment or renewal of blighted areas, and elimination of land uses inconsistent with the community’s character the promotion of economic development.

Policy 4.3:  
[Revised text, page 15]

A detailed Master Plan for Marco Island has been developed and was incorporated into this Growth Management Plan in January 1997. The Marco Island Master Plan addresses population, public facilities, future land use, urban design, land...
Development regulations, and other considerations. However, all lands that were encompassed by the Master Plan are now within the City of Marco Island and are subject to its comprehensive plan and land development regulations. Accordingly, the Marco Island Master Plan has been deleted from the Collier County Growth Management Plan.

Policy 4.4: [Revised text, page 15]

Corridor Management Plans have been developed by Collier County in conjunction with the City of Naples. These Plans identify appropriate urban design objectives and recommend Land Development Regulations and Capital Improvements to accomplish those objectives. Plans have been completed for the following road corridors: Goodlette-Frank Road south of Pine Ridge Road, and for Golden Gate Parkway from US 41 to Santa Barbara Boulevard. The Corridor Management (zoning) Overlay has been adopted into the LDC; it imposes additional development standards and limitations upon properties located along these two road segments. Future Corridor Management Plans may be prepared jointly with the City of Naples as directed by the Board of County Commissioners. The goals objectives for each Corridor Management Plan will be established prior to the development of the Plan. Corridors that may be considered jointly with the City of Naples include:

a. Pine Ridge Road from US 41 to Goodlette-Frank Road;
b. Davis Boulevard from US 41 to Airport-Pulling Road;
c. US 41 from Creech Road to Pine Ridge Road; and
d. US 41 from Davis Boulevard to Airport-Pulling Road.

Policy 4.5: [Revised text, page 15]

An Industrial Land Use Study has been developed and a summary of the Study has been incorporated into the support document of this Growth Management Plan. The Study includes a detailed inventory of industrial uses, projections of demand for industrial land, and recommendations for future land use allocations and locational criteria. Upon Subsequent to completion of the Economic Plan Element of this Growth Management Plan, adopted in December 2003, staff shall prepare an update to the Industrial Land Use Study a study will be undertaken to identify the need for additional Industrially designated land within the Coastal Urban Area.

Policy 4.6: [Revised text, pages 15, 16]

Access Management Plan provisions have been developed for Mixed Use and Interchange Activity Centers designated on the Future Land Use Map have been developed and these provisions have been incorporated into the Collier County Land Development Code. The intent of the Access Management Plan provisions is defined by the following guidelines and principles:
a. The number of ingress and egress points shall be minimized and **ingress and egress** shall be combined into **single access points** and at **signalized locations** to the maximum extent possible.

b. Spacing of access points shall meet, to the maximum extent possible, the standards set forth in the Collier County Access Control Policy (Resolution #01-247, adopted June 26, 2001).

c. Access points and turning movements shall be located and designed to minimize interference with the operation of existing **and planned** interchanges and intersections.

d. Developers of lots, parcels, and subdivisions, which are created, shall be encouraged to dedicate cross-access easements, rights-of-way, and limited access easements, as necessary and appropriate, in order to ensure compliance with that the above-mentioned standards (a. – c.) are complied with.

**Policy 4.7:**

The Board of County Commissioners may consider whether to adopt Redevelopment Plans for existing commercial and residential areas may be considered by the Board of County Commissioners. Such plans may consider alternative land uses plans, modifications to development standards, and incentives that may be necessary to encourage redevelopment. The Bayshore/Gateway Triangle Redevelopment Plan was adopted by the Board on March 14, 2000; it encompasses the Bayshore Drive corridor and the triangle area formed by US 41 East, Davis Boulevard and Airport-Pulling Road. For properties that have been reviewed under the Zoning Reevaluation Program, changes to the density and intensity of use permitted may be considered, in order to encourage redevelopment in these areas. Some of the other specific areas that may be considered by the Board of County Commissioners for redevelopment include, but are not necessarily limited to:

- Pine Ridge Road, between U.S. 41 North and Goodlette-Frank Road;
- Bayshore Drive between U.S. 41 East and Thomasson Drive;
- U.S. 41 East between Davis Boulevard and Airport-Pulling Road;
- Davis Boulevard between U.S. 41 East and Airport-Pulling Road;
- U.S. 41 North in Naples Park; and,
- C.R. 951 between Green Boulevard and Golden Gate Parkway; and
- Bonita Beach Road between Vanderbilt Drive and the west end of Little Hickory Shores #1 Subdivision.

**Policy 4.8:**

Encourage recognition of identifiable communities within Collier County. County presentation of economic and demographic data shall be based on the twelve Planning Communities encompassing the unincorporated area of Collier County, and commonly

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recognized neighborhoods. Also, maintain and update, on an annual basis, the following demographic and land use information: existing permanent population, existing seasonal population, projected population, existing dwelling units, and projected dwelling units. Included with this database shall be a forecast of the geographic distribution of anticipated growth.

Population estimates and projections shall be based upon the most recent population bulletin from the University of Florida’s Bureau of Economic and Business Research (BEBR), except where decennial census estimates are available. For the five years of the annually updated Capital Improvement Plan (through ten years for potable water and sanitary sewer facilities), on a continuously rolling basis, weighted population projections shall be calculated for all public facilities except potable water and sanitary sewer using BEBR’s high range growth rate; thereafter, projections shall be calculated based upon 95% of the BEBR high range growth rate. For potable water and sanitary sewer facilities, the peak population shall be calculated, based upon the BEBR high range growth rate population projections through the first ten years, on a continuously rolling basis; thereafter, projections shall be calculated based upon the average of the medium and high range growth rate population projections.

Policy 4.9: [Revised text, page 16]

Prepare Pursuant to the Final Order (AC-99-002) issued by the Administration Commission on June 22, 1999, a Rural and Agricultural Area Assessment was prepared between 1999 and 2002, or any phase thereof, and adopt plan amendments necessary to implement the Based upon the findings and results of the Assessment, amendments to this comprehensive plan were adopted in 2002, including establishment of the Rural Fringe Mixed Use District and Rural Lands Stewardship Area Overlay, or any phase thereof, pursuant to the Final Order (AC-99-002) issued by the Administration Commission on June 22, 1999. The geographic scope of the assessment area, public participation procedures, interim development provisions, and the designation of Natural Resource Protection Areas on the Future Land Use Map are described in detail in the Agricultural/Rural Designation Description Section.

Policy 4.10: [Revised text, page 17]

Public participation and input was shall be a primary feature and goal of the Rural and Agricultural Assessment planning and assessment effort. Representatives of state and regional agencies shall be invited to participated in, and assisted in, the Assessment. The County shall ensure During the three-year Assessment and subsequent comprehensive plan amendment process, community input through each phase of the Assessment which may include was provided through workshops, public meetings, appointed committees, technical working groups, and established advisory boards including the Environmental Advisory Council Committee and the Collier County Planning Commission in each phase of the Assessment.

OBJECTIVE 5: [No change to text, page 17]
Policy 5.1: [Revised text, page 17]

All rezonings must be consistent with this Growth Management Plan. Property zoned prior to adoption of the Plan (January 10, 1989) and found to be consistent through the Zoning Re-evaluation Program are consistent with the Growth Management Plan and designated on the Future Land Use Map series as Properties Consistent by Policy. For properties that are zoned inconsistent with the Future Land Use Designation Description Section but have nonetheless been determined to be consistent with the Future Land Use Element, as provided for in Policies 5.9 through 5.14, the following provisions apply:

a. For such commercially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity commercial zoning district as the existing zoning district, and the amount overall intensity of commercial land use allowed by the existing zoning district, except as allowed by Policy 5.11, is not exceeded in the new zoning district. The foregoing notwithstanding, such commercial properties may be approved for the addition of residential uses, in accordance with the Commercial Mixed Use Subdistrict, though an increase in overall intensity may result. A zoning change of such commercial-zoned properties to a residential zoning district is allowed as provided for in the Density Rating System of this Future Land Use Element.

b. For such industrially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity industrial, or commercial, zoning district as the existing zoning district, and the overall intensity of industrial land use allowed by the existing zoning district is not exceeded in the new zoning district.

c. For such residentially-zoned properties, zoning changes will be allowed provided the authorized number of dwelling units, in the new zoning district does not exceed that authorized by the existing zoning district, and provided the overall intensity of development allowed by the new zoning district does not exceed that allowed by the existing zoning district, except as allowed by Policy 5.11, is not increased. However, for these properties approved for commercial and residential uses, an increase in the number of dwelling units may be permitted if accompanied by a reduction in commercial area such that the overall intensity of development allowed by the new zoning district is not increased. Further, though an increase in overall intensity may result, for these properties approved for commercial uses, residential units may be added as provided for in the Commercial Mixed Use Subdistrict.

d. For property deemed to be consistent with this Element pursuant to one or more of policies 5.9 through 5.14, said property may be combined and developed with other property, whether such other property is deemed consistent via those same policies or is deemed consistent with the Future Land Use Designation Description Section. For residential and mixed use developments only, the accumulated density between these properties may be distributed throughout the
project, as provided for in the Density Rating System or the Commercial Mixed Use Subdistrict, as applicable.

e. Overall intensity of development shall be determined based upon a comparison of public facility impacts, environmental impacts, and compatibility considerations as allowed by the existing zoning district and the proposed zoning district.

Policy 5.2: [Revised text, page 17]

All applications and petitions for proposed development shall be consistent with this Growth Management Plan, as determined by reviewed for consistency with the Comprehensive this Growth Management Plan; and those found to be inconsistent with the this Plan by the Board of County Commissioners shall not be approved permitted.

Policy 5.3: [No change to text, page 17]

Policy 5.4: [Revised text, page 17]

New developments shall be compatible with, and complementary to, the surrounding land uses, where the land use approval process to authorize such new development, as set forth in subject to meeting the compatibility criteria of the Land Development Code (Ordinance 91-102 04-102, adopted June 22, 2004 and October 30, 1991 effective October 18, 2004, as amended), includes compatibility criteria.

Policy 5.5: [Revised text, page 18]

Encourage the use of land presently designated for urban intensity uses before designating other areas for urban intensity uses. This shall occur by planning for the expansion of County owned and operated public facilities and services to existing lands designated for urban intensity uses, the Rural Settlement District (Orangetree PUD formerly known as North Golden Gate), and the Rural Fringe Mixed Use District, before servicing new areas.

Policy 5.6: [No change to text, page 18]

Policy 5.7: [Revised text, page 18]

Encourage recognition of identifiable communities within the urbanized areas of western Collier County. Presentation of economic and demographic data shall be based on Planning Communities and commonly recognized neighborhoods.

In the Urban, Agricultural/Rural, and Conservation Designations, within all Districts and Subdistricts that allow single family residential development, a guest house is allowed as an accessory use in accordance with Section 5.03.03 of the Land Development Code (Ordinance No. 04-11, adopted June 22, 2004 and effective October 18, 2004), as amended, except that the guest house may be leased or rented. Additionally, the principal
A dwelling unit may be leased or rented as well. A guest house shall not be considered a dwelling unit for purposes of calculating allowable density.

Policy 5.8: [Revised text, page 18]

Group Housing, which may include the following: Family Care Facility, Group Care Facility, Care Units, Assisted Living Facility, and Nursing Homes, shall be allowed permitted within the Urban Designated Area, and may be allowed in other future land use designations, subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance 04-41 91-102, adopted June 22, 2004 and effective October 18, 2004 30, 1991) and consistent with the locational requirements in Florida Statutes (Chapter 419.001 F.S.). Family Care Facilities, which are residential facilities occupied by not more than six (6) persons, shall be permitted in residential areas.

Policy 5.9: [Revised text, page 18]

Former Policy 3.1k. of the Future Land Use Element provided for the establishment of a Zoning Reevaluation Program to evaluate properties whose zoning did not conform with the Future Land Use Designation Description Section of the Future Land Use Element. This Program was implemented through the Zoning Reevaluation Ordinance No. 90-23. Where such properties were determined, through implementation of that Ordinance, to be “improved property”, as defined in that Ordinance, the zoning on said properties shall be deemed consistent with the Future Land Use Element and those properties have been identified on the Future Land Use Map Series as Properties Consistent by Policy.

Policy 5.10: [Revised text, page 18]

The zoning on Properties for which an exemptions has been granted based on vested rights, dedications, or compatibility determinations, and the zoning on properties for which a compatibility exceptions have has been granted, both as provided for in the Zoning Re-evaluation Program established pursuant to former Policy 3.1K and implemented through the Zoning Reevaluation Ordinance No. 90-23, and as identified on the Future Land Use Map series as Properties Consistent by Policy, shall be considered consistent with the Future Land Use Element. Such property These properties shall be considered consistent with the Future Land Use Element only to the extent of the exemption or exception granted and in accordance with all other limitations and timelines that are provided for in the Zoning Re-evaluation Program. Nothing contained in this policy shall exempt any development from having to comply with any provision of the Growth Management Plan other than the zoning reevaluation program. Additionally, the Copeland, Plantation Island and Chokoloskee Urban areas were exempted from the Zoning Re-evaluation Ordinance. Existing zoning on properties within these communities shall also be considered consistent with the Future Land Use Element.
Policy 5.11: [Revised text, page 19]

Properties whose zoning has been determined to comply with the former Commercial under Criteria provision of the Future Land Use Element shall be deemed consistent with the Future Land Use Element. These properties are identified on the Future Land Use Map Series as Properties Consistent by Policy. These properties are not subject to the building floor area or traffic impact limitations contained in this former provision.

Policy 5.12: [Revised text, page 18]

The zoning on properties rezoned under the former Industrial Under Criteria provision, or pursuant to the former provision contained in the former Urban-Industrial District that allowed expansion of industrial uses adjacent to abutting lands designated or zoned Industrial both as adopted in Ordinance 89-05 in January, 1989, shall be deemed consistent with the Future Land Use Element. These properties are identified on the Future Land Use Map Series as Properties Consistent by Policy.

Policy 5.13: [Revised text, page 19]

The following properties identified by in Ordinance # Numbers, 98-82, 98-91, 98-94, 99-02, 99-11, 99-19, 99-33 and, 2000-20, were previously located in Activity Centers No. 1, 2, 6, 8, 11 & 18, and were rezoned pursuant to those previous Activity Centers boundaries designated in the 1989 Comprehensive Plan, as amended. Ordinance No. 2000-27, adopted May 9, 2000, modified those Activity Center boundaries to exclude those properties, which were rezoned during the interim period between the adoption of the Future Land Use Element in October, 1997 which was not effective due to the notice of intent finding the Future Land Use Element not “in compliance”. DCA’s issuance of a Final Order, on July 22, 2003, brought the Element into compliance. The zoning on those properties, identified herein, which have modified the boundaries of the 1997 Activity Centers are deemed consistent with the Future Land Use Element.

Policy 5.14: [New Policy]

The zoning on properties that were rezoned pursuant to the former density bonus for Proximity to Mixed Use Activity Center or Interchange Activity Center (also known as residential density bands), or Residential Infill, or Roadway Access, shall be deemed consistent with the Future Land Use Element. The zoning on properties located within the Coastal High Hazard Area that were rezoned to a density in excess of four dwelling units per acre, pursuant to a former density bonus provision or via former Policy 5.1, shall be deemed consistent with the Future Land Use Element.

Policy 5.14 5.15: [Renumber, pages 19, 19.1 and 19.2]

OBJECTIVE 6: [No change to text, page 19.2]
Policy 6.1: [No change to text, page 19.2]

Policy 6.2: [No change to text, pages 19.2, 19.3]

Policy 6.3: [Revised text, page 19.3]

In order to be exempt from link specific concurrency, new residential development or redevelopment within Collier County’s designated Transportation Concurrency Management Areas (TCMAs) shall utilize at least two of the following Transportation Demand Management (TDM) strategies, as may be applicable:

a) Including neighborhood commercial uses within a residential project.
b) Providing transit shelters within the development (must be coordinated with Collier County Transit).
c) Providing bicycle and pedestrian facilities, with connections to adjacent abutting commercial properties.
d) Including affordable housing (minimum of 25% of the units) within the development.
e) Vehicular access to adjacent abutting commercial properties.

Policy 6.4: [No change to text, page 19.3]

Policy 6.5: [No change to text, page 19.3]

OBJECTIVE 7: [No change to text, page 19.3]

Policy 7.1: [No change to text, page 19.4]

Policy 7.2: [No change to text, page 19.4]

Policy 7.3: [No change to text, page 19.4]

Policy 7.4: [No change to text, page 19.4]

Policy 7.5: [Revised text, page 19.4]

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

Policy 7.6: [No change to text, page 19.4]

Policy 7.7: [No change to text, page 19.4]

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I. URBAN DESIGNATION

Urban Designated Areas on the Future Land Use Map include two general portions of Collier County: areas with the greatest residential densities, and areas in close proximity, which have or are projected to receive future urban support facilities and services. It is intended that Urban Designated Areas accommodate the majority of population growth and that new intensive land uses be located within them. Accordingly, the Urban Area will accommodate residential uses and a variety of non-residential uses. The Urban Designated Area, which includes Immokalee, Copeland, Plantation Island, Chokoloskee, Port of the Islands, and Goodland Marco Island, in addition to the greater Naples area, represents less than 10% of Collier County’s land area.

The boundaries of the Urban Designated Areas have been established based on several factors, including: patterns of existing development; patterns of approved, but unbuilt, development; natural resources; water management; hurricane risk; existing and proposed public facilities; population projections and the land needed to accommodate the projected population growth.

Urban Designated Areas will accommodate the following uses:

a. Residential uses including single family, multi-family, duplex, and mobile home. The maximum densities allowed are identified in the Districts, and Subdistricts and Overlays that follow, except as allowed by certain policies under Objective 5.

b. Non-residential uses including:

3. Water-dependent and water-related uses (see Conservation and Coastal Management Element, Objective 10.1 and subsequent policies and the Collier County Manatee Protection Plan (NR-SP-93-01), May 1995);

5. Community facilities such as churches, group housing uses, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable;

11. Support medical facilities - such as physicians' offices, medical clinics, medical treatment centers, medical research centers and medical rehabilitative centers, and pharmacies - provided the dominant use is medical related and the site is located within ¼ mile of existing or approved hospitals or medical centers which offer primary and urgent care treatment for all types of injuries and traumas, such as, but not limited to, North Collier Hospital. The distance shall be measured from the nearest point of the tract that the hospital is located on or approved for, to the project boundaries of the support medical facilities. Approval of such support medical facilities may be granted concurrent with the approval of new hospitals or medical centers which offer primary and
urgent care treatment for all types of injuries and traumas. Stipulations to ensure that the construction of the support medical facilities are concurrent with hospitals or medical centers shall be determined at the time of zoning approval. Support medical facilities are not allowed under this provision if the hospital or medical center is a short-term leased facility due to the potential for relocation.

12. Commercial uses subject to criteria identified in the Urban - Mixed Use District, PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Goodlette/Pine Ridge Commercial Infill Subdistrict, Buckley Mixed Use Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Commercial Mixed Use Subdistrict, Henderson Creek Mixed Use Subdistrict, Davis Boulevard/County Barn Road Mixed-Use Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict; and, in the Urban Commercial District, Mixed Use Activity Center Subdistrict, Interchange Activity Center Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Commercial Mixed Use Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, Goodlette/Pine Ridge Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict; and in the Bayshore/Gateway Triangle Redevelopment Overlay; and, as allowed by certain FLUE policies.

14. Industrial uses subject to criteria identified in the Urban - Industrial District, in the Urban - Mixed Use District, and in the Urban Commercial District, certain quadrants of Interchange Activity Centers.

15. Hotels/motels as may be allowed in various Subdistricts and Overlays, and by certain FLUE Policies, at a density consistent with the most recent Land Development Code by Policy 5.9, 5.10, and 5.11, or as permitted in the Immokalee Area, Golden Gate Area and Marco Island Master Plans, and as permitted in the Bayshore/Gateway Triangle Redevelopment Overlay.

A. Urban – Mixed Use District: [Revised text, remove hyphen in title and in 3rd paragraph, page 22]
of the Urban Mixed Use District in which it is located to the extent that the overall residential density and commercial intensity does not exceed that permitted under zoning at time of adoption of this Plan.

1. **Urban Residential Subdistrict:** [Revised text, page 22.1]

The purpose of this Subdistrict is to provide transitional densities between the Urban Designated Area and the Agricultural/Rural Area and comprises approximately 5,500 acres and 5% of the Urban Mixed Use District. Residential land uses may be allowed at a maximum density of 1.5 units per gross acre, or up to 2.5 units per gross acre via the transfer of up to one dwelling unit per acre from lands designated as Rural Fringe Mixed Use District Sending or, in the case of properties specifically identified below, a density bonus of up to 6.0 additional units per gross acre may be requested for projects providing affordable-workforce housing (home ownership only) for low and moderate income residents of Collier County, pursuant to Section 2.7.7 2.06.00 of the Land Development Code, or its successor ordinance, except as provided for in paragraph “c” below. Within the Urban Residential Fringe, rezone requests are not subject to the density rating system, except as specifically provided in c. below, but are subject to the following conditions:

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c. Properties eligible for the **Affordable-workforce Housing Density Bonus** (home ownership only) will be specifically identified herein. The actual number of bonus units per gross acre shall be reviewed and approved in accordance with the conditions and procedures set forth in Section 2.7.7 2.06.00 of the Land Development Code, except that, Section 2.7.7.3 2.06.03 shall not apply, and the number of dwelling units required to be sold to buyers earning 80% or less of Collier County’s median income, as calculated annually by the Department of Housing and Urban Development (HUD), shall be at least thirty percent (30%).

The following properties are eligible for an **Affordable-workforce Housing Density Bonus** (home ownership only) of up to 6.0 additional dwelling units per acre.

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2. **Urban Coastal Fringe Subdistrict:** [Revised text, page 23]

The purpose of this Subdistrict is to provide transitional densities between the Conservation Designated Area (primarily located to the south of the Subdistrict) and the remainder of the Urban Designated Area (primarily located to the north of the Subdistrict). The Subdistrict comprises those Urban areas south of US 41, between generally east of the City of Naples, and generally west of the Rural Fringe Mixed Use District Neutral Lands, but excludes Section 13, Township 51 South, Range 26 East, Collier Seminole State Park, including Marco Island and comprises approximately 48,000 11,354 acres and 15% 10% of the Urban Mixed Use District. The entire Subdistrict is located seaward of the Coastal High Hazard Area Boundary. In order to facilitate hurricane evacuation and to protect the adjacent environmentally sensitive Conservation Designated Area, residential densities within the Subdistrict shall be limited to not exceed a maximum of 4 dwelling units per acre, except as allowed in by

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certain FLUE Policies under Objective 5 the Density Rating System to exceed 4 units per acre through provision of Affordable Housing and Transfer of Development Rights, and except as provided in the Bayshore Gateway Triangle Redevelopment Overlay. New rezones to permit mobile home development within this Subdistrict are prohibited. Rezones are recommended to be in the form of a Planned Unit Development. The Marco Island Master Plan shall provide for density, intensity, siting criteria and specific standards for land use districts encompassed by the Marco Island Master Plan but outside the incorporated area of Marco Island.

3. Urban Residential Fringe Subdistrict: [No change to text, pages 23, 23.1, and 23.2]

4. PUD Neighborhood Village Center Subdistrict: [Revised text, page 23.2]

The purpose of this Subdistrict is to allow for small-scale retail, offices, and service facilities to serve the daily needs of the residents of a Planned Unit Development (PUD) zoning district. The acreage eligible for Neighborhood Village Center designation and uses shall be sized in proportion to the number of units to be served, but in no event shall the acreage within the Village Center designated for small scale retail, offices, and service facilities exceed 15 acres. These Neighborhood Village Center uses may be combined with recreational facilities or other amenities of the PUD and shall be conveniently located to serve the PUD. The Village Center shall not have independent access to any roadway external to the PUD and shall be integrated into the PUD. Phasing of construction of the Neighborhood Village Center shall be controlled so that it occurs concurrent with the residential units. The Planned Unit Development district of the Land Development Code has been amended within one (1) year to provide standards and principles regulating access, location and integration of the Village Center within the PUD, allowed uses, floor area ratio, and square footage and/or acreage thresholds.

5. Business Park Subdistrict: [No change to text, pages 24, 25]

6. Office and In-fill Commercial Subdistrict: [Remove hyphen from title, revised text, pages 25, 25.1]

The intent of this Subdistrict is to allow low intensity office commercial or in-fill commercial development on small parcels within the Urban-Mixed Use District located along arterial and collector roadways where residential development, as allowed by the Density Rating System, may not be compatible or appropriate. Lower intensity office commercial development attracts low traffic volumes on the abutting roadway(s) and is generally compatible with nearby residential and commercial development. The criteria listed below must be met for any project utilizing this Subdistrict. For purposes of this Subdistrict, “abuts” and “abutting” excludes intervening public street, easement (other than utilities) or right-of-way, except for an intervening local street; and “commercial” refers to C-1 through C-5 zoning districts and commercial components of PUDs.

Words underlined are added; words struck through are deleted. Words double underlined in red are added; words double struck through in red are deleted - both since 2-23-06 version.
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f. The depth of the subject property in its entirety, or up to 12 acres for parcels greater than 12 acres in size, for which commercial zoning is being requested, does not exceed the depth of the commercially zoned area on the abutting parcel(s). Where the subject site abuts commercial zoning on both sides, and the depth of the commercially zoned area is not the same on both abutting parcels, the Board of County Commissioners shall have discretion in determining how to interpret the depth of the commercially zoned area which cannot be exceeded, but in no case shall the depth exceed that on the abutting property with the greatest depth of commercial area. This discretion shall be applied on a case-by-case basis.

l. For properties zoned commercial pursuant to any of the Infill Subdistricts in the Urban-Mixed Use District or in the Urban-Commercial District, said commercial zoning shall not qualify to cause the abutting property(s) to become eligible for commercial zoning under this Office and Infill Commercial Subdistrict.

q. The maximum acreage eligible to be utilized for the Office and Infill Commercial Subdistrict within the Urban-Mixed Use District is 250 acres.

7. Residential Mixed Use Neighborhood Subdistrict: [Revised text, pages 25.1, 25.2]

k. The project shall provide street, pedestrian pathway and bike lane interconnections with adjacent abutting properties, where possible and practicable.

m. The commercial component of the project shall be internally located with no direct access to adjacent abutting external roadways, or the commercial component shall have frontage on a road classified as an arterial or collector in the Transportation Element.

o. For projects located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the adjacent abutting arterial or collector roadway.

8. Orange Blossom Mixed-Use Subdistrict: [Remove hyphen from title, revised text, page 26]

The intent of this Subdistrict is to allow for limited small-scale retail, office and residential uses while requiring that the project result in a true mixed-use development. The Activity Centers to the North and South provide for large-scale commercial uses, while this Subdistrict will promote small-scale mixed-use development with a pedestrian orientation to serve the homes, both existing and future, in the immediate area. This Subdistrict is intended to be a prototype for future mixed-use nodes, providing residents with pedestrian scale development while also reducing existing trip lengths for small-scale commercial services. Commercial uses for the purpose of this section are limited
to those uses allowed in the C-1, C-2 and C-3 zoning districts in the Land Development Code in effect as of the date of adoption of this Subdistrict (May 9, 2000), except as noted below. The development of this Subdistrict will be governed by the following criteria:

b. A unified planned development with a common architectural theme, which has shared parking and cross access agreements, will be developed.

h. Primary entrances to all retail and commercial uses shall be designed for access from the interior of the site. Buildings fronting on Airport-Pulling Road and Orange Blossom Road will provide secondary accesses facing those streets.

j. A residential component equal to at least 25% of the allowable maximum base density under the density rating system must be constructed before the Subdistrict completes an aggregate total of 40,000 square feet of retail or office uses.

k. Residential units may be located both on the north and south sides of Orange Blossom Drive.

o. No building shall exceed three (3) stories in height; with no allowance for any under building parking provided shall count towards this height limit.

p. Drive-through establishments, which must be architecturally integrated into the main building, will be limited to banks with no more than 3 lanes architecturally integrated into the main building.

s. Twenty-foot wide landscape Type D buffers along Orange Blossom Drive and Airport-Pulling Road and a twenty-foot wide Type C buffer along all other perimeter property lines will be required.

t. Parking areas will be screened from Airport-Pulling Road and Orange Blossom Drive.

u. The Office and Infill Commercial Subdistrict provision is not applicable to any properties adjacent to this Subdistrict.

9. Goodlette/Pine Ridge Commercial Infill Subdistrict:[Relocated text, page 27]

This subdistrict consists of 31 acres and is located at the northeast quadrant of two major arterial roadways, Pine Ridge Road and Goodlette-Frank Road. In addition to uses allowed in the Plan, the intent of the Goodlette/Pine Ridge Commercial Infill Subdistrict is to provide shopping, personal services and employment for the surrounding residential areas within a convenient travel distance. The subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.

Access to the Goodlette/Pine Ridge Commercial Infill Subdistrict may feature a traffic signalized access point on Goodlette-Frank Road, which may provide for access to the
neighboring Pine Ridge Middle School. Other site access locations will be designed consistent with the Collier County access management criteria.

Development intensity within the district will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail tenant may exceed 65,000 square feet of gross leasable area.

Unless otherwise required by the South Florida Water Management District, the .87 +/- acre wetland area located on the northeastern portion of the site will be preserved.

409. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict: [Renumbered text, revised text, pages 27, 28]

Retail uses shall be limited to single-story. Financial services and offices shall be limited to three stories. A combination of these uses in a single building financial services and/or offices over retail uses – shall be limited to three stories. Also, mixed-use buildings, containing residential uses over commercial uses, shall be limited to three stories. All principal buildings shall be set back a minimum of one (1) foot from the Subdistrict boundaries for each foot of building height. Development within each project or yet to be established PUD District shall be required to have common site, signage and building architectural elements. Each project or PUD District shall provide for both pedestrian and vehicular interconnections with adjacent abutting properties.

4110. Henderson Creek Mixed-Use Subdistrict: [Renumbered, remove hyphen from title, revised text, pages 28, 29]

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

For purposes of this Subdistrict, the term “regional commercial” is defined as: Retail uses typically dominated by large anchors, including discount department stores, off-price stores, warehouse clubs, and the like, some of which offer a large selection in a particular
merchandise category. Regional retail uses also typically utilize square footages ranging from 20,000 to over 100,000 square feet. Regional commercial uses generally have a primary trade area of 5 to 10 radial miles, with a typical store separation of 5 radial miles for any individual regional commercial business.

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

- Access to the Subdistrict shall be provided from Collier Boulevard (SR 951) and U.S. 41. These access points shall be connected by a loop road that is open to the public. A loop road that is open to the public shall connect these access points.
- Vehicular and pedestrian interconnections shall be provided between the residential and commercial portions of the Subdistrict.
- The unified plan of development within the Subdistrict shall include provisions for vehicular and pedestrian interconnection to properties to the north.
- Commercial components of this Subdistrict shall front on Collier Boulevard.
- Commercial uses are limited to a maximum of 40 acres and 325,000 square feet of gross leasable floor area.
- The maximum intensity of commercial uses are those allowed in the C-4, General Commercial, Zoning District.
- At least one regional commercial use is required to occupy a minimum of 100,000 square feet of gross leasable floor area. Each remaining regional commercial use must occupy a minimum of 20,000 square feet of gross leasable floor area.
- Non-regional commercial uses prohibited in this Subdistrict include grocery stores, fitness centers, auto repair, auto sales, and personal service uses.
- Non-regional commercial uses are limited to a maximum of 10% of the total allowed commercial square footage (32,500 square feet).
- A maximum of four out-parcels are allowed, all of which must abut Collier Boulevard. All out-parcels shall provide internal vehicular access. All out-parcels are limited to nonregional commercial uses. No out-parcel shall exceed five acres.
- Commercial development shall be restricted to one-story buildings with a maximum height of 35 feet.
- Residential development shall be limited to a maximum of 360 dwelling units, subject to the Density Rating System. However, a minimum of 200 affordable workforce housing units shall be provided.
- Residential dwellings shall be limited to a maximum height of two habitable stories.
- Both commercial and residential development shall be designed in a common architectural theme.
- Prior to commencement of any development in the Subdistrict, a unified plan of development for the entire Subdistrict must be approved by the Board of Collier County Commissioners.
- The type of landscape buffers within this Subdistrict shall be no less than that required in mixed-use activity centers.
1211. Research and Technology Park Subdistrict: [Renumbered text, revised text, pages 29, 30, 31]

The Research and Technology Park Subdistrict … … and shall comply with the following general conditions:

a. Research and Technology Parks shall be permitted to include up to 20% of the total acreage for non-target industry uses of the type identified in paragraph “d” below; and, up to 20% of the total acreage for affordable-workforce housing, except as provided in paragraph j below. Similarly, … … demonstrate compliance with this requirement.

i. When located in a District other than the Urban Industrial District, the Research and Technology Park must be abutting adjacent to, and have direct principal access to, a road classified as an arterial or collector in the Transportation Element. Direct principal access is defined as a local roadway connection to the arterial or collector road, provided the portion of the local roadway intended to provide access to the Research and Technology Park is not within a residential neighborhood and does not service a predominately residential area.

j. Research and Technology Parks shall only be allowed not be located on land abutting residentially zoned property, unless if the Park provides affordable-workforce housing. When abutting residentially zoned land, up to 40% of the Park’s total acreage may be devoted to affordable-workforce housing; and, or a portion of the affordable-workforce housing is encouraged to be located proximate to such abutting adjacent land where feasible.

k. Whenever affordable-workforce housing is provided, it shall be fully integrated with other compatible uses in the park through mixed use buildings and/or through pedestrian and vehicular interconnections.

l. Whenever affordable-workforce housing (affordable housing) is provided, it is allowed at a density consistent with the Density Rating System, but shall be provided for those earning less than or equal to 100% of the median household income for Collier County.

1312. Buckley Mixed Use Subdistrict: [Renumbered text, pages 31, 31.1]

13. Livingston/Radio Road Commercial Infill Subdistrict: [Renumbered, relocated, revised text, after page 31.1]

This Subdistrict consists of + 5.0 acres located at the northwest corner of the intersection of Livingston Road and Radio Road.

This Subdistrict allows for those permitted and conditional uses set forth in the Commercial Intermediate Zoning District (C-3) of the Collier County Land Development Code, in effect as of the effective date of adoption of this Subdistrict. (adopted October
26, 2004 by Ordinance No. 2004-71). The following conditional uses, as set forth in the C-3 district in the Land Development Code, shall not be allowed:

1. Amusements and recreation services (Groups 7911, 7922 community theaters only, 7933, 7993, 7999 boat rental, miniature golf course, bicycle and moped rental, rental of beach chairs and accessories only.)

2. Homeless shelters, as defined by the Land Development Code, as amended.

3. Social Services (Groups 8322-8399).

4. Soup kitchens, as defined by the Land Development Code, as amended.

To encourage mixed-use projects, this Subdistrict also permits residential development, when located in a mixed-use building (residential uses over commercial uses). Such residential development is allowed at a maximum density of 16 dwelling units per acre. The gross acreage of the project is used in calculating residential density.

The purpose of this Subdistrict is to provide services, including retail uses, to surrounding residential areas within a convenient travel distance to the subject property. These uses are not an entitlement, nor is the maximum density for residential uses in a mixed-use building. Such uses, and residential density, will be further evaluated at the time of the rezoning application to insure appropriateness in relation to surrounding properties.

The maximum development intensity allowed is 50,000 square feet of building area for commercial uses with a maximum height of three (3) stories, not to exceed 35 feet. However, for mixed-use buildings – those containing residential uses over commercial uses – the maximum height is four (4) stories, not to exceed 45 feet. Access to the property within the Subdistrict may be permitted from Radio Road, Market Avenue and Livingston Road. Any access to Livingston Road shall be limited to right-in, right-out access. Further, access shall be consistent with the Collier County Access Management Policy in effect at the time of either rezoning or SDP application, whichever policy is the more restrictive.

14. **Commercial Mixed Use Subdistrict:** [Revised text, page 31.1]

The purpose of this Subdistrict is to encourage the development and re-development of commercially zoned properties with a mix of residential and commercial uses. The residential uses may be located above commercial uses, in an attached building, or in a freestanding building. Such mixed-use projects are intended to be developed at a human pedestrian-scale, pedestrian oriented, and interconnected with adjacent abutting projects – whether commercial or residential. This subdistrict is allowed in the Urban Mixed Use District subject to the standards and criteria set forth under the Commercial Mixed Use Subdistrict in the Urban Commercial District. Within one year of the effective date of regulation establishing this Subdistrict, the Land Development Code shall be amended, as necessary, to implement the provisions of this Subdistrict.
Projects utilizing this Subdistrict shall comply with the following standards and criteria:

1. This Subdistrict is applicable to the C-1 through C-3 zoning districts, and to commercial PUDs and the commercial component of mixed use PUDs where those commercial uses are comparable to those found in the C-1 through C-3 zoning districts.

2. Commercial uses and development standards shall be in accordance with the commercial zoning district on the subject property.

3. Residential density is calculated based upon the gross commercial project acreage. For property in the Urban Residential Fringe Subdistrict, density shall be as limited by that Subdistrict. For property not within the Urban Residential Fringe Subdistrict, but within the Coastal High Hazard Area, density shall be limited to four dwelling units per acre. For property not within the Urban Residential Fringe Subdistrict and not within the Coastal High Hazard Area, density shall be limited to sixteen dwelling units per acre.

4. In the case of residential uses located within a building attached to a commercial building, or in the case of a freestanding residential building, building square footage and acreage devoted to residential uses shall not exceed seventy percent (70%) of the gross building square footage and acreage of the project.

5. Street, pedestrian pathway and bike lane interconnections with adjacent abutting properties, where possible and practicable, are encouraged.

15. **Davis Boulevard/County Barn Road Mixed Use Subdistrict** [Revised text, pages 31.1, 31.2, 31.3]

11. A minimum of 91 residential units shall be developed in the Subdistrict (this reflects the Density Rating System’s base density of four dwelling units per acre, applied to the total site acreage). For the project’s total density - whether it is the minimum of 91 dwelling units, or a greater amount as allowed by the Density Rating System density bonus provisions and approved via rezoning - a minimum of ten percent (10%) must be affordable work force housing units provided for those earning less than or equal to 80% of the median household income for Collier County and another minimum of ten percent (10%) must be affordable work force housing units provided for those earning greater than 80%, but no greater than 100%, of the median household income for Collier County.

B. **DENSITY RATING SYSTEM:** [Revised text, page 36, 37, 37.1, 38]

This Density Rating System is only applicable to areas designated on the Future Land Use Map as: Urban, Urban-Mixed Use District; and, on a very limited basis, Words **underlined** are added; words struck through are deleted. Words double **underlined** in red are added; words double struck through are deleted - both since 2-23-06 version. **Indicates break in text**
Agricultural/Rural. as identified on the Future Land Use Map, and those properties specifically identified within the Urban Residential Fringe Subdistrict, which are eligible to apply for an Affordable Housing Density Bonus and exclusive of It is not applicable to the Urban areas encompassed by the Immokalee Area Master Plan, and the Golden Gate Area Master Plan, and Marco Island Master Plan; these two Elements have their own density provisions, and Agricultural/Rural, as provided for in the Rural Lands Stewardship Area Overlay for the Affordable Housing Density Bonus only. The Density Rating System is applicable to that portion of the Urban Coastal Fringe Subdistrict Mixed Use District located seaward of the Coastal High Hazard Area (CHHA) Boundary only to the extent that the residential density cap of 4 dwelling units per acre is not exceeded, except for the density bonus provisions for Affordable Housing and Transfer of Development Rights, and except as provided for in the Bayshore/Gateway Triangle Redevelopment Overlay.

The final determination of permitted density via implementation of this Density Rating System is made by the Board of County Commissioners through an advertised public hearing process (rezone or Stewardship Receiving Area designation). Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

1. The Density Rating System is applied in the following manner:
   
a. Within the applicable Urban Designated Areas, a base density of 4 residential dwelling units per gross acre may be permitted, allowed, though not an entitlement. This base level of density may be adjusted depending upon the location and characteristics of the project. For purposes of calculating the eligible number of dwelling units for a project (gross acreage multiplied by eligible number of dwelling units per acre), the total number of dwelling units may be rounded up by one unit if the dwelling unit total yields a fraction of a unit .5 or greater. Acreage to be used for calculating density is exclusive of: the commercial and industrial portions of a project, except where authorized in a Subdistrict, such as the Orange Blossom Mixed-Use Subdistrict; and, mixed residential and commercial uses as provided for in the C-1 through C-3 zoning districts in the Collier County Land Development Code, via conditional use; and, portions of a project for land uses having an established equivalent residential density in the Collier County Land Development Code.

b. Within the Urban Residential Fringe Subdistrict, the Density Rating System is applicable for the Affordable-workforce Housing Density Bonus only, as specifically provided for in that Subdistrict.

c. Within the Rural Fringe Mixed Use District, Receiving Lands, the Density Rating System is applicable for the Affordable-workforce Housing Density Bonus only, as specifically provided for within a Rural Village.

d. Within the Rural Lands Stewardship Area Overlay (RLSA), the Density Rating System is applicable for the Affordable-workforce Housing Density Bonus only, as specifically provided for in the RLSA for Stewardship Receiving Areas.

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This Density Rating System only applies to residential dwelling units. This Density Rating System is not applicable to accessory dwellings or accessory structures that are not intended and/or not designed for permanent occupancy, and is not applicable to accessory dwellings or accessory structures intended for rental or other commercial use; such accessory dwellings and structures include guest houses, servants quarters, mother-in-law’s quarters, cabanas, guest suites, and the like.

All new residential zoning located within Districts, Subdistricts and Overlays identified above that are subject to this Density Rating System shall be consistent with this Density Rating System, except as provided in:

1) Policy 5.1 of the Future Land Use Element;
2) The Urban-Mixed Use District for the “vested” Port of the Islands development;
3) The Buckley Mixed Use Subdistrict;
4) The Commercial Mixed Use Subdistrict.
5) The Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
6) Livingston/Radio Road Commercial Infill Subdistrict
7) Vanderbilt Beach Road Neighborhood Commercial Subdistrict

Depending on the applicable portion of the Urban Mixed Use District, as identified in the first paragraph under this section (B. Density Rating System), but further excluding the Urban Residential Fringe Subdistrict and all properties located within the Coastal High Hazard Area, all properties zoned A, Rural Agricultural, and/or F, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an affordable workforce housing project is proposed in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres.

Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

A2. Density Bonuses: [No change to text, page 36]

4a. Conversion of Commercial Zoning Bonus: [Revised text, page 37]

If the project includes the conversion of commercial zoning that has been found to be “Consistent By Policy” through the Collier County Zoning Re-evaluation Program (Ordinance No. 90-23), then is not consistent with any Subdistrict allowing commercial uses, a bonus of up to 16 dwelling units per acre may be added for every one (1) acre of commercial zoning that is converted to residential zoning, except that properties within the Coastal High Hazard Area cannot exceed the cap of four dwelling units per acre. These dwelling units may
be distributed over the entire project. The project must be compatible with surrounding land uses.

2. Proximity to Mixed Use Activity Center or Interchange Activity Center:

[Deleted text, page 37]

If the project is within one mile of a Mixed Use Activity Center or Interchange Activity Center and located within a residential density band, 3 residential units per gross acre may be added. The density band around a Mixed Use Activity Center or Interchange Activity Center shall be measured by the radial distance from the center of the intersection around which the Mixed Use Activity Center or Interchange Activity Center is situated. If 50% or more of a project is within the density band, the additional density applies to the gross acreage of the entire project. Density bands are designated on the Future Land Use Map and shall not apply within the Estates Designation or for properties within the Traffic Congestion Area.

3b. Affordable-workforce Housing Bonus, By Public Hearing: [Revised text, page 37]

To encourage the provision of affordable-workforce housing within certain Districts and Subdistricts in the Urban Designated Area, a maximum of up to 8 residential units per gross acre may be added to the base density if the project meets the definitions and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.7.2 2.06.00 of the Land Development Code, Ordinance #91-102 04-41, as amended, adopted June 22, 2004 and effective October 30, 1994 2004). In the Urban Coastal Fringe Subdistrict Coastal High Hazard Area, projects utilizing the Affordable-workforce Housing Density Bonus projects must provide appropriate mitigation consistent with Objective 12.1 and subsequent policies, as applicable, of the Conservation and Coastal Management Element, and such projects cannot exceed the Coastal High Hazard Area cap of four dwelling units per acre. Also, for those specific properties identified within the Urban Residential Fringe Subdistrict, this density bonus is allowed but only to a maximum of 6 residential units per gross acre. Additionally, the Affordable-workforce Housing Density Bonus may be utilized within the Agricultural/Rural designation, as provided for in the Rural Fringe Mixed Use District, Receiving Lands Designation, for a Rural Village, and as provided for in the Rural Lands Stewardship Area Overlay, both subject to the aforementioned Section 2.06.00 2.7.7 of the Land Development Code.

e. Affordable-workforce Housing Bonus, By Right [new text, page 37]

To encourage the provision of affordable-workforce housing within that portion of the Urban Mixed Use District described in Section B.1.g., above, properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, 4, 5, 6, Residential Single Family and/or RMF-6, Residential Multi-Family, for which an

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affordable-workforce-housing project is proposed in accordance with the definitions and requirements of the Affordable workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), a maximum of four (4) residential units per gross acre shall be added to the base density of 4 dwelling-units per acre. Therefore, the maximum density that may be achieved by right shall not exceed eight (8) dwelling-units per acre. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

4. Residential In-fill: [Deleted text, pages 37, 37.1]

To encourage residential in-fill in urban areas of existing development outside of the Coastal High Hazard Area, a maximum of 3 residential dwelling units per gross acre may be added if the following criteria are met:
(a) The project is 20 acres or less in size;
(b) At time of development, the project will be served by central public water and sewer;
(c) The project is compatible with surrounding land uses;
(d) The property in question has no common site development plan with adjacent property;
(e) There is no common ownership with any adjacent parcels,
(f) The parcel in question was not created to take advantage of the in-fill residential density bonus and was created prior to the adoption of this provision in the Growth Management Plan on January 10, 1989.
(g) Of the maximum 3 additional units, one (1) dwelling unit per acre shall be transferred from Sending Lands.
(h) Projects qualifying under this provision may increase the density administratively by a maximum of one dwelling unit per acre by transferring that additional density from Sending Lands.

5. Roadway Access: [Deleted text, page 37.1]

If the project has direct access to 2 or more arterial or collector roads as identified in the Traffic Circulation Element, 1 residential dwelling unit per gross acre may be added. Density credits based on future roadways will be awarded if the developer commits to construct a portion of the roadway (as determined by the County Transportation Department) or the road is scheduled for completion during the first five years of the Capital Improvements Plan. The Roadway Access bonus is not applicable to properties located within the Traffic Congestion Area.

6. Transfer of Development Rights Bonus: [Renumbered, revised text, page 38]

To encourage preservation/conservation of natural resources, density transfers are permitted as follows:

Words underlined are added; words struck through are deleted. Words double underlined in red are added; words double struck through in red are deleted - both since 2-23-06 version.

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(a) From Urban designated areas into Within that portion of the Urban designated area subject to this Density Rating System, density may be increased above and beyond the density otherwise allowed by the Density Rating System, from any Urban designated area, in accordance with the Transfer of Development Rights (TDR) provision contained in Section 2.2.24.11 2.03.07 of the Land Development Code, adopted by Ordinance No. #91-102 04-11, as amended, on June 22, 2004 and effective October 30, 1991 2004, as amended. For projects utilizing this TDR process, density may be increased above and beyond the density otherwise allowed by the Density Rating System, except that properties within the Coastal High Hazard Area cannot exceed the cap of four dwelling units per acre.

(b) From Sending Lands in conjunction with qualified infill development

c(b) From Sending Lands located within one mile of the Urban Boundary into lands designated Urban Residential Fringe, at a maximum density increase of one (1) unit per gross acre.

In no case shall density be transferred into the Coastal High Hazard Area from outside the Coastal High Hazard Area. Lands lying seaward of the Coastal High Hazard Boundary, identified on the Future Land Use Map, are within the Coastal High Hazard Area.

7d. Transportation Concurrency Management Area (TCMA) Bonus:

[Renumbered text, Revised title, page 38]

b3. Density Reduction:

[No changes to text, page 38]

4a. Coastal High Hazard Area Reduction Traffic—Congestion—Area:

[Revised text, pages 38, 38.1]

If the project lies within the Traffic Congestion Area Coastal High Hazard Area, an area identified as subject to long-range traffic congestion, 1 dwelling unit per gross acre would be subtracted from the eligible base density of four dwelling units per acre. The Traffic Congestion Boundary is shown on the Future Land Use Map and consists of the western coastal Urban Designated Area seaward of a boundary marked by Airport-Pulling Road (including an extension north to the Lee County boundary), Davis Boulevard, County Barn Road, and Rattlesnake Hammock Road consistent with the Mixed Use Activity Center’s residential density band located at the southwest quadrant of the intersection of Rattlesnake Hammock Road and County Road 951 (including an extension to the east). Properties adjacent to the Traffic Congestion Area shall be considered part of the Traffic Congestion Area if their only access is to a road forming the boundary of the Area; however, if that property also has an access point to a road not forming the boundary of the Traffic Congestion Area it will not be subject to the density reduction. Furthermore, the density reduction shall not apply to developments located within the South U.S. 41 TCEA (as identified within Transportation Element, Map TR-4, and Transportation Element, Policies 5.5 and 5.6, and FLUE
Policy 2.4) that obtain an exception from concurrency requirements for transportation, pursuant to the certification process described in Transportation Element Policy 5.6, and that include affordable housing (as per Section 2.7.7 of the Collier County Land Development Code, as amended) as part of the plan of development. This reduction shall likewise not be applied to developments within the Northwest and East Central TCMAs that meet the requirements of FLUE Policies 6.1 through 6.5, and Transportation Element, Policies 5.7 and 5.8, and that include Affordable Housing (as per Section 2.7.7 of the Collier County Land Development Code, as amended) as part of the plan of development.

**c4. Density Conditions:** [No changes to text, page 38.1]

**1a. Maximum Density - General:** [Revised text, page 38.1]

The maximum allowed permitted density shall not exceed 16 residential dwelling units per gross acre within the Urban designated area, except when utilizing the Transfer of Development Rights (TDR) provision contained in Section 2.2.24.10 2.03.07 of the Land Development Code adopted by Ordinance No. 91-402 04-41, as amended, on June 22, 2004 and effective October 30 18, 1991 2004, as amended. However, properties within the Coastal High Hazard Area cannot exceed the cap of four dwelling units per acre.

**b. Maximum Density - Coastal High Hazard Area:** [New text, page 38.1]

Policy 12.2.5 of the Conservation and Coastal Management Element (CCME) of this Growth Management Plan defines the Coastal High Hazard Area (CHHA). The CHHA boundary is depicted on the Future Land Use Map; all lands lying seaward of that boundary are within the CHHA. The maximum density allowed within the CHHA is 4 dwelling units per gross acre, except as provided for in Policy 5.1, and except for the “vested” Port of the Islands development. Further, new rezones to permit mobile home development parks and subdivisions shall not be allowed within the CHHA.

**d5. Density Blending:** [No changes to text, pages 39, 40]

**BC. Urban Commercial District:** [No changes to text, page 40]

**1. Mixed Use Activity Center Subdistrict:** [Revised text, pages 41, 41.1, 42-44]

Mixed Use Activity Centers have been designated on the Future Land Use Map Series identified in the Future Land Use Element. The locations are based on intersections of major roads and on spacing criteria. When this Plan was originally adopted in 1989, there were 21 Activity Centers. There are now 19 Mixed Use Activity Centers, listed below, which comprise approximately 3,000 acres; this includes 3 Interchange Activity Centers (#4, 9, 10) which will be discussed separately under the Interchange Activity Center Subdistrict. Two Activity Centers, #19 and 21, have been deleted as they...
are now within the incorporated City of Marco Island and replaced by the land use designations identified in the Marco Island Master Plan and Future Land Use Map.

# 1 Immokalee Road and Airport-Pulling Road
# 2 US 41 and Immokalee Road
# 3 Immokalee Road and Collier Boulevard
# 4 I-75 and Immokalee Road (Interchange Activity Center)
# 5 US 41 and Vanderbilt Beach Road
# 6 Davis Boulevard and Santa Barbara Boulevard
# 7 Rattlesnake-Hammock Road and Collier Boulevard
# 8 Airport-Pulling Road and Golden Gate Parkway
# 9 I-75 and Collier Boulevard and Davis Boulevard (Interchange Activity Center)
# 10 I-75 and Pine Ridge Road (Interchange Activity Center)
# 11 Vanderbilt Beach Road and Airport-Pulling Road
# 12 US 41 and Pine Ridge Road
# 13 Airport-Pulling Road and Pine Ridge Road
# 14 Goodlette-Frank Road and Golden Gate Parkway
# 15 Golden Gate Parkway and Coronado Boulevard
# 16 US 41 and Airport-Pulling Road
# 17 US 41 and Rattlesnake-Hammock Road
# 18 US 41 and Collier Boulevard
# 19 US 41 and Wiggins Pass Road

The Mixed-Use Activity Center concept is designed to concentrate almost all new commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development, and to create focal points within the community. Mixed Use Activity Centers are intended to be mixed-use in character. Further, they are generally intended to be developed at a human-scale, to be pedestrian-oriented, and to be interconnected with adjacent abutting projects – whether commercial or residential. Street, pedestrian pathway and bike lane interconnections with adjacent abutting properties, where possible and practicable, are encouraged. Additionally, some commercial development is allowed outside of Mixed Use Activity Centers in the PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Interchange Activity Center Subdistrict, Traditional Neighborhood Design Subdistrict, Orange Blossom Mixed-Use Subdistrict, Goodlette/Pine Ridge Commercial Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Henderson Creek Mixed-Use Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Buckley Mixed-Use Subdistrict and the Bayshore/Gateway Triangle Redevelopment Overlay and by Policies 5.9, 5.10, and 5.11 of the Future Land Use Element.

Mixed Use Activity Centers are intended to be mixed-use in character. Allowable land uses in Mixed Use Activity Centers include the full array of commercial uses, residential uses, institutional uses, hotel/motel uses at a maximum density of 26 units per acre or intensity consistent with the Land Development Code, community facilities, and other land uses as generally allowed in the Urban designation. The actual mix of the various...
land uses—which may include the full array of commercial uses, residential uses, institutional uses, hotel/motel uses at a density consistent with the Land Development Code—shall be determined during the rezoning process based on consideration of the factors listed below. Except as restricted below under the provision for Master Planned Activity Centers, all Mixed Use Activity Centers may be developed with any of the land uses allowed within this Subdistrict.

For residential-only development, if a project is located within the boundaries of a Mixed Use Activity Center which is not within the Urban Residential Fringe Subdistrict and is not within the Coastal High Hazard Area or Urban Coastal Fringe Subdistrict, up to 16 residential units per gross acre may be permitted. If such a project is located within the boundaries of a Mixed Use Activity Center that is not within the Urban Residential Fringe Subdistrict but is within the Coastal High Hazard Area, the eligible density shall be limited to four dwelling units per acre. If such a project is located within the boundaries of a Mixed Use Activity Center which is within the Urban Residential Fringe Subdistrict, eligible density shall be as allowed by that Subdistrict. For a residential-only project located partially within and partially outside of an Activity Center, the density accumulated from the Activity Center portion of the project is calculated based upon the gross project acreage of the Activity Center. If such a project is located within the boundaries of a Mixed Use Activity Center which is not within the Urban Residential Fringe Subdistrict and is not within the Coastal High Hazard Area, the eligible density is sixteen dwelling units per acre. If such a project is located within the boundaries of a Mixed Use Activity Center that is not within the Urban Residential Fringe Subdistrict but is within the Coastal High Hazard Area, the eligible density shall be limited to four dwelling units per acre. If such a project is located within the boundaries of a Mixed Use Activity Center which is within the Urban Residential Fringe Subdistrict, eligible density shall be as allowed by that Subdistrict. For a project located partially within and partially outside of an Activity Center, and the portion within an Activity Center is developed as mixed use, the density accumulated from the Activity Center portion of the project shall not be distributed to that portion of the project located outside of the Activity Center. In order to promote compact and walkable mixed use projects, where the density from a mixed use project is distributed outside the Activity Center boundary, the mixed use component of the project within the Activity Center must include a minimum of thirty percent (30%) of the Activity Center-accumulated density, and the dwelling units distributed outside the Activity Center must be located within one third (1/3) of a mile of the Activity Center boundary.

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

a. Rezones within Mixed Use Activity Centers are encouraged to be in the form of a Planned Unit Development. There shall be no minimum acreage limitation for such Planned Unit Developments except all requests for rezoning must meet the requirements for rezoning in the Land Development Code.

b. The amount, type and location of existing zoned commercial land, and developed commercial uses, both within the Mixed Use Activity Center and within two road miles of the Mixed Use Activity Center.

c. Market demand and service area for the proposed commercial land uses to be used as a guide to explore the feasibility of the requested land uses.

d. Existing patterns of land use within the Mixed Use Activity Center and within two radial miles.

e. Adequacy of infrastructure capacity, particularly roads.

f. Compatibility of the proposed development with, and adequacy of buffering for, adjoining properties.

g. Natural or man-made constraints.

h. Rezoning criteria identified in the Land Development Code.

i. Conformance with Access Management Plan provisions for Mixed Use Activity Centers, as contained in the Land Development Code.

j. Coordinated traffic flow on-site and off-site, as may be demonstrated by a Traffic Impact Analysis, and a site plan/master plan indicating on-site traffic movements, access point locations and type, median opening locations and type on the abutting roadway(s), location of traffic signals on the abutting roadway(s), and internal and external vehicular and pedestrian interconnections.

k. Interconnection(s) for pedestrians, bicycles and motor vehicles with existing and future adjacent abutting projects.

l. Conformance with the architectural design standards as identified in the Land Development Code.

The approximate boundaries of Mixed Use Activity Centers have been delineated on the maps located at the end of this section as part of the Future Land Use Map Series. These map boundaries are the actual, fixed boundaries and cannot be adjusted without a
comprehensive plan amendment, except as provided below for Master Planned Activity Centers of Mixed Use Activity Centers listed below by Activity Center and location are specifically defined on the maps and shall be considered to delineate the boundaries for those Mixed Use Activity Centers.

# 1 Immokalee Road and Airport Road
# 6 Davis Boulevard and Santa Barbara Boulevard
# 8 Airport Road and Golden Gate Parkway
#11 Vanderbilt Beach Road and Airport Road
#12 US 41 and Pine Ridge Road
#13 Airport Road and Pine Ridge Road
#15 Golden Gate Parkway and Coronado Boulevard
#16 US 41 and Airport Road
#17 US 41 and Rattlesnake-Hammock Road
#18 US 41 and Isles of Capri Road
#20 US 41 and Wiggins Pass Road

The mix of uses in all of these specifically designated, except for #6 at Davis Boulevard and Santa Barbara Boulevard, and range from 80 to 100% commercially zoned and/or developed property. Activity Center #6 is approximately 60% commercially zoned and/or developed. For purposes of these specifically designated Activity Centers, the entire Activity Center is eligible for up to 100%, or any combination thereof, of each of the following uses: commercial, residential and/or community facilities.

Master Planned Activity Centers
Any of the five Mixed Use Activity Centers listed below may be designated as a Master Planned Mixed Use Activity Centers. A Master Planned Mixed Use Activity Centers are is one those which have a unified plan of development in the form of a Planned Unit Development, Development of Regional Impact or an area-wide Development of Regional Impact. Property owners within such Mixed Use Activity Centers shall be required to utilize the Master Planned Mixed Use Activity Center process, as provided below.

# 2 US 41 and Immokalee Road
# 3 Immokalee Road and CR-951 Collier Boulevard
# 5 US 41 and Vanderbilt Beach Road
# 7 Rattlesnake-Hammock Road and CR-951 Collier Boulevard
#14 Goodlette-Frank Road and Golden Gate Parkway

In recognition of the benefit resulting from the coordination of planned land uses and coordinated access points to the public road network, Master Planned Activity Centers are encouraged through the allowance of flexibility in the boundaries, and thus mix and location of uses permitted within a designated Mixed Use Activity Center, and may be permitted to modify the designated configuration. The boundaries of Master Planned Mixed Use Activity Centers depicted on the Future Land Use Map Series are understood to be flexible and subject to modification as provided for below during final site design;
However, the approved acreage within amount of commercial development the reconfigured Activity Center shall not be exceeded that within the existing Activity Center. The actual mix of land uses shall be determined using the criteria for other Mixed Use Activity Centers. All of the following criteria must be met for a project to qualify as a Master Planned Mixed Use Activity Center:

1. The applicant shall have unified control of the majority of a quadrant in a designated Activity Center. Majority of the quadrant shall be defined as at least 51% of the privately owned land within any Activity Center quadrant. However, if a property owner has less than 51% ownership within a quadrant, that property owner may still request a rezoning under the provisions of a Mixed Use Activity Center Subdistrict subject to the maximum acreage allowed in Paragraph 2 below. Property owners with less than 51% ownership are encouraged to incorporate vehicular and pedestrian accesses with adjacent properties within the Activity Center. Any publicly owned land within the quadrant will be excluded from acreage calculations to determine unified control.

2. The permitted land uses for a Master Planned Mixed Use Activity Center shall be the same as for other designated Activity Centers; however, a Master Planned Mixed Use Activity Center encompassing the majority of the property in two or more quadrants shall be afforded the flexibility to redistribute a part or all of the allocation from one quadrant to another, to the extent of the unified control. The maximum amount of commercial uses allowed at Activity Center #3 (Immokalee Road and Collier Boulevard) is 40 acres per quadrant for a total of 160 acres maximum in the entire Activity Center; the balance of the land area shall be limited to any of the non-commercial uses as allowed in Mixed Use Activity Centers residential and/or community facility uses. The maximum amount of commercial uses allowed at Activity Center #7 (Rattlesnake Hammock Road and Collier Boulevard) is 40 acres per quadrant, except that the northeast quadrant may have a total of 59 acres, for a total of 179 acres maximum in the entire Activity Center; the balance of the land area shall be limited to any of the non-commercial uses as allowed in Mixed Use Activity Centers residential and/or community facility uses. With respect to the +/- 19 acres in the northeast quadrant of Activity Center #7, said acreage lying adjacent to the east of the Hammock Park Commerce Center PUD, commercial development shall be limited to a total of 185,000 square feet of the following uses: personal indoor self-storage facilities – this use shall occupy no greater than 50% of the total (185,000) building square feet; offices for various contractor/builder construction trade specialists inclusive of the offices of related professional disciplines and services that typically serve those construction businesses or otherwise assist in facilitating elements of a building and related infrastructure, including but not limited to architects, engineers, land surveyors and attorneys – these offices of related professional disciplines and services shall occupy no greater than 50% of the total (185,000) building square feet; warehouse space for various contractor/builder construction trades occupants; mortgage and land title companies; related businesses including but
not limited to lumber and other building materials dealers, paint, glass, and wallpaper stores, garden supply stores – all as accessory uses only, accessory to offices for various contractor/builder construction trade specialists or accessory to warehouse space for various contractor/builder construction trades occupants; management associations of various types of buildings or provision of services to buildings/properties; and, fitness centers. Activity Center #14 (Goodlette-Frank Road and Golden Gate Parkway) shall have a maximum of 45 acres for commercial use, the balance of the land uses shall be limited to used for any of the non-commercial uses as allowed in Mixed Use Activity Centers, residential and/or community facility uses. Activity Centers #2 and #5 have approximately 80% of the area zoned or developed for commercial uses. For purposes of these two Activity Centers, the entire Activity Center is eligible for up to 100% or any combination thereof, of the following uses: commercial, residential and/or community facilities.

3. The location and configuration of all land uses within a Master Planned Mixed Use Activity Center shall be compatible with and related to existing site features, surrounding development, and existing natural and manmade constraints. Commercial uses shall be oriented so as to provide coordinated and functional transportation access to major roadways serving the Activity Center, and functionally related or integrated with surrounding land uses and the planned transportation network; and,

4. Adjacent properties within the Activity Center that are not under the unified control of the applicant shall be considered and appropriately incorporated (i.e. pedestrian, bicycle and vehicular interconnections) into the applicant’s Master Plan.

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

- The intersection around which the Mixed Use Activity Center is located consists of an arterial and collector road, or two arterial roads, based upon roadway classifications contained in the Transportation Traffic Circulation Element.

- The Mixed Use Activity Center is no closer than two miles from any existing Mixed Use Activity Center, as measured from the center point of the intersections around which the existing and proposed Mixed Use Activity Centers are located.

- Market justification is provided demonstrating the need for a Mixed Use Activity Center at the proposed location.

2. Interchange Activity Center Subdistrict: [Revised text, pages 44, 45]

Interchange Activity Centers have been designated on the Future Land Use Map at each of the three of the County’s four Interstate 75 interchanges and include numbers 4, 9 and
There is no Activity Center at the new I-75/Golden Gate Parkway interchange. The boundaries of these Interchange Activity Centers have been specifically defined on the maps located at the end of this Section as part of the Future Land Use Map Series. Any changes to the boundaries of these Interchange Activity Centers shall require an amendment to the Future Land Use Map Series.

Interchange Activity Centers #4 (I-75 at Immokalee Road) and #10 (I-75 at Pine Ridge Road) allow for the same mixture of land uses as allowed in the Mixed Use Activity Centers; additionally, which may include 100% or any combination thereof, of each of the following uses: the full array of commercial uses, residential and non-residential uses, institutional uses, hotel/motel uses at any density consistent with the Land Development Code, and Business Parks; and industrial uses, as identified below, are allowed in the southwest and southeast quadrants of Interchange Activity Center #4. No industrial uses shall be allowed in Interchange Activity Center #10. The actual mix of uses shall be determined during the rezoning process based on consideration of the same factors listed under the Mixed Use Activity Center Subdistrict.

Interchange Activity Center #9 (I-75 at Collier Boulevard) shall be subject to the requirement of the development of an Interchange Master Plan (IMP), which was-The IMP is intended to create an enhanced “gateway” to Naples. The IMP process shall be initiated by the property owners and/or their representatives by meeting with the County planning staff within 60 days of the adoption of this Growth Management Plan amendment and a finding of compliance from the Department of Community Affairs. The purpose of the meeting will be to establish a mutually acceptable vision statement for Activity Center #9. The Interchange Master Plan shall be adopted by Resolution by the Board of County Commissioners, and to the implementing provisions adopted into the Land Development Code. All rezones thereafter shall meet the intent of the vision statement. 

Subsequent to the development of the vision statement, all new projects within Activity Center #9 are encouraged to have a unified plan of development in the form of a Planned Unit Development. The mixture of uses allowed in Interchange Activity Center #9 shall include all land uses allowed in the Mixed Use Activity Centers; additionally, the full array of commercial uses; residential and non-residential uses; institutional uses; Business Park; and/or hotel/motel uses at a density consistent with the Land Development Code; industrial uses shall be allowed in the northeast, southwest and southeast quadrants of I-75 and Collier Boulevard, and in the southwest quadrant of Collier and Davis Boulevards. The mix and intensity of land uses shall meet the intent of the vision statement and be defined during the rezoning process. The above allowed uses notwithstanding, entire Interchange Activity Center is eligible for up to 100% of the entire acreage to be developed for any of the uses referenced above, except commercial zoning the maximum amount of commercial acreage shall not exceed 55% of the total acreage (632.5 ac.) of Interchange Activity Center #9. The factors to consider during review of a rezone petition shall be compliance with the vision statement and those included for the Mixed Use this Activity Center. The actual mix of uses shall be
determined during the rezoning process based on consideration of the same factors listed under the Mixed Use Activity Center Subdistrict, and based on the adopted IMP.

For residential-only development, if a project is located within the boundaries of an Interchange Activity Center, which is not within the Urban Residential Fringe Subdistrict and not within the Estates Designation, up to 16 residential units per gross acre may be permitted. If such a project is located within the boundaries of an Interchange Activity Center which is within the Urban Residential Fringe Subdistrict, eligible density shall be as allowed by that Subdistrict. For a residential-only project located partially within and partially outside of an Activity Center, the density accumulated from the Activity Center portion of the project may be distributed throughout the project, including any portion located outside of the boundary of the Activity Center.

Mixed-use developments - whether consisting of residential units located above commercial uses, in an attached building, or in a freestanding building - are allowed and encouraged within Interchange Activity Centers. Such mixed-use projects are intended to be developed at a human-scale, pedestrian-oriented, and interconnected with adjacent projects – whether commercial or residential. Street, pedestrian pathway and bike lane interconnections with adjacent properties, where possible and practicable, are encouraged. Density for such a project is calculated based upon the gross project acreage within the Activity Center. If such a project is located within the boundaries of an Interchange Activity Center which is not within the Urban Residential Fringe Subdistrict, eligible density is sixteen dwelling units per acre. If such a project is located within the boundaries of a Mixed Use Activity Center which is within the Urban Residential Fringe Subdistrict, eligible density shall be as allowed by that Subdistrict. For a project located partially within and partially outside of an Activity Center, and the portion within an Activity Center is developed as mixed use, the density accumulated from the Activity Center portion of the project shall not be distributed outside of the Activity Center.

Based on the unique location and function of Interchange Activity Centers, some Industrial land uses - those that serve regional markets and derive specific benefit when located in the Interchange Activity Centers - shall be allowed in the Activity Center quadrants previously identified. These uses shall be limited to: manufacturing, warehousing, storage, and distribution. Provided during the rezone process, each such use shall be reviewed to determine if it will and found to be compatible with existing and approved land uses. Industrial uses shall be limited to: manufacturing, warehousing, storage, and distribution.

The following conditions shall be required to ensure compatibility of Industrial land uses with other commercial, residential and/or institutional land uses allowed in the Interchange Activity Centers; to maintain the appearance of these Interchange Activity Centers as gateways to the community; and to mitigate any adverse impacts caused by noise, glare or fumes to the adjacent property owners. The Planned Unit Development and/or rezoning ordinance shall contain specific language regarding the permitted Industrial land uses, compatibility requirements, and development standards consistent with

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with the following conditions. Site-specific development details will be reviewed during the Site Development Plan review process.

a. Landscaping, buffering and/or berming shall be installed along the Interstate;
b. Fencing shall be wooden or masonry;
c. Wholesale and storage uses shall not be permitted immediately adjacent to the right-of-way of the Interstate;
d. Central water and sewage systems shall be required;
e. Ingress and egress shall be consistent with State Access Management Plans, as applicable;
f. No direct access to the Interstate right-of-way shall be permitted;
g. Joint access and frontage roads shall be established when frontage is not adequate to meet the access spacing requirements of the Access Control Policy, Activity Center Access Management Plan provisions, or State Access Management Plans, as applicable;
h. Access points and median openings shall be designed to provide adequate turning radii to accommodate truck traffic and to minimize the need for U-turn movements;
i. The developer shall be responsible to provide all necessary traffic improvements to include traffic signals, turn lanes, deceleration lanes, and other improvements deemed necessary - as determined through the rezoning process; and,
j. A maximum floor area ratio (FAR) for the designated Industrial land uses component of the projects shall be established at 0.45.

3. **Livingston/Pine Ridge Commercial Infill Subdistrict:** [Revised text, page 46]

   a. **Southeast Quadrant**
   
   If permitted by the South Florida Water Management District, emergency access to the North Naples Fire District fire station located immediately east of the property will be provided improving response times to all properties located south along Livingston Road. Interconnection to adjacent abutting properties immediately to the South and immediately to the East will be studied and provided if deemed feasible, as a part of the rezoning action relating to the subject property.

   Building height is limited to one story with a 35 foot maximum for all retail and general commercial uses. General and medical office uses are limited to three stories with a 50 foot maximum height. Any project developed in this Quadrant may be comprised of any combination of retail commercial and/or office uses, provided that the total square footage does not exceed 125,000 square feet. A minimum 50-foot buffer of existing native vegetation will be preserved along all project boundaries located adjacent to abutting areas zoned agricultural.

   b. **Northwest Quadrant**
The feasibility of interconnections to the adjacent abutting properties to the North and West will be considered and, if deemed feasible, will be required during the rezoning of the subject property.

4. Business Park Subdistrict: [No change to text, page 46]

5. Research and Technology Park Subdistrict: [No change to text, page 46]

6. Livingston Road/Eatonwood Lane Commercial Infill Subdistrict: [No change to text, page 48]

7. Livingston Road Commercial Infill Subdistrict: [No change to text, page 48]

8. Commercial Mixed Use Subdistrict: [Relocated text, Revised text, pages 48, 48.1]

The purpose of this Subdistrict is to encourage the development and re-development of commercially zoned properties with a mix of residential and commercial uses. The residential uses may be located above commercial uses, in an attached building, or in a freestanding building. Such mixed-use projects are intended to be developed at a human-scale, pedestrian-oriented, and interconnected with adjacent abutting projects – whether commercial or residential. Within one year of the effective date of this Subdistrict, the Land Development Code shall be amended, as necessary, to implement developing pursuant to the regulation governing this Subdistrict. This Subdistrict is allowed in the Urban Commercial District subject to the standards and criteria set forth under the Commercial Mixed Use Subdistrict in the Urban Mixed Use District.

Projects utilizing this Subdistrict shall comply with the following standards and criteria:

1. This Subdistrict is applicable to the C-1 through C-3 zoning districts, and to commercial PUDs and the commercial component of mixed use PUDs where those commercial uses are comparable to those found in the C-1 through C-3 zoning districts.

2. Commercial uses and development standards shall be in accordance with the commercial zoning district on the subject property.

3. Residential density is calculated based upon the gross commercial project acreage. For property in the Urban Residential Fringe Subdistrict, density shall be as limited by that Subdistrict. For property not within the Urban Residential Fringe Subdistrict but within the Coastal High Hazard Area, density shall be limited to four dwelling units per acre. For property not within the Urban Residential Fringe Subdistrict and not within the Coastal High Hazard Area, density shall be limited to sixteen dwelling units per acre.
4. In the case of residential uses located within a building attached to a commercial building or in the case of a freestanding residential building, building square footage and acreage devoted to residential uses shall not exceed seventy percent (70%) of the gross building square footage and acreage of the project.

5. Street, pedestrian pathway and bike lane interconnections with adjacent properties, where possible and practicable, are encouraged.

9. Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict: [No changes to text, page 48.1]

10. Livingston/Radio Road Commercial Infill Subdistrict: [Relocated text, pages 48.1, 48.2]

This Subdistrict consists of ± 5.0 acres located at the northwest corner of the intersection of Livingston Road and Radio Road.

This Subdistrict allows for those permitted and conditional uses set forth in Commercial Intermediate Zoning District (C-3) of the Collier County Land Development Code, Ordinance 91-102, in effect as of the effective date of adoption of this Subdistrict. (Adopted October 26, 2004 by Ordinance No. 2004-71) However, the following conditional uses shall not be permitted:

1. Amusements and recreation services (Groups 7911, 7922 community theaters only, 7933, 7993, 7999 boat rental, miniature golf course, bicycle and moped rental, rental of beach chairs and accessories only.)

2. Homeless shelters, as defined by the Land Development Code.

3. Social Services (8322-83990)

4. Soup kitchens, as defined by the Land Development Code.

To encourage mixed-use projects, this Subdistrict also permits residential development, when located in a mixed-use building (residential uses over commercial uses). Such residential development is allowed at a maximum density of 16 dwelling units per acre; the gross acreage of the project is used in calculating residential density.

The purpose of this Subdistrict is to provide services, including retail uses, to surrounding residential areas within a convenient travel distance to the subject property. These uses are not an entitlement, nor is the maximum density for residential uses in a mixed-use building. Such uses, and residential density, will be further evaluated at the time of rezoning approval to insure appropriateness in relation to surrounding properties.

The maximum development intensity allowed is 50,000 square feet of building area for commercial uses with a maximum height of three (3) stories, not to exceed 35 feet.
However, for mixed use buildings—those containing residential uses over commercial uses—the maximum height is four (4) stories, not to exceed 45 feet. Access to the property within the Subdistrict may be permitted from Radio Road, Market Avenue and Livingston Road. Any access to Livingston Road shall be limited to right in, right out access. Further, access shall be consistent with the Collier County Access Management Policy in effect at the time of either rezoning or SDP application, whichever policy is the more restrictive.

10 44. Vanderbilt Beach Road Neighborhood Commercial Subdistrict [Renumber, revise text – 5th paragraph, pages 48.2, 48.3]

11. Goodlette/Pine Ridge Commercial Infill Subdistrict: [Relocated, revised text, after page 41]
Development intensity within the Subdistrict will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this Subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail tenant may exceed 65,000 square feet of gross leasable area.

Unless otherwise required by the South Florida Water Management District, the .87 +/- acre wetland area located on the northeastern portion of the site will be preserved.

**CD.** Urban – Industrial District: [Remove hyphen from title, no changes to text, page 51]

1. Business Park Subdistrict: [No change to text, page 51]

2. Research and Technology Park Subdistrict: [No change to text, page 51]

II. AGRICULTURAL/RURAL DESIGNATION: [No change to text, page 52]

A. Agricultural/Rural – Mixed Use District: [Remove hyphen from title, Relocate text of sub-paragraph g., pages 53, 54]

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**g.** Existing units approved for the Fiddler’s Creek DRI may be reallocated to those parts of Sections 18 and 19, Township 51 South, Range 27 East added to Fiddler’s Creek DRI together with part of Section 29, Township 51 South, Range 27 East, at a density greater than 1 unit per 5 gross acres provided that no new units are added to the 6,000 previously approved units, which results in a gross density of 1.6 units per acre for the Fiddler’s Creek DRI; and further provided that no residential units shall be located on that part of Section 29 within the Fiddler’s Creek DRI; and further provided that South Florida Water Management District jurisdictional wetlands impacted by the DRI in said Sections do not exceed 10 acres.

1. Rural Commercial Subdistrict: [Revised text – paragraph e., page 54]

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e. The project is located on an arterial or collector roadway as identified in the Traffic Circulation Transportation Element; and

B. Rural Fringe Mixed Use District: [No changes to text, page 54]

I. Transfer of Development Rights (TDR), and Sending, Neutral, and Receiving Designations: [No changes to text, page 55]

A) Receiving Lands: [Revised text, page 58]

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Words underlined are added; words struck through are deleted. Words double underlined in red are added; words double struck through in red are deleted - both since 2-23-06 version.

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5. Allowable Uses:

u) Travel trailer recreational vehicle parks, provided the following criteria are met:
   1) The subject site is adjacent to an existing travel trailer recreational vehicle park site; and,
   2) The subject site is no greater than 100% the size of the existing park site.

B) Neutral Lands: [Relocated text, new subparagraph s), pages 59, 60]

s) Existing units approved for the Fiddler’s Creek DRI may be reallocated to those parts of Sections 18 and 19, Township 51 South, Range 27 East added to Fiddler’s Creek DRI together with part of Section 29, Township 51 South, Range 27 East, at a density greater than 1 unit per 5 gross acres provided that no new units are added to the 6,000 previously approved units, which results in a gross density of 1.6 units per acre for the Fiddler’s Creek DRI; and further provided that no residential units shall be located on that part of Section 29 within the Fiddler’s Creek DRI; and further provided that South Florida Water Management District jurisdictional wetlands impacted by the DRI in said Sections do not exceed 10 acres.

C) Sending Lands: [No changes to text, pages 62, 63, 64]

D) Additional TDR Provisions: [Revised text, first paragraph, page 65]

Within one year of adoption of this plan amendment, Collier County will amend its land development regulations to adopt a formal process for authorizing and tracking the Transfer of Development Rights. This process will include, at a minimum, the following provisions:

2. Buffers Adjacent to Major Public Rights-of-way: [No changes to text, page 65]

3. Rural Villages: [Revised text, pages 66, 67, 68, 69]

C) Rural Village Sizes and Density:

Density shall be achieved as follows:

   c) Additional density between the minimum and maximum amounts established herein may be achieved through any of the following, either individually or in combination:
      1) Additional TDR Credits.
      2) TDR Bonus Credits.
      3) A 0.5 unit bonus for each unit that is provided for lower income residents and for entry level and workforce buyers beyond that required in paragraph G)2., below.
      4) A density bonus of no more than 10% of the maximum density per acre allowed for each additional acre of native vegetation.
preserved exceeding the minimum preservation requirements set forth in Policy 6.1.2 of the CCME.

5) A density bonus of no more than 10% of the maximum density per acre as provided in Policy 6.2.5(6)b of the CCME.

G) As part of the development of Rural Village provisions, land development regulations shall identify specific design and development standards for residential, commercial and other uses. These standards shall protect and promote a Rural Village character and shall include requirements for parks, greens, squares, and other public places. In addition to the public spaces required as a part of a Village Center or Neighborhood Center. Rural Villages shall incorporate a Village Park and neighborhood parks. In addition, the following shall be addressed:

1. Rural Village, Village Center and neighborhood design guidelines and development standards.

β Interconnection between the Rural Village and adjacent abutting developments shall be encouraged.

2. Specific allocations for land uses including residential, commercial and other non-residential uses within Rural Villages, shall include, but are not limited to:

β A mixture of housing types, including single-family attached and detached, as well as multi-family. A minimum of 0.2 units per acre shall be affordable-workforce housing provided for those earning less than or equal to 100% of the median household income for Collier County, of which at least 0.1 units per acre shall be affordable-workforce housing provided for those earning less than or equal to 80% of the median household income for Collier County. Projects providing affordable-workforce housing beyond the required minimum number that is provided for lower income residents and for entry level and workforce buyers shall receive a credit of 0.5 units for each unit constructed beyond the required minimum number. Collier County shall develop, as part of the Rural Village Overlay, a methodology for determining the rental and fee-simple market rates that will qualify for such a credit, and a system for tracking such credits.

4. Exemptions from the Rural Fringe Mixed Use District Development Standards: [No changes to text, pages 69,70]

C. Rural – Industrial District: [Remove hyphen from title, revise text, page 70]

The Rural - Industrial District, which encompasses approximately 900 acres of existing industrial areas outside of Urban designated areas, is intended, and shall be reserved, for industrial type uses, subject to the Interim Development Provisions. Besides basic Industrial uses, limited commercial uses are permitted. Retail commercial uses are
prohibited, except as accessory to Industrial uses. The C-5 Commercial Zoning District on the perimeter of lands designated Rural - Industrial District, as of October 1997, shall be deemed consistent with this Land Use District. All industrial areas shall have direct access to a road classified as an arterial or collector in the Traffic Circulation Transportation Element, or access may be provided via a local road that does not service a predominately residential area. No new industrial land uses shall be permitted in the Area of Critical State Concern. For the purposes of interpreting this policy, oil and gas exploration, drilling, and production (“oil extraction and related processing”) shall not be deemed to be industrial land uses and shall continue to be regulated by all applicable federal, state, and local laws. Intensities of use shall be those related to:

D. Rural – Settlement Area District: [Remove hyphen from title, revise text, page 70]

This District consists of Sections 13, 14, 23, 24, and a portion of 22, Township 48 South, Range 27 East (the former North Golden Gate Subdivision), which was zoned and platted between 1967 and 1970. In settlement of a lawsuit pertaining to the permitted uses of this property, this property has been "vested" for the types of land uses specified in that certain "PUD by Settlement" zoning granted by the County as referenced in that certain SETTLEMENT AND ZONING AGREEMENT dated the 27th day of January, 1986. This Settlement Area is encompassed by the commonly known as Orangetree PUD and Orange Blossom Ranch PUD. Refer to the Golden Gate Area Master Plan for allowable permitted uses and standards.

III. ESTATES DESIGNATION: [No changes to text, page 71]

IV. CONSERVATION DESIGNATION: [No changes to text, pages 71, 72]

V. OVERLAYS AND SPECIAL FEATURES: [No changes to heading, page 73]

A. Area of Critical State Concern Overlay: [Revised text, pages 73, 74, 75]

The Big Cypress Area of Critical State Concern (ACSC) was established by the 1974 Florida Legislature. The Critical Area is displayed on the Future Land Use Map as an overlay area. The Critical Area encompasses lands designated Conservation, Agricultural/Rural, Estates and Urban (Port of the Islands, Plantation Island and Copeland). The ACSC regulations notwithstanding, there is an existing Development Agreement between Port of the Islands, Inc. and the State of Florida Department of Community Affairs, approved in July 1985, which regulates land uses in the Port of the Islands Urban area; and, there is an Agreement between the Board of County Commissioners and the Florida Department of Community Affairs, approved in April 2005, pertaining to development in Plantation Island. Chokoloskee is excluded from the Big Cypress Area of Critical State Concern. All Development Orders within the Critical Area shall comply with Chapter 28-25, Florida Administrative Code, "Boundary and
Regulations for the Big Cypress Area of Critical State Concern”. Those regulations include the following:

B. North Belle Meade Overlay: [No changes to text, pages 75, 76, 77, 78, 79, 80]

Planning Considerations

**Red Cockaded Woodpeckers (RCW)**

*RCW nesting and foraging habitat has been mapped and used to delineate areas that are appropriately designated as Sending Lands shall be mapped and protected from land use activities within Sending Lands, and Section 24 designated Neutral Lands. Although RCW nesting and foraging habitat shall be mapped within all Sending areas within the NBM Overlay, this shall be accomplished by a study specific to Section 24 conducted by Collier County within one year of the effective date of the NBM Overlay. Within Section 24, the Neutral designation may be adjusted based upon the findings of the updated RCW nesting and foraging habitat study.*

C. Natural Resource Protection Area Overlay: [No changes to text, pages 80, 81]

D. Rural Lands Stewardship Area Overlay: [Revised text, as noted below]

Policy 1.15 [Revised text, page 85]

Land becomes designated as an SRA upon the adoption of a resolution by the Collier County Board of County Commissioners (BCC) approving the petition by the property owner seeking such designation. Any change in the residential density or non-residential intensity of land use on a parcel of land located within a SRA shall be specified in the resolution reflecting the total number of transferable Credits assigned to the parcel of land. Density and intensity within the RLSA or within an SRA shall not be increased beyond the Baseline Standards except through the provisions of the Stewardship Credit System, the Affordable-workforce Housing Density Bonus as referenced in the Density Rating System of the FLUE, and the density and intensity blending provision of the Immokalee Area Master Plan.

Policy 4.7 [Revised text, page 93]

There are four specific forms of SRA permitted within the Overlay. These are Towns, Villages, Hamlets, and Compact Rural Development (CRD). The Characteristics of Towns, Villages, Hamlets, and CRD are set forth in Attachment C and are generally described in Policies 4.7.1, 4.7.2, 4.7.3 and 4.7.4. Collier County shall establish more specific regulations, guidelines and standards within the LDC Stewardship District to guide the design and development of SRAs to include innovative planning and development strategies as set forth in Chapter 163.3177 (11), F.S. and 0J-5.006(5)(I). The size and base density of each form shall be consistent with the standards set forth on Attachment C. The maximum base residential density as set forth in Attachment C may only be exceeded through the density blending process as set forth in density and intensity blending provision of the Immokalee Area Master Plan or through the
affordable-workforce housing density bonus as referenced in the Density Rating System of the Future Land Use Element. The base residential density is calculated by dividing the total number of residential units in a SRA by the overall area therein. The base residential density does not restrict net residential density of parcels within a SRA. The location, size and density of each SRA will be determined on an individual basis during the SRA designation review and approval process. In Towns and Villages, a minimum of 0.2 units per acre of the base residential density shall be affordable-workforce housing provided for those earning less than or equal to 100% of the median household income for Collier County, of which at least 0.1 units per acre shall be affordable-workforce housing provided for those earning less than or equal to 80% of the median household income for Collier County.

Policy 4.7.1  
[Revised text, page 94]

Towns are the largest and most diverse form of SRA, with a full range of housing types and mix of uses. A minimum of 0.2 units per acre of the base residential density shall be affordable-workforce housing provided for those earning less than or equal to 100% of the median household income for Collier County, of which at least 0.1 units per acre shall be affordable-workforce housing provided for those earning less than or equal to 80% of the median household income for Collier County. Towns have urban level services and infrastructure which support development that is compact, mixed use, human scale, and provides a balance of land uses to reduce automobile trips and increase livability. Towns shall be not less than 1,000 acres or more than 4,000 acres and are comprised of several villages and/or neighborhoods that have individual identity and character. Towns shall have a mixed-use town center that will serve as a focal point for community facilities and support services. Towns shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. Towns shall have at least one community park with a minimum size of 200 square feet per dwelling unit in the Town.

Towns shall also have parks or public green spaces within neighborhoods. Towns shall include both community and neighborhood scaled retail and office uses, in a ratio as provided in Policy 4.15. Towns may also include those compatible corporate office and light industrial uses as those permitted in the Business Park and Research and Technology Park Subdistricts of the FLUE. Towns shall be the preferred location for the full range of schools, and to the extent possible, schools and parks shall be located adjacent to abutting each other to allow for the sharing of recreational facilities. Design criteria for Towns shall be included in the LDC Stewardship District. Towns shall not be located within the ACSC.

Policy 4.7.2  
[Revised text, page 94]

Villages are primarily residential communities with a diversity of housing types and mix of uses appropriate to the scale and character of the particular village. A minimum of 0.2 units per acre of the base residential density shall be affordable-workforce housing provided for those earning less than or equal to 100% of the median household income.
for Collier County, of which at least 0.1 units per acre shall be **affordable-workforce housing** provided for those earning less than or equal to 80% of the median household income for Collier County. Villages shall be not less than 100 acres or more than 1,000 acres. Villages are comprised of residential neighborhoods and shall include a mixed-use village center to serve as the focal point for the community’s support services and facilities. Villages shall be designed to encourage pedestrian and bicycle circulation by including an interconnected sidewalk and pathway system serving all residential neighborhoods. Villages shall have parks or public green spaces within neighborhoods. Villages shall include neighborhood scaled retail and office uses, in a ratio as provided in Policy 4.15. Villages are an appropriate location for a full range of schools. To the extent possible, schools and parks shall be located adjacent to abutting each other to allow for the sharing of recreational facilities. Design criteria for Villages shall be included in the LDC Stewardship District.

**Policy 4.16**

A SRA shall have adequate infrastructure available to serve the proposed development, or such infrastructure must be provided concurrently with the demand. The level of infrastructure provided will depend on the form of SRA development, accepted civil engineering practices, and LDC requirements. The capacity of infrastructure necessary to serve the SRA at build-out must be demonstrated during the SRA designation process. Infrastructure to be analyzed includes transportation, potable water, wastewater, irrigation water, stormwater management, and solid waste. Transportation infrastructure is discussed in Policy 4.14. Centralized or decentralized community water and wastewater utilities are required in Towns, Villages, and those CRDs exceeding one hundred (100) acres in size, and may be required in CRDs that are one hundred (100) acres or less in size, depending upon the permitted uses approved within the CRD. Centralized or decentralized community water and wastewater utilities shall be constructed, owned, operated and maintained by a private utility service, the developer, a Community Development District, the Immokalee Water Sewer Service District, Collier County, or other governmental entity. Innovative alternative water and wastewater treatment systems such as decentralized community treatment systems shall not be prohibited by this policy provided that they meet all applicable regulatory criteria. Individual potable water supply wells and septic systems, limited to a maximum of 100 acres of any Town, Village or CRD of 100 acres are permitted on an interim basis until services from a centralized/decentralized community system are available. Individual potable water supply wells and septic systems are permitted in Hamlets and may be permitted in CRDs of 100 acres or less in size.

**Policy 4.18**

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

**Policy 5.6**

3.e. The County shall separate preserved wetlands from other land uses with appropriate buffering requirements. The County shall require a minimum 50-foot vegetated upland buffer adjacent to abutting a natural water body, and for other wetlands a minimum 25-foot vegetated upland buffer adjacent to abutting to the wetland. A structural buffer may be used in conjunction with a vegetative buffer that would reduce the vegetative buffer width by 50%. A structural buffer shall be required adjacent to abutting wetlands where direct impacts are allows. Wetland buffers shall conform to the following standards:

3.f.ii. Loss of storage or conveyance volume resulting from direct impacts to wetlands shall be compensated for by providing an equal amount of storage or conveyance capacity on site and within or adjacent to abutting the impacted wetland.

E. **Airport Noise Area Overlay:** [No changes to text, page 105]

F. **Bayshore/Gateway Triangle Redevelopment Overlay:** [Revise text, pages 105 - 108]

4. Properties with access to US-41 East are allowed a maximum density of 12 residential units per acre. In order to be eligible for this higher density, the project must be integrated into a mixed-use development with access to existing neighborhoods and adjoining commercial properties and comply with the standards identified in Paragraph #8 9, below, except for mixed use projects developed within the “mini triangle” catalyst project site as identified on the Bayshore/Gateway Triangle Redevelopment Overlay Map. The “mini triangle” project site is eligible for the maximum density of 12 units per acre, with development standards as contained in the Gateway Triangle Mixed Use District zoning overlay, adopted February 28, 2006 (Ordinance No. 2006__) to be approved by the Board of County Commissioners at a later time. For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies, except as may be limited by a future zoning overlay.

5. Properties with access to Bayshore Drive, as identified in the Bayshore Drive Mixed Use Zoning Overlay District, are allowed a maximum density of 12 residential units per acre. In order to be eligible for this higher density, the property must meet the specific development standards that will apply to
residential and mixed use development along the Bayshore Drive corridor, and project must be integrated into a mixed-use development with access to existing neighborhoods and adjoining commercial properties and must comply with the standards identified in Paragraph #89, below. For projects that do not comply with the requirements for this density increase, their density is limited to that allowed by the Density Rating System and applicable FLUE Policies, except as may be limited by a future zoning overlay.

6. The Bayshore Drive Zoning Overlay will be developed and adopted into the Land Development Code in the present or next available amendment cycle. Expansion of existing commercial zoning boundaries along Bayshore Drive within the Bayshore Drive Mixed Use Zoning Overlay District will not be allowed until the zoning overlay is in place. Non-commercially zoned properties within the Bayshore Drive Mixed Use Zoning Overlay District may be eligible for infill, low-intensity commercial development provided they meet the criteria listed below.

a. If one parcel in the proposed project abuts commercial zoning on one side, the commercial zoning may be applied for the entire project site. The following requirements must be met: joint access and/or vehicular interconnection; pedestrian interconnection; and the entire project site must comply with Division 2.8 of the Land Development Code, as may be modified by the Bayshore Drive Mixed Use Zoning Overlay.

b. The depth of a parcel for which commercial zoning is sought may exceed the depth of the abutting commercially zoned property. Adequate buffers must be provided between the commercial uses and non-commercial uses and non-commercial zoning.

c. The project must be compatible with existing land uses and permitted future land uses on surrounding properties.

76. For parcels currently within the boundaries of Mixed Use Activity Center #16, land uses will continue to be governed by the Mixed Use Activity Center Subdistrict. A zoning overlay may be developed for these properties within the Mixed Use Activity Center to provide specific development standards.

87. Existing zoning districts for some properties within the Bayshore/Gateway Triangle Redevelopment Overlay allow uses, densities and development standards that are inconsistent with the uses, densities and development standards allowed within this Overlay. These properties are allowed to develop and redevelop in accordance with their existing zoning until such time as a zoning overlay is adopted which may limit such uses, densities and development standards.

98. To qualify for 12 dwelling units per acre, as provided for in paragraphs #4 and #5 above, mixed use projects within the Bayshore/Gateway Triangle Redevelopment Overlay must comply with the following standards:

a. Buildings containing only commercial uses are limited to a maximum height of three stories.

b. Buildings containing only residential uses are limited to a maximum height of four stories if said residential buildings are located in close proximity to US-41.
c. Buildings containing mixed use (residential uses over commercial uses) are limited to a maximum height of four stories.
d. Hotels/motels will be limited to a maximum height of four stories.
e. For purposes of this Overlay, each building story may be up to 14 feet of building in height shall be considered one story for the first floor only.
f. For mixed-use buildings, commercial uses are permitted on the first two stories only.
g. Each building containing commercial uses only is limited to a maximum building footprint of 20,000 square feet gross floor area.
h. One or more zoning overlays may be adopted which may include more restrictive standards than listed above in Paragraphs a – g.

409. For all properties outside of the Coastal High Hazard Area, any eligible density bonuses, as provided in the Density Rating System, are in addition to the eligible density provided herein. However, for properties within the Coastal High Hazard Area (CHHA), only the affordable housing said density bonuses, as provided in the Density Rating System, shall be limited to one dwelling unit per acre is allowed in addition to the eligible density provided herein. For all properties, the maximum density allowed is that specified under Density Conditions in the Density Rating System.

410. A maximum of 388 dwelling units are permitted to be utilized in this Overlay for density bonuses, as provided in paragraphs #4 and #5 above, for that portion of the Overlay lying within the CHHA, except that 156 dwelling units with direct access to US-41 East shall not be counted towards this 388 dwelling unit limitation. These This 388 dwelling unit density bonus pool corresponds with the number of dwelling units previously entitled to be rezoned from the botanical gardens sites prior to their rezone in 2003 to establish the Naples Botanical Gardens PUD. The “mini triangle” catalyst project is not subject to this density bonus pool, as provided for below, resulting in a shift of dwelling units within the CHHA. There is no such density bonus limitation for that portion of the Overlay lying outside of the CHHA.

411. The Botanical Garden, Inc. properties located in Section 23, Township 50 South, and Range 25 East, and shown on the Bayshore/Gateway Triangle Redevelopment Overlay Map, shall be limited to non-residential uses except for caretaker, dormitory, and other housing integrally related to the Botanical Garden or other institutional and/or recreational open space uses.

13. Within one year of the effective date of this amendment establishing the Bayshore/Gateway Triangle Redevelopment Overlay, the properties to be developed with a botanical garden or other non-residential use, will be rezoned from the present 388 residential zoning districts to a non-residential zoning district(s). No portion of the dwelling unit density bonuses within the CHHA can be utilized until a corresponding number of dwelling units has been rezoned from the botanical gardens site(s), as provided for above.

G. Urban-Rural Fringe Transition Zone Overlay: [No changes to text, pages 108 - 110]
H. Coastal High Hazard Area: [New text, page 110]

Policy 12.2.5 of the Conservation and Coastal Management Element (CCME) defines the Coastal High Hazard Area (CHHA). The CHHA boundary is depicted on the Future Land Use Map; all lands lying seaward of that boundary are within the CHHA. New rezones to permit mobile home development parks and subdivisions shall not be allowed within the CHHA. The Density Rating System limits density within the CHHA to a maximum of 4 dwelling units per gross acre. The Capital Improvement Element and Conservation and Coastal Management Element both contain policies pertaining to the expenditure of public funds for public facilities within the CHHA.

ATTACHMENTS [New text, page 110]

There are three Attachments to the Future Land Use Element, all pertaining to the Rural Lands Stewardship Area (RLSA) Overlay, as follows:

1. Attachment A, Collier County Rural Lands Stewardship Overlay, Stewardship Credit Worksheet.
2. Attachment B, Collier County Rural Lands Stewardship Overlay, Land Use Matrix.
3. Attachment C, Collier County RLSA Overlay, Stewardship Receiving Area Characteristics.

FUTURE LAND USE MAP SERIES [Revise text, and re-locate maps within FLUE text, page 111 and throughout FLUE document]

Add the names of all maps presently located throughout the FLUE text, modify the order on this map list, and re-locate all FLUM maps presently interspersed throughout the text to follow the text so that the complete FLUM series is located together at the end of the FLUE document.

Future Land Use Map
Mixed Use & Interchange Activity Centers Maps
Properties Consistent by Policy (5.9, 5.10, 5.11) Maps
Collier County Natural Resources Wetlands Map
Collier County Wellhead Protection Areas Map
Bayshore/Gateway Triangle Redevelopment Overlay Map
Stewardship Overlay Map
Rural Lands Study Area Natural Resource Index Maps
North Belle Meade Overlay Map
Existing Public Educational Plants (Schools) and Ancillary Plants (Support Facilities) Map
Existing Sites for Future Public Educational Plants and Ancillary Plants Map
Plantation Island Urban Area Map
Copeland Urban Area Map
Railhead Scrub Preserve – Conservation Designation Map

Words underlined are added; words struck through are deleted. Words double underlined in red are added; words double struck through in red are deleted - both since 2-23-06 version.

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Lely Mitigation Park – Conservation Designation Map
Urban – Rural Fringe Transition Zone Overlay Map
Orange Blossom Mixed Use Subdistrict Map
Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map
Davis Boulevard/County Barn Road Mixed Use Subdistrict
Goodlette/Pine Ridge Commercial Infill Subdistrict
Henderson Creek Mixed-Use Subdistrict
Buckley Mixed-Use Subdistrict
Livingston/Pine Ridge Commercial Infill Subdistrict
Vanderbilt Beach Road Neighborhood Commercial Subdistrict
Livingston Road/Eatonwood Lane Commercial Infill Subdistrict
Livingston Road Commercial Infill Subdistrict

MAP/ATTACHMENT CHANGES:

1. **Countywide Future Land Use Map:**
   
   a) Remove/delete Residential Density Bands from all Activity Centers – to correlate with changes to Density Rating System.
   
   b) Remove/delete Traffic Congestion Boundary – to correlate with changes to Density Rating System.
   
   c) Change Key Marco (Horr’s Island) from Urban Coastal Fringe Subdistrict to Incorporated Areas (gold color) - to reflect its annexation into City of Marco Island. Similarly, change the surrounding islands within the city limits of Marco Island to gold color.
   
   d) Change the property at southeast corner of US-41 East and Sandpiper Street (Sandpiper Village PUD a/k/a Ruffina) from Urban Coastal Fringe Subdistrict to Incorporated Areas – to reflect its annexation into the City of Naples.
   
   e) Change color of Rural Industrial Subdistrict to dark gray - to distinguish from the lighter gray denoting Urban Industrial.
   
   f) **Change Section 24, T49S, R26E from Neutral Lands to Sending Lands based upon results of the red-cockaded woodpecker nesting and foraging habitat study that was required by the Overlay.**
   
   g) Add missing link of Livingston Road between Vanderbilt Beach Road and Immokalee Road.
   
   h) Delete “Naples-“ in the label “Naples-Immokalee Road”.
   
   i) New order of Subdistricts within Urban Mixed Use District:
      1. Urban Residential Subdistrict
      2. Urban Residential Fringe Subdistrict
      1. Urban Coastal Fringe Subdistrict
      4. Business Park Subdistrict
      5. Office and Infill Commercial Subdistrict
      6. PUD Neighborhood Village Center Subdistrict
      7. Residential Mixed Use Neighborhood Subdistrict
8. Orange Blossom Mixed Use Subdistrict
9. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
10. Henderson Creek Mixed Use Subdistrict
11. Research and Technology Park Subdistrict
12. Buckley Mixed Use Subdistrict
13. Commercial Mixed Use Subdistrict
14. Davis Boulevard/County Barn Road Mixed Use Subdistrict
15. Livingston/Radio Road Commercial Infill Subdistrict
16. Vanderbilt Beach Road Neighborhood Commercial Subdistrict.

j) New order of Subdistricts within Urban Commercial District:
1. Mixed Use Activity Center Subdistrict
2. Interchange Activity Center Subdistrict
3. Livingston/Pine Ridge Commercial Infill Subdistrict
4. Business Park Subdistrict
5. Research and Technology Park Subdistrict
6. Livingston Road/Eatonwood Lane Commercial Infill Subdistrict
7. Livingston Road Commercial Infill Subdistrict
8. Commercial Mixed Use Subdistrict
9. Livingston Road/Veteran’s Memorial Boulevard Commercial Infill Subdistrict
10. Goodlette/Pine Ridge Commercial Infill Subdistrict.

e) Add “Lands” to “Neutral” in map label legend so as to read “Neutral Lands”.

f) Modify FLUM Note as follows:
(3) The Areas of Environmental Concern Overlay is a general representation of wetlands.
(4) The Conservation Designation is subject to change as areas are acquired and may include out-parcels. The Future Land Use Map Series identifies areas proposed for public acquisition.
(5) The Future Land Use Map Series includes numerous maps in addition to this countywide Future Land Use Map; these are listed at the end of the Future Land Use Element text the following: Mixed Use + Interchange Activity Centers; Properties Consistent By Policy and Collier County Wetlands.
(6) Refer to the Golden Gate Area Master Plan, and the Immokalee Area Master Plan and the Marco Island Master Plan for Future Land Use Maps of those communities.

2. Map FLUE-13 (Zoning Consistent by Policy):
   a) Revise to exclude properties within City of Marco Island.
   b) Correct San Marco Road from “S.R. 951” to C.R. 92”.

3. North Belle Meade Overlay Map:
a) Change Section 24, T49S, R26E from Neutral Lands to Sending Lands based upon results of the red-cockaded woodpecker nesting and foraging habitat study that was required by the Overlay.

b) Revise the legend to correct the spelling of “Receiving”, and to add “Sending” to “NRPA” so as to read “NRPA Sending”.

4. **Bayshore/Gateway Triangle Redevelopment Overlay Map**

   a) Revise the boundary to exclude the property at southeast corner of US-41 East and Sandpiper Street (Sandpiper Village PUD a/k/a Ruffina) as it has been annexed into the City of Naples.

5. **Stewardship Overlay Map**
   a) Add approved Stewardship Receiving Area (Ave Maria Town).

6. **Attachment C, Collier County RLSA Overlay, Stewardship Receiving Area Characteristics**

   a) Revise to require provision of affordable and workforce housing in Towns and Villages.