

EXECUTIVE SUMMARY

A Resolution of the Board of County Commissioners proposing County-initiated amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, to address housing initiatives to allow affordable housing by right in certain commercial zoning districts with a sunset date; to increase density for affordable housing; to establish a Strategic Opportunity Sites Subdistrict; and to increase density for affordable housing projects along Collier Area Transit routes; specifically amending the Future Land Use Element and Future Land Use Map; Golden Gate City Sub-Element of Golden Gate Area Master Plan Element and Future Land Use Map; the Immokalee Area Master Plan Element and Future Land Use Map; and adding a policy to the Transportation Element pertaining to affordable housing along transit routes; and furthermore directing transmittal of these amendments to the Florida Department of Economic Opportunity. [PL20210000660]

OBJECTIVE: To review and consider approving the proposed County-initiated amendments to address housing initiatives to increase density for housing that is affordable within Urban areas of the Future Land Use Element, Golden Gate Area Master Plan - Golden Gate City Sub-Element, and the Immokalee Area Master Plan for transmittal to the Department of Economic Opportunity (DEO) and other statutorily required review agencies.

CONSIDERATIONS: The Urban Land Institute (ULI) conducted an affordable housing study and subsequently prepared a Community Housing Plan. In October 2017, the BCC accepted the Community Housing Plan that included several initiatives intended to increase opportunities for housing that is affordable. These initiatives require regulatory changes. In October 2018, the Board of County Commissioners directed staff to move forward with these initiatives. The County contracted with Johnson Engineering, Inc. (JEI) to prepare the necessary Growth Management Plan amendments (GMPAs). Housing staff (Community and Human Services Division) worked with consultants, stakeholders, the development industry, non-profit agencies, and various other interested parties for a period of about twelve months. JEI submitted the GMPAs to the County in December 2020, and staff has modified them into final form (proper GMP format and terminology, added parameters and some standards, other modifications). Each initiative and related GMPA is identified below. Each GMPA either modifies an existing subdistrict or establishes a new one. For each GMPA, a related Land Development Code Amendment (LDCA) is being drafted with the intention for them to be heard at the Adoption hearings for the GMPA as a companion item. [For additional and detailed background information, please see the attachment titled, *County Initiated GMPA Application - Housing Plan GMPA* (Johnson Engineering, Inc.).]

Two of the five initiatives are implemented *by right* (no rezone required - thus no public notice process and no public hearings). There are advantages (to the developer) of allowing development of housing that is affordable by right via this GMPA and a pending LDC amendment rather than requiring a rezone: certainty of outcome, less expense, less time (to get through the process). Likewise, the certainty of outcome is an advantage for proponents of housing that is affordable - with possible exception of those that live or own property nearby. A disadvantage to nearby residents and property owners is that there is no opportunity for public input. Owners of nearby properties would have, in performing their due diligence prior to purchase of their property, been able to determine the uses and development standards permitted on the nearby Commercial zoned property(s). By introducing residential uses to these Commercial zoned properties, the hours of activity change since most commercial uses - whether office, retail, personal service, restaurant, etc. - have established hours of operation outside of which there is minimal or no impacts generated from the site (traffic, "people" noise, deliveries, etc.). Residential uses introduce extended hours of activity.

SUMMARY OF PROPOSED CHANGES: The below summary of proposed amendments represents

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recommendations of County staff to the CCPC. The amendments are intended to create incentives to expand opportunities for housing that is affordable by increasing density within the Urban areas of the Future Land Use Element (FLUE), Golden Gate Area Master Plan - Golden Gate City Sub-Element (GGCS-E), and the Immokalee Area Master Plan (IAMP). These initiatives are stand-alone provisions, and the intent is that they cannot be combined, nor can these provisions be added to other density bonus provisions provided in the GMP.

Initiative 2: Streamlining conversion of commercial zoning to residential zoning when providing of housing that is affordable [Streamline Commercial to Mixed Use Residential Conversions].

Commercial Mixed Use by Right Subdistrict

This initiative is implemented by two separate GMPAs, the first to modify an existing subdistrict, the second to establish a new subdistrict - discussed further below. The first amends the existing (but never used) Commercial Mixed-Use Subdistrict in the FLUE, in two ways. The existing subdistrict is a provision to allow mixed use development (mix of commercial and residential) on properties zoned C-1 thru C-3 (Commercial Professional and General Office District, Commercial Convenience District, Commercial Intermediate District) and PUDs (Planned Unit Development) that allow no greater than C-1 thru C-3 uses, by right. First, mostly clean-up changes are proposed with relatively minor effects. These revisions are to modify the title to add the words “by right” (it is designed to be by right but the subdistrict did not explicitly state this), delete reference to the Urban Residential Fringe Subdistrict (there are no qualifying properties there), add a reference to an LDC provision previously created to implement this Subdistrict, increase the affordable housing density bonus from eight to twelve DU/A, dwelling units per acre (to reflect a previous GMP amendment that increased that density bonus provision in the Density Rating System from eight to twelve DU/A). Second, this Subdistrict is modified to add a provision to allow mixed use development on properties zoned C-4 and C-5 (General Commercial District, Heavy Commercial District) and by right. Additional changes to that expanded Subdistrict include increasing density [to 16 DU/A] in some areas, requiring all dwelling units to be housing that is affordable, and capping building height at fifty feet in the C-4 district (whereas C-4 permits 75 feet). Finally, this Subdistrict is added to the GGCS-E for properties zoned C-1 thru C-5 and deemed “consistent by policy.” Staff’s analysis yields this second modification would impact a total of only 6.42 acres yielding a maximum of approximately 103 DUs. (*Please see the attached Commercial MUS C-4 & C-5 Inventory; Consistent by Policy Maps: FLUE-9, FLUE-10, FLUE-11, FLUE-13; countywide FLUM; GGCS-E FLUM.*)

This initiative is not subject to the Density Rating System in the FLUE or GGCS-E and is implemented by right (no rezone is required) and the related LDC provision (pending LDCA).

Conversion of Commercial by Right Subdistrict

This second GMPA for Initiative 2 is to establish the new Conversion of Commercial by Right Subdistrict in the FLUE and GGCS-E to allow residential-only development with housing that is affordable on properties zoned Commercial (C-1 thru C-5) and deemed “consistent by policy” [at a density of up to 16 DU/A]. This Subdistrict will require all dwelling units to be housing that is affordable, a public facilities comparative analysis will be required to demonstrate the proposed residential project has the same or less impacts than the highest intensity commercial use allowed and building height will be capped at fifty-feet in the C-4 district.

This initiative is not subject to the Density Rating System in the FLUE or GGCS-E and is implemented by right (no rezone required) and related LDC provision (pending LDCA). Two areas are excluded - properties within the boundaries of the East Naples Community Development Plan (see attached map of ENCDP study area) and within the Downtown Commercial Center Subdistrict (see attached Golden Gate City FLUM) - as these areas have development plans that differ in intent from this subdistrict.

Initiative 3: Increasing density within Activity Centers from 16 units per acre to 25 units per acre when providing for housing that is affordable [Incentivize Mixed Income Residential Housing in

Future and Redeveloped Activity Centers].

Mixed Use Activity Center and Interchange Activity Center Subdistricts

This GMPA will modify the Mixed-Use Activity Center (MUAC) Subdistrict and the Interchange Activity Center Subdistrict [eligible density of 16 DU/A] in the FLUE to increase density to 25 DU/A when providing a mixed income residential project (mix of market rate housing and housing that is affordable) in accordance with provisions to be adopted into the LDC. This density increase may result in more mixed-use developments, which is one of the purposes of Activity Centers. However, for the Interchange Activity Centers, which allow some commerce and industry uses that need proximity to the interstate highway system, this creates a competition between GMP objectives: industry vs. mixed use development and housing that is affordable.

The MUAC Subdistrict is further modified to allow residential only and mixed use developments within the *Urban Residential Fringe* to increase the eligible density of 1.5 DU/A [2.5 DU/A with Transfer of Development Rights (TDR) Credits] to 25 DU/A; increase the eligible density of 4 DU/A in the *Urban Coastal Fringe* (except per the Density Rating System (DRS) - Affordable Housing Density Bonus (AHDB) of 12 DU/A, and the Bayshore Gateway Triangle Overlay) to 25 DU/A for residential only projects; and, increase the eligible density of 4 DU/A in the Coastal High Hazard Area (CHHA) to 25 DU/A (except for the Bayshore Gateway Triangle Overlay) for mixed use projects - all pursuant to the Mixed-Income Housing Program (pending LDCA).

The Interchange Activity Center Subdistrict is further modified to allow residential only and mixed-use development in the *Urban Residential Fringe Subdistrict* to increase the eligible density of 1.5 DU/A [2.5 DU/A with Transfer of Development Rights (TDR) Credits] to 25 DU/A pursuant to the Mixed-Income Housing Program (pending LDCA).

This GMPA is not subject to the Density Rating System in the FLUE and is implemented by rezone and related LDC provision (pending LDCA).

Initiative 4: Creation of Strategic Opportunity Sites as an identified subdistrict within the GMP to allow for the development of a mixed-use development that provides for residential density up to 25 units per acre which is integrated with non-residential land uses with a high degree of employment opportunities, such as corporate headquarters or business campuses [Create a Strategic Opportunity Sites Designation Process and Allow for Increased Density].

This GMPA will establish the new Strategic Opportunity Sites Subdistrict in the FLUE that provides for mixed use projects that include “qualified target industry business uses” (QTIB) as defined in Chapter 288.106, Florida Statutes, and a mix of market rate housing and housing that is affordable up to 25 DU/A. Also, support commercial uses [C-1 thru C-3] are allowed.

This Subdistrict will require the following: 1) minimum 10-acre project size; 2) primary access to an arterial road as identified in the Transportation Element; 3) minimum/maximum density of 10/25 DU/A; 4) QTIB uses at a minimum/maximum of 40%/80%; 5) Residential uses at a minimum/maximum of 20%/60%; 6) support commercial at a maximum of 20%; and, 7) rezone in the form of a PUD.

This GMPA is not subject to the Density Rating System in the FLUE and is implemented by rezone and related LDC provision (pending LDCA).

Initiative 5: Increasing density opportunities along bus/transit lines through the creation of Transit Oriented Development (TOD) up to a maximum of 25 units per acre [Increase Density Along Transit Corridors].

Transient Oriented Development Subdistrict

This GMPA will establish the new Transit Oriented Development Subdistrict in the FLUE, IAMP and GGCS-E that will provide for increased residential density, with or without housing that is affordable, along transit (CAT, Collier Area Transit) corridors for qualifying projects. The intent of this provision is both to increase housing that is affordable and increase CAT ridership thus increase its viability. Also, a new policy is added to the Transportation Element referencing the new Subdistrict. This subdistrict is not applicable to certain portions of the Urban area [Urban Coastal Fringe, Urban Residential Fringe, Downtown Center Commercial Subdistrict in the GGCS-E, Commercial Mixed-Use Subdistrict, and Recreational Tourist Subdistrict of the IAMP] as its purpose is at odds with provisions for those areas.

This Subdistrict allows a maximum eligible market rate density of 13 DU/A and a maximum affordable housing density bonus of 12 DU/A; maximum density may not exceed 25 DU/A in this Subdistrict. Additional Subdistrict requirements include multi-family only development that is compact and pedestrian oriented.

This GMPA is not subject to the Density Rating System and is implemented by rezone and related LDC provision (pending LDCA). This Subdistrict is not consistent with, nor is it required to be, the definition of “Transit-oriented development” found in Florida Statutes, Ch. 163.3164” Community Planning Act; definitions,” as it does not provide for mixed use development.

FISCAL IMPACT: The costs associated with processing and advertising the proposed GMP amendment has been allocated within the approved budget for the Zoning Division. Therefore, no fiscal impacts to Collier County result from the transmittal of this amendment.

GROWTH MANAGEMENT IMPACT: Approval of the proposed amendment by the Board for transmittal to the Florida Department of Economic Opportunity and other statutorily required review agencies will commence the Department’s thirty (30) day review process and ultimately return the amendments to the CCPC and the Board for Adoption hearings.

STAFF RECOMMENDATION TO THE COLLIER COUNTY PLANNING COMMISSION: That the Collier County Planning Commission, serving as the statutory Land Planning Agency and acting as the Environmental Advisory Council, forward the proposed amendments to the Growth Management Plan to the Board of County Commissioners with a recommendation to Transmit to the Florida Department of Economic Opportunity and other statutorily required review agencies.

COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION: The CCPC reviewed and discussed the proposed amendments at their May 19, 2022, meeting. There were two (2) registered speakers; one in-person and the other online. The speakers spoke in support of the proposed amendments, noted the cost to develop affordable units, and identified that the number of affordable housing units actually needed in the County exceeded 5,000 units.

The CCPC unanimously recommended that the Board approve the amendments for transmittal, with the inclusion of a sunset provision for the “by right” Subdistricts. (Vote: 5/0)

LEGAL CONSIDERATIONS: The Board should consider the following criteria in making its decision: “plan amendments shall be based on relevant and appropriate data and an analysis by the local government that may include but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the plan amendment. To be based on data means to react to it in an appropriate way and to the extent, necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.” 163.3177(1)(f), FS. In addition, s. 163.3177(6)(a)2, FS provides that FLUE plan amendments shall be based on surveys, studies, and data regarding the area, as applicable including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of non-conforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The need to modify land uses and development patterns with antiquated subdivisions.
- i. The discouragement of urban sprawl.
- j. The need for job creation, capital investment and economic development that will strengthen and diversify the community's economy.

And FLUE map amendments shall also be based upon the following analysis per Section 163.3177(6)(a)8.:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

This item is approved as to form and legality and requires a majority vote for Board approval because this is a Transmittal hearing. [HFAC]

RECOMMENDATION: To approve the proposed County-initiated amendments to address housing initiatives for transmittal to the DEO and other statutorily required agencies, as recommended by the CCPC with a provision for sunseting of the two "by right" Subdistricts.

Prepared by: Michele Mosca, AICP, Principal Planner, Zoning Division

ATTACHMENT(S)

1. Resolution & Exhibit A - 052522 (PDF)
2. Transmittal CCPC Staff Report HsgPlan5.6.22.FNL (PDF)
3. [Linked] Housing Plan- GMPA LDCA- Johnson Eng Final Product (PDF)
4. [Linked] Countywide Future Land Use Map (PDF)
5. Golden Gate City Future Land Use Map (PDF)
6. Immokalee Area Master Plan Future Land Use Map (PDF)
7. East Naples Community Development Plan Boundary Map (PDF)
8. Coml MUS C-4 & C-5 Inventory4-12-22 (PDF)
9. Consistent by Policy Maps (PDF)
10. Mixed Use and Interchange Activity Center Maps (PDF)
11. legal ad - agenda ID 22375 (PDF)

07/12/2022

COLLIER COUNTY
Board of County Commissioners

Item Number: 9.A**Doc ID:** 22661

Item Summary: *** This Item continued from the June 28, 2022, BCC Meeting. *** A Resolution of the Board of County Commissioners proposing County-initiated amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, to address housing initiatives to allow affordable housing by right in certain commercial zoning districts with a sunset date; to increase density for affordable housing; to establish a Strategic Opportunity Sites Subdistrict; and to increase density for affordable housing projects along Collier Area Transit routes; specifically amending the Future Land Use Element and Future Land Use Map; Golden Gate City Sub-Element of Golden Gate Area Master Plan Element and Future Land Use Map; the Immokalee Area Master Plan Element and Future Land Use Map; and adding a policy to the Transportation Element pertaining to affordable housing along transit routes; and furthermore directing transmittal of these amendments to the Florida Department of Economic Opportunity. [PL20210000660]

Meeting Date: 07/12/2022**Prepared by:**

Title: Sr. Operations Analyst – County Manager's Office

Name: Geoffrey Willig

06/29/2022 1:39 PM

Submitted by:

Title: Zoning Director – Zoning

Name: Mike Bosi

06/29/2022 1:39 PM

Approved By:

Review:

Zoning	Mike Bosi	Zoning Director Review	Completed	06/29/2022 1:46 PM
Growth Management Department	Geoffrey Willig	Growth Management Department	Skipped	06/29/2022 1:37 PM
Zoning	Mike Bosi	Additional Reviewer	Skipped	06/29/2022 2:32 PM
Growth Management Department	Trinity Scott	Transportation	Skipped	06/29/2022 3:29 PM
Growth Management Department	James C French	Growth Management	Completed	07/01/2022 2:18 PM
County Attorney's Office	Heidi Ashton-Cicko	Level 2 Attorney of Record Review	Completed	07/05/2022 10:08 AM
Office of Management and Budget	Debra Windsor	Level 3 OMB Gatekeeper Review	Completed	07/05/2022 10:39 AM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	07/05/2022 1:32 PM
Office of Management and Budget	Laura Zautcke	Additional Reviewer	Completed	07/05/2022 1:38 PM
County Manager's Office	Geoffrey Willig	Level 4 County Manager Review	Completed	07/06/2022 2:54 PM
Board of County Commissioners	Geoffrey Willig	Meeting Pending		07/12/2022 9:00 AM

RESOLUTION NO. 2022- _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING COUNTY-INITIATED AMENDMENTS TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, TO ADDRESS HOUSING INITIATIVES TO ALLOW AFFORDABLE HOUSING BY RIGHT IN CERTAIN COMMERCIAL ZONING DISTRICTS WITH A SUNSET DATE; TO INCREASE DENSITY FOR AFFORDABLE HOUSING; TO ESTABLISH A STRATEGIC OPPORTUNITY SITES SUBDISTRICT; AND TO INCREASE DENSITY FOR AFFORDABLE HOUSING PROJECTS ALONG COLLIER AREA TRANSIT ROUTES; SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP; GOLDEN GATE CITY SUB-ELEMENT OF GOLDEN GATE AREA MASTER PLAN ELEMENT AND FUTURE LAND USE MAP; THE IMMOKALEE AREA MASTER PLAN ELEMENT AND FUTURE LAND USE MAP; AND ADDING A POLICY TO THE TRANSPORTATION ELEMENT PERTAINING TO AFFORDABLE HOUSING ALONG TRANSIT ROUTES; AND FURTHERMORE DIRECTING TRANSMITTAL OF THESE AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. [PL20210000660]

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

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

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

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

Future Land Use Element and Future Land Use Map and Map Series;
 Golden Gate City Sub-Element of the Golden Gate Area Master Plan Element and Future Land Use Map;
 Transportation Element and Transportation Map Series;
 Immokalee Area Master Plan Element and Future Land Use Map; and

WHEREAS, on May 19, 2022, the Collier County Planning Commission considered the proposed amendments to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, Florida Statutes, and has recommended approval of said amendments to the Board of County Commissioners; and

WHEREAS, _____, the Board of County Commissioners at a public hearing approved the transmittal of the proposed amendments to the Growth Management Plan to the state land planning agency in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, upon receipt of Collier County's proposed Growth Management Plan Amendment, various State agencies and the Department of Economic Opportunity (DEO) have thirty (30) days to review the proposed amendment and DEO must transmit, in writing, to Collier County its comments within said thirty (30) days pursuant to Section 163.3184, F.S.; and

WHEREAS, Collier County, upon receipt of the written comments from DEO must adopt, adopt with changes or not adopt the proposed Growth Management Plan Amendment within one hundred and eighty (180) days of such receipt pursuant to Section 163.3184, F.S.; and

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

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

The Board of County Commissioners hereby approves the proposed Growth Management Plan Amendments, attached hereto as Exhibit A and incorporated by reference herein, for the purpose of transmittal to the Department of Economic Opportunity and other reviewing agencies thereby initiating the required State evaluation of the Growth Management Plan Amendments, prior to final adoption.

THIS RESOLUTION adopted after motion, second and majority vote this ____ day of _____, 2022.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
William L. McDaniel, Jr., Chairman

Approved as to form and legality:

Heidi Ashton-Cicko
Managing Assistant County Attorney

*HFK
5-26-22*

Attachment: Exhibit A – Text and Maps

Attachment: Resolution & Exhibit A - 052522 (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

EXHIBIT A
FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

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GOAL:

*** text break ***

OBJECTIVE 1:

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Policy 1.5

The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

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A. URBAN - MIXED USE DISTRICT

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13. Commercial Mixed Use by Right Subdistrict

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26. Conversion of Commercial by Right Subdistrict

27. Strategic Opportunity Sites Subdistrict

28. Transit Oriented Development Subdistrict

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FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

I. URBAN DESIGNATION

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A. Urban Mixed Use District

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13. **Commercial Mixed Use by Right Subdistrict:**

The purpose of this Subdistrict is to encourage the development and re-development of commercially zoned properties with a mix of residential units 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 pedestrian-scale, pedestrian oriented, and interconnected with abutting projects – whether commercial or residential. Within one year of the effective date of regulation establishing this Subdistrict, the LDC shall be amended, as necessary, to implement the provisions of

Words underlined are added; words ~~struck through~~ are deleted.
Words double underlined are added; words ~~double struck through~~ are deleted per CCPC recommendation

Attachment: Resolution & Exhibit A - 052522 (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

this Subdistrict. This provision will sunset 5-years from [the adoption date of this Growth Management Plan amendment], unless extended by the Board of County Commissioners.

- a. For properties zoned C-1, C-2 and C-3, as identified in the LDC, projects ~~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 (4) dwelling units per acre; density in excess of three (3) dwelling units per acre must be comprised of affordable housing in accordance with Section 2.06.00 of the Land Development Code, Ordinance No. 04-41, as amended. For property not within the Urban Residential Fringe Subdistrict and not within the Coastal High Hazard Area, density shall be limited to sixteen (16) dwelling units per acre; density in excess of three (3) dwelling units per acre and up to ~~eleven (11)~~ fifteen (15) dwelling units per acre must be comprised of affordable housing in accordance with Section 2.06.00 of the Land Development Code, Ordinance No. 04-41, as amended.
 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 abutting properties, where possible and practicable, are encouraged.
 6. All development shall comply with applicable portions of Section 4.02.38, of the Land Development Code, Ordinance No. 04-41, as amended.
- b. For properties zoned C-4 and C-5, as identified in the LDC, projects utilizing this Subdistrict shall comply with the following standards and criteria:
1. This Subdistrict is applicable to the C-4 and C-5 zoning districts on properties found to be "consistent by policy" as identified in FLUE Policies 5.11 through 5.13 and depicted on Maps FLUE-9 through FLUE-15 in the Future Land Use Map series.
 2. Commercial uses shall be in accordance with the commercial zoning district on the subject property. Development standards shall be no less restrictive than those for the commercial zoning district on the subject property and development in the C-4 District shall not exceed a zoned height of fifty (50) feet.
 3. Residential density is calculated based upon the gross project acreage and shall not exceed sixteen (16) dwelling units per acre. All residential units must be housing that is affordable.
 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

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

Words double underlined are added; words ~~double struck through~~ are deleted per CCPC recommendation

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devoted to residential uses shall not exceed seventy-five percent (75%) of the gross building square footage and acreage of the project. In the case of a mixed-use building, building square footage devoted to residential uses shall not exceed seventy-five percent (75%) of the gross building square footage.

- 5. Street, pedestrian pathway and bike lane interconnections with abutting properties, where possible and practicable, are encouraged.
- 6. All development shall comply with applicable portions of Section 4.02.38, of the Land Development Code, Ordinance No. 04-41, as amended.

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26. Conversion of Commercial by Right Subdistrict:

The purpose of this Subdistrict is to encourage the development and re-development of certain commercially zoned properties within portions of the Urban designated area with housing that is affordable. This provision will sunset 5-years from [the adoption date of this Growth Management Plan amendment], unless extended by the Board of County Commissioners.

Projects utilizing this Subdistrict shall be allowed up to sixteen (16) residential units per gross acre, subject to the following:

- a. The properties are within the Urban Mixed Use District but are not within the boundaries of the East Naples Community Development Plan.
- b. The properties are zoned Commercial.
- c. The properties have been found consistent by policy, as provided for in Policies 5.11 through 5.13 and depicted on Maps FLUE-9 through FLUE-15 in the Future Land Use Map series.
- d. Development standards shall be no less restrictive than those for the commercial zoning district on the subject property and development in the C-4 District shall not exceed an zoned height of fifty (50) feet.
- e. All residential units must be housing that is affordable.
- f. There is a commitment by Agreement approved by the County Manager and County Attorney, or respective designees, that all units shall be maintained affordable in accordance with Section 2.07.02., and pursuant to Section 4.02.40, of the Land Development Code, Ordinance No. 04-41, as amended.
- g. A public facility impacts comparative analysis for vehicle trips, water consumption and wastewater generation between the proposed project and the highest intensity permitted use within the commercial zoning district on the subject property, has been submitted, and approved by staff, that demonstrates the proposed project would have the same or lesser impacts for all three public facilities.

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Words underlined are added; words ~~struck through~~ are deleted.
Words double underlined are added; words ~~double struck through~~ are deleted per CCPC recommendation

27. Strategic Opportunity Sites Subdistrict

The Strategic Opportunity Sites Subdistrict provides for mixed income residential use in conjunction with qualified target industry business uses and supporting commercial uses. This mix of an employment center and housing for potential employees within the same development has a mutual benefit and may benefit users of the County's transportation system by potentially reducing the total vehicle miles traveled.

Each Strategic Opportunity Sites project shall be designed as a mixed use development where landscaped areas, outdoor spaces and internal interconnectivity provide for buffering, usable open space, and a network of pathways for the enjoyment of the employees, residents, and patrons of the project. Development in this Subdistrict shall comply with the following:

- a. The project site must be a minimum of ten (10) acres in size.
- b. The site must be abutting, and have direct principal access to, a road classified as an arterial road in the Transportation Element. Direct principal access is defined as an internal project roadway connection to the arterial road.
- c. The site must be rezoned to PUD.
- d. The site shall be a mixed use development including residential uses and qualified target industry business uses and may include support commercial uses.
- e. Qualified target industry business uses are as defined in Chapter 288.106, Florida Statutes.
- f. Qualified target industry business uses shall comprise a minimum of forty percent (40%) and a maximum of eighty percent (80%) of the total acreage of the site. A minimum of eighty percent (80%) of the total building square feet, exclusive of residential development, shall be devoted to target industry uses.
- g. Support commercial uses allowed are those uses in the C-1 through C-3 Zoning Districts that provide support services to the target industries such as general office, banks, fitness centers, personal and professional services, medical, financial and convenience sales and services, computer related businesses and services, employee training, technical conferencing, day care center, restaurants and corporate and government offices.
- h. Support commercial uses shall be allowed to comprise a maximum of twenty percent (20%) of the total acreage of the site. A maximum of twenty percent (20%) of the total building square feet, exclusive of residential development, shall be devoted to support commercial uses.
- i. Residential development shall comprise a minimum of twenty percent (20%) and a maximum of sixty percent (60%) of the total acreage of the site. The residential component may provide for a mix of single family and multi-family units or provide for multi-family units only.
- j. Residential development shall provide for housing that is affordable in the following manner:
 1. Base density shall be four (4) units per acre and an Affordable Housing Density Bonus (AHDB) agreement, in accordance with LDC Section 2.06.00, is required in order to exceed this base density.
 2. A minimum of twenty percent (20%) of the total units must be committed as affordable housing for either the Low or Very Low household income levels or mix of those income

levels, as provided in LDC section 2.06.03.A. All affordable housing density bonuses shall be doubled when dedicated to the Low or Very Low income levels.

- 3. Maximum density shall not exceed twenty-five (25) units per gross acre.
- 4. Minimum density shall be ten (10) dwelling units per gross acre.
- 5. Residential density is calculated based on the total site acreage.
- 6. Residential development is not subject to the Density Rating System.
- 7. Each phase of the project that proposes residential development must provide for the ratio of market rate housing units to housing units that are affordable, as stated within the AHDB agreement.
- k. When the site abuts residentially zoned land, residential development shall be located proximate to such abutting residentially zoned land, where feasible.
 - 1. When qualified target industry business uses or support commercial uses on the site are adjacent to any property occupied by, or zoned to allow, single family dwellings, the setback along the commonboundary shall be equal to the proposed zoned building height and a 15-foot Type "C" buffer shall be provided.
- l. Residential uses shall be integrated, and made compatible, with non-residential uses in the development through vertical and/or horizontal mixed-use buildings, landscaping, buffering, open space, architectural embellishments and through pedestrian, bicycle andvehicular (multi-modal) interconnections.
 - 1. The PUD shall include development standards to ensure that residential uses are integrated with the non-residential uses.
- m. The PUD shall include development standards for non-residential uses that are no less stringent than those in the C-5, Heavy Commercial, Zoning District. Development standards for residential uses shall be those in the residential zoning district closest to the density proposed.
- n. The PUD shall include a mechanism to ensure the minimum density is developed and the minimum percentage of target industry uses are developed. This might include specifying the timing of developing a minimum square foot of target industry uses in relation to the first Certificate of Occupancy for dwelling units.

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

28. Transit Oriented Development Subdistrict

The purpose of this subdistrict is to promote high-density residential development along existing or proposed transit routes of the Collier Area Transit (CAT) system, known as Transit Oriented Development (TOD), within a portion of the Urban Mixed Use District. TODs are further described in the Land Development Code. As stated in Transportation Element Policy 12.10, TODs may increase transit ridership thereby reducing single occupancy trips and vehicle miles travelled. A TOD project is eligible for, but not entitled to, thirteen (13) dwelling units per gross acre, subject to paragraphs a. through f., below. The Density Rating System is not applicable to TODs.

A TOD that includes housing that is affordable is eligible for, but not entitled to, up to an additional twelve (12) dwelling units per acre subject to paragraphs a. through h., below.

Words underlined are added; words ~~struck through~~ are deleted.
Words double underlined are added; words ~~double struck through~~ are deleted per CCPC recommendation

Attachment: Resolution & Exhibit A - 052522 (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

- a. The TOD must be located along an existing or proposed CAT fixed route.
- b. At least one half (1/2) of the proposed dwelling units must be located within one quarter (1/4) mile of an existing CAT stop, shelter or station or the TOD shall commit to providing said facility within 1/4 mile of those units prior to, or concurrent with, the first residential Certificate of Occupancy.
- c. The TOD must comply with the transit oriented development design standards contained in Chapter 4 of the LDC.
- d. The project site is not within the Urban Coastal Fringe Subdistrict or Urban Residential Fringe Subdistrict.
- e. Only residential multi-family dwelling units are allowed.
- f. The TOD must be compact and pedestrian oriented.
- g. There is a commitment by Ordinance or Agreement approved by the Board of County Commissioners that all units shall be maintained affordable in accordance with LDC Section 2.07.02. and pursuant to LDC Section 4.02.42.
- h. The maximum density shall not exceed twenty-five (25) dwelling units per gross acre.

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

C. Urban Commercial District (Page 56)

This District is intended to accommodate almost all new commercial zoning; a variety of residential uses, including higher densities for properties not located within the Urban Coastal Fringe or Urban Residential Fringe Subdistricts; and a variety of non-residential uses.

1. Mixed Use Activity Center Subdistrict

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

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 or Urban Coastal Fringe Subdistrict, up to sixteen (16) residential units per gross acre may be permitted. Development located within the boundaries of a Mixed Use Activity Center in all Subdistricts may be permitted up to twenty-five (25) units per gross acre in accordance with the standards of the Mixed-Income Housing Program for housing that is affordable as outlined in the LDC. If such a project is located within the boundaries of a Mixed Use Activity Center which is within the Urban Coastal Fringe Subdistrict, the eligible density shall be limited to four dwelling units per acre, except as allowed by the density rating system, and the Bayshore/Gateway Triangle Redevelopment Overlay, and the Mixed-Income Housing Program for housing that is affordable outlined in the LDC. 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, except as allowed by the Mixed-Income Housing Program for housing that is affordable outlined in the LDC. 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.

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 Mixed Use Activity Centers. 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 a Mixed Use Activity

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Center which is not within the Urban Residential Fringe Subdistrict and is not within the Coastal High Hazard Area, the eligible density is sixteen (16) dwelling units per acre. Development located within the boundaries of a Mixed Use Activity Center in all Subdistricts may be permitted up to twenty-five (25) units per gross acre in accordance with the standards of the Mixed-Income Housing Program for housing that is affordable as outlined in the LDC. 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 (4) dwelling units per acre, except as allowed by the Bayshore/Gateway Triangle Redevelopment Overlay and the Mixed-Income Housing Program for housing that is affordable outlined in the LDC. 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, except as allowed by the Mixed-Income Housing Program for housing that is affordable outlined in the LDC. 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, some of the density accumulated from the Activity Center portion of the project may 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:

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2. Interchange Activity Center Subdistrict: (Page 60)

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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, up to 16 residential units per gross acre may be allowed. Development located within the boundaries of an Interchange Activity Center in all subdistricts may be permitted up to 25 units per gross acre per standards of the Mixed-Income Housing Program for housing that is affordable as outlined in the LDC. 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, except as allowed by the Mixed-Income Housing Program for housing that is affordable as outlined in the LDC. 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.

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, the eligible density is sixteen dwelling units per acre. Development located within the boundaries of an Interchange Activity Center in all subdistricts may be permitted up to twenty-

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five (25) units per gross acre per standards of the Mixed-Income Housing Program for housing that is affordable as outlined in the LDC. 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, except as allowed by the Mixed-Income Housing Program for housing that is affordable as outlined in the LDC. 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.

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

~~8. **Commercial Mixed Use Subdistrict:** (p. 70)~~

~~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 development at a human scale, pedestrian-oriented, and interconnected with abutting projects—whether commercial or residential. 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.~~

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

FUTURE LAND USE MAP

Add this text-based Subdistrict (Commercial Mixed Use by Right Subdistrict) in legend under the Urban Mixed Use District.

Add this text-based Subdistrict (Conversion of Commercial by Right Subdistrict) in the legend under the Urban Mixed Use District.

Add this text-based Subdistrict (Strategic Opportunity Sites Subdistrict) in the legend under the Urban Mixed Use District.

Add this text-based Subdistrict (Transit Oriented Development Subdistrict) in the legend under the Urban Mixed Use District.

Delete this text-based Subdistrict (Commercial Mixed Use Subdistrict) in the legend under the Urban Commercial District.

Words underlined are added; words ~~struck through~~ are deleted.
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9.A.1

**2017-2023
FUTURE LAND USE MAP**
Collier County Florida

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

DRAFT

LEGEND

RESOLUTION

- Adoptive/Amendable Future Land Use District
- Special Features
- Conservation Designation
- Esthetic Designation
- Special Treatment District
- Water Features
- Other Landmarks
- County Boundary
- City Boundary
- State Boundary
- Water Body Boundary
- Other Boundary

WORLD USE DISTRICT

- Urban
- Suburban
- Rural
- Wilderness
- Other

RESOLUTION AND TECHNICAL FUTURE LAND USE DISTRICT

- Urban
- Suburban
- Rural
- Wilderness
- Other

RESOLUTION AND TECHNICAL FUTURE LAND USE DISTRICT

- Urban
- Suburban
- Rural
- Wilderness
- Other

RESOLUTION AND TECHNICAL FUTURE LAND USE DISTRICT

- Urban
- Suburban
- Rural
- Wilderness
- Other

RESOLUTION AND TECHNICAL FUTURE LAND USE DISTRICT

- Urban
- Suburban
- Rural
- Wilderness
- Other

RESOLUTION AND TECHNICAL FUTURE LAND USE DISTRICT

- Urban
- Suburban
- Rural
- Wilderness
- Other

Attachment: Resolution & Exhibit A - 052522 (22661) : Collier Housing Plan Affordable Housing Initiatives GMPA

Packet Pg. 99

PREPARED BY: RTI/WAL/ACP
GIS/CAD/MAPPING SECTION
DATE: 09/20/2017

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EXHIBIT A
GOLDEN GATE AREA MASTER PLAN
GOLDEN GATE CITY SUB-ELEMENT

A. GOALS, OBJECTIVES AND POLICIES

GOAL 1:

TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING AND TO BALANCE THE NEED TO PROVIDE BASIC SERVICES WITH NATURAL RESOURCE CONCERNS THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS.

OBJECTIVE 1.1:

Develop new or revised uses of land consistent with designations outlined on the Golden Gate City Future Land Use Map and provisions found in the Land Use Designation Description Section of this Element.

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

Policy 1.1.4:

The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

A. URBAN – MIXED USE DISTRICT

- 1. Urban Residential Subdistrict
- 2. High Density Residential Subdistrict
- 3. Downtown Center Commercial Subdistrict
- 4. Commercial Mixed Use by Right Subdistrict
- 5. Conversion of Commercial by Right Subdistrict
- 6. Transit Oriented Development Subdistrict

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

Policy 1.1.5:

No development orders shall be issued inconsistent with the Golden Gate City Sub-Element with the exception of those unimproved properties granted a positive determination through the Zoning Re-evaluation Program and identified on the Future Land Use Map Series as properties Consistent by Policy and those development orders issued pursuant to conditional uses and rezones approved based on the County-Wide Future Land Use Element (adopted January 10, 1989, Ordinance 89-05) which was in effect at the time of approval. Any subsequent development orders shall also be reviewed for consistency with the Growth Management Plan based on the County-Wide Future Land Use Element.

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

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Attachment: Resolution & Exhibit A - 052522 (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

A. LAND USE DESIGNATION DESCRIPTION SECTION

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

1. URBAN DESIGNATION

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

A. Urban – Mixed Use District

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

a. Urban Residential Subdistrict

All land within the urban mixed-use designation is zoned and platted. However, any parcel to be rezoned residential is subject to and must be consistent with the Density Rating System.

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

4. Commercial Mixed Use by Right Subdistrict

The purpose of this Subdistrict is to encourage the development and redevelopment of certain commercially zoned properties with a mix of affordable residential units 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 pedestrian-scale, pedestrian oriented, and interconnected with abutting projects – whether commercial or residential. This provision will sunset 5-years from [the adoption date of this Growth Management Plan amendment], unless extended by the Board of County Commissioners.

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

- a. This Subdistrict is applicable to the C-1 through C-5 zoning districts on properties found to be “consistent by policy” as identified in FLUE Policies 5.12 and 5.13 and depicted on Map FLUE-10 in the Future Land Use Map series.
- b. Commercial uses shall be in accordance with the commercial zoning district on the subject property. Development standards shall be no less restrictive than those for the commercial zoning district on the subject property and development in the C-4 District shall not exceed a zoned height of fifty (50) feet.
- c. Residential density is calculated based upon the gross project acreage and shall not exceed sixteen (16) dwelling units per acre. All residential units must be housing that is affordable.
- d. 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-five percent (75%) of the gross building square footage and acreage of the project. In the case of a mixed-use building, building square footage devoted to residential uses shall not exceed seventy-five percent (75%) of the gross building square footage.
- e. Street, pedestrian pathway and bike lane interconnections with abutting properties, where possible and practicable, are encouraged.
- f. All development shall comply with applicable portions of Section 4.02.38, of the Land Development Code, Ordinance No. 04-41, as amended.

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5. Conversion of Commercial by Right Subdistrict

The purpose of this Subdistrict is to encourage the provision of housing that is affordable on certain properties zoned commercial within portions of the Urban designated area. This provision will sunset 5-years from [the adoption date of this Growth Management Plan amendment], unless extended by the Board of County Commissioners.

Projects utilizing this Subdistrict, ~~density~~ shall be allowed up to sixteen (16) residential units per gross acre, subject to the following:

- a. The properties are within the Urban Mixed Use District but are not within the boundaries of the Downtown Center Commercial Subdistrict.
- b. The properties are zoned Commercial.
- c. The properties have been found consistent by policy, as referenced in Policy 1.1.5 and as provided for in Future Land Use Element Policies 5.12 and 5.13.
- d. Development standards shall be no less restrictive than those for the commercial zoning district on the subject property and development in the C-4 District shall not exceed an zoned height of fifty (50) feet.
- e. All residential units must be housing that is affordable.
- f. There is a commitment by Agreement approved by the County Manager and County Attorney, or respective designees, that all units shall be maintained affordable in accordance with Section 2.07.02., and pursuant to Section 4.02.40, of the Land Development Code, Ordinance No. 04-41, as amended.
- g. A public facility impacts comparative analysis for vehicle trips, water consumption and wastewater generation between the proposed project and the highest intensity permitted use within the commercial zoning district on the subject property, has been submitted, and approved by staff, that demonstrates the proposed project would have the same or lesser impacts for all three public facilities.

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

6 Transit Oriented Development Subdistrict

The purpose of this subdistrict is to promote high-density residential development along existing or proposed transit routes of the Collier Area Transit (CAT) system, known as Transit Oriented Development (TOD), within the Urban Mixed Use District. TODs are further described in the Land Development Code. As stated in Transportation Element Policy 12.10, TODs may increase transit ridership thus reduce single occupancy trips and vehicle miles travelled. A TOD project is eligible for, but not entitled to, thirteen (13) dwelling units per gross acre, subject to paragraphs a. through f. below. The Density Rating System is not applicable to TODs.

A TOD that includes housing that is affordable is eligible for, but not entitled to, up to an additional twelve (12) dwelling units per acre subject to paragraphs a. through h. below.

- a. The TOD must be located along an existing or proposed CAT fixed route.
- b. At least one half (1/2) of the proposed dwelling units must be located within one quarter (1/4) mile of an existing CAT stop, shelter or station or the TOD shall commit to providing said

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facility within ¼ mile of those units prior to, or concurrent with, the first residential Certificate of Occupancy.

- c. The TOD must comply with the transit oriented development design standards contained in Chapter 4 of the LDC.
- d. The project site is not within the Downtown Center Commercial Subdistrict.
- e. Only residential multi-family dwelling units are allowed.
- f. The TOD must be compact and pedestrian oriented.
- g. There is a commitment by Ordinance or Agreement approved by the Board of County Commissioners that all units shall be maintained affordable in accordance with LDC Section 2.07.02. and pursuant to LDC Section 4.02.42.
- h. The maximum density shall not exceed twenty-five (25) dwelling units per gross acre.

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

FUTURE LAND USE MAP

Add this text-based Subdistrict (Commercial Mixed Use by Right Subdistrict) in the legend under the Urban Mixed Use District.

Add this text-based Subdistrict (Conversion of Commercial by Right Subdistrict) in the legend under the Urban Mixed Use District.

Add this text-based Subdistrict (Transit Oriented Development Subdistrict) in the legend under the Urban - Mixed Use District.

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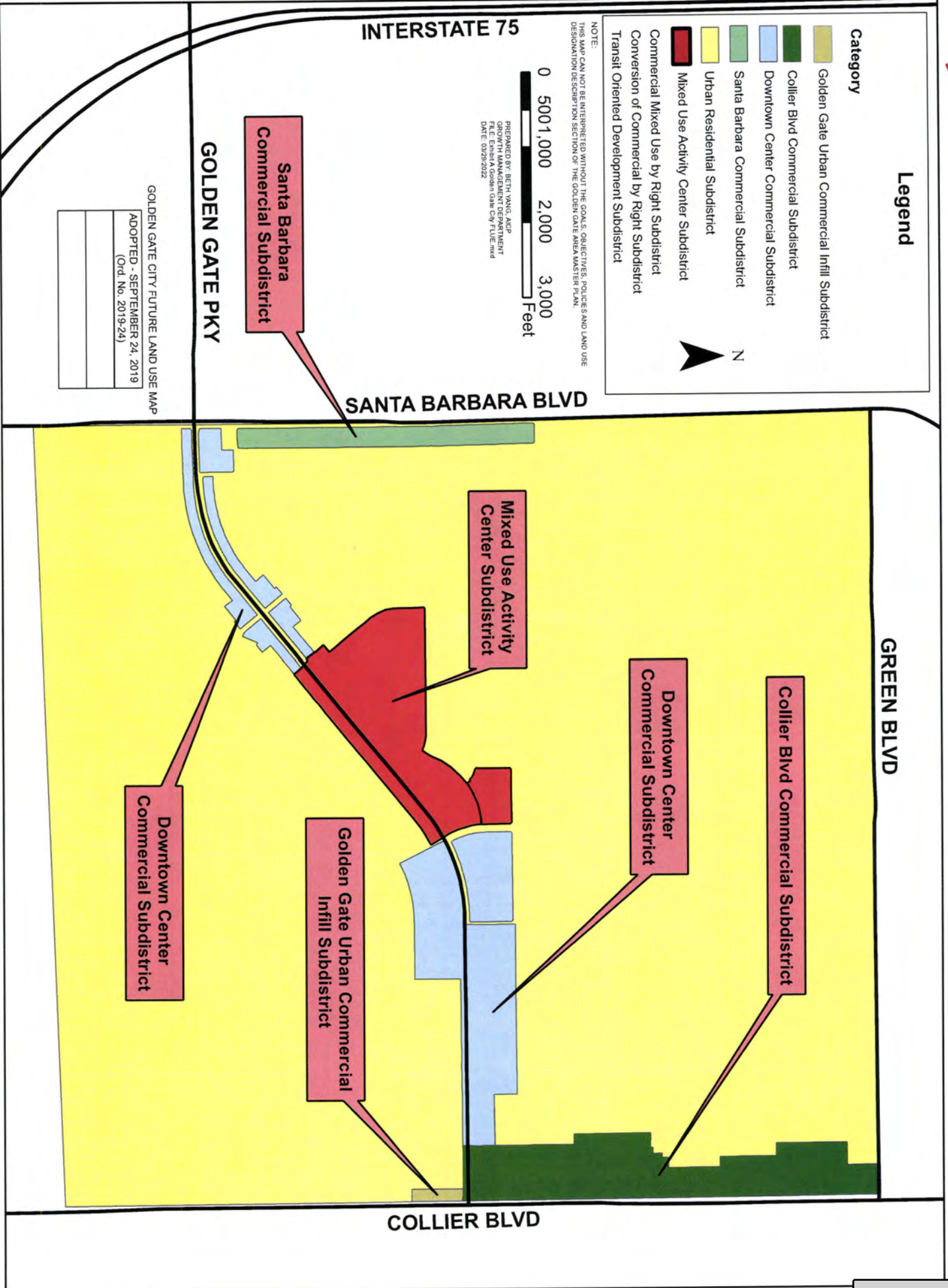


EXHIBIT A
IMMOKALEE AREA MASTER PLAN

GOALS, OBJECTIVES AND POLICIES

*** text break ***

GOAL 1:

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OBJECTIVE 5:

*** text break ***

Policy 5.1.1: Future Land Use Designation

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A. URBAN – MIXED USE DISTRICT

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6. Transit Oriented Development Subdistrict

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LAND USE DESIGNATION DESCRIPTION SECTION

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B. URBAN – MIXED USE DISTRICT

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6. Transit Oriented Development Subdistrict

The purpose of this subdistrict is to promote high-density residential development along existing or proposed transit routes of the Collier Area Transit (CAT) system, known as Transit Oriented Development (TOD), within a portion of the Urban Mixed Use District. TODs are further described in the Land Development Code. As stated in Transportation Element Policy 12.10, TODs may increase transit ridership thereby reducing single occupancy trips and vehicle miles travelled. A TOD project is eligible for, but not entitled to, thirteen (13) dwelling units per gross acre, subject to paragraphs a. through f. below. The Density Rating System is not applicable to TODs.

A TOD that includes housing that is affordable is eligible for, but not entitled to, up to an additional twelve (12) dwelling units per acre subject to paragraphs a. through h. below.

- a. The TOD must be located along an existing or proposed CAT fixed route.
- b. At least one half (1/2) of the proposed dwelling units must be located within one quarter (1/4) mile of an existing CAT stop, shelter or station or the TOD shall commit to providing said facility within 1/4 mile of those units prior to, or concurrent with, the first residential Certificate of Occupancy.
- c. The TOD must comply with the transit oriented development design standards contained in Chapter 4 of the LDC.

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- d. The project site is not within the Commercial – Mixed Use Subdistrict (C-MU) or Recreational/Tourist Subdistrict (RT).
- e. Only residential multi-family dwelling units are allowed.
- f. The TOD must be compact and pedestrian oriented.
- g. There is a commitment by Ordinance or Agreement approved by the Board of County Commissioners that all units shall be maintained affordable in accordance with LDC Section 2.07.02. and pursuant to LDC Section 4.02.42.
- h. The maximum density shall not exceed twenty-five (25) dwelling units per gross acre.

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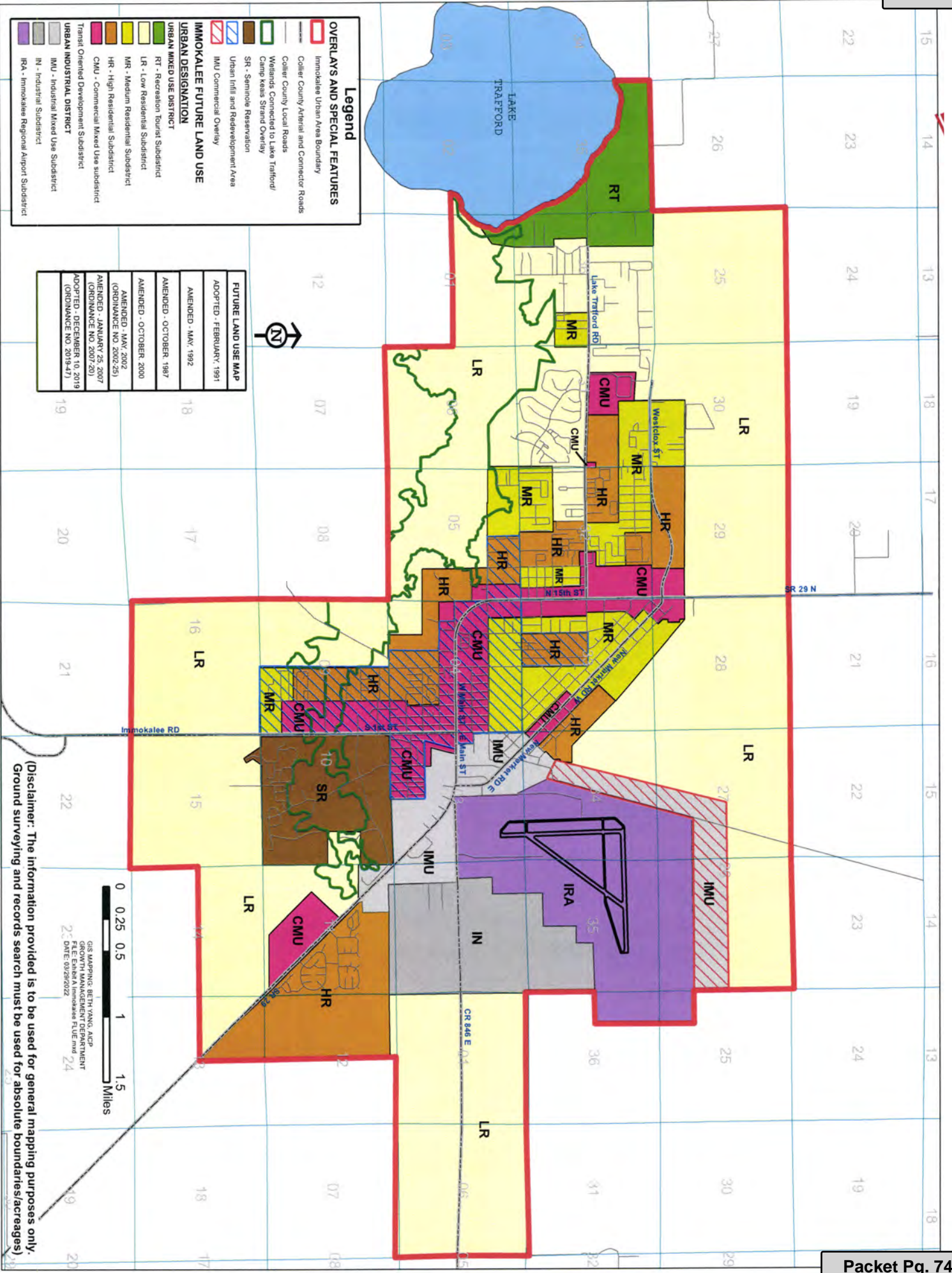
FUTURE LAND USE MAP

Add this text-based Subdistrict (Transit Oriented Development Subdistrict) in the legend under the Urban - Mixed Use District.

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Legend

- OVERLAYS AND SPECIAL FEATURES**
- Imмокalee Urban Area Boundary
 - Collier County Arterial and Connector Roads
 - Collier County Local Roads
 - Wetlands Connected to Lake Trafford
 - Camp Keys Strand Overlay
 - SR - Seminole Reservation
 - Urban Infill and Redevelopment Area
 - MM Commercial Overlay
 - IMU Commercial Overlay
- URBAN DESIGNATION**
- URBAN MIXED USE DISTRICT
 - RT - Recreation Tourist Subdistrict
 - LR - Low Residential Subdistrict
 - HR - Medium Residential Subdistrict
 - HR - High Residential Subdistrict
 - CMU - Commercial Mixed Use Subdistrict
 - Transit Oriented Development Subdistrict
 - URBAN INDUSTRIAL DISTRICT
 - IMU - Industrial Mixed Use Subdistrict
 - IN - Industrial Subdistrict
 - IRA - Imмокalee Regional Airport Subdistrict
- FUTURE LAND USE MAP**
- ADOPTED - FEBRUARY, 1991
 - AMENDED - MAY, 1992
 - AMENDED - OCTOBER, 1987
 - AMENDED - OCTOBER, 2000
 - AMENDED - MAY, 2002 (ORDINANCE NO. 2002/29)
 - AMENDED - JANUARY 25, 2007 (ORDINANCE NO. 2007/20)
 - ADOPTED - DECEMBER 10, 2019 (ORDINANCE NO. 2019/47)



GIS MAPPING: BETH YANG, ACP
 GROWTH MANAGEMENT DEPARTMENT
 FILE: Exhibit A Imмокalee Future.mxd
 DATE: 02/28/2022

(Disclaimer: The information provided is to be used for general mapping purposes only. Ground surveying and records search must be used for absolute boundaries/acreages).

EXHIBIT A
TRANSPORTATION ELEMENT

OBJECTIVE 12:

Encourage the efficient use of transit services now and in the future.

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

Policy 12.10:

The County, through the Future Land Use Element, Golden Gate Area Master Plan's Golden Gate City Sub-Element and the Immokalee Area Master Plan, provides for higher density residential projects along the Collier Area Transit (CAT) routes, known as Transit Oriented Development (TOD), within a portion of the Urban Mixed Use District. TODs, which may include housing that is affordable, proximate to employment centers and/or along transit routes that serve employment centers, may increase transit ridership thereby reducing single occupancy trips and vehicle miles travelled.

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Attachment: Resolution & Exhibit A - 052522 (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

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**STAFF REPORT
COLLIER COUNTY PLANNING COMMISSION**

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: GROWTH MANAGEMENT DEPARTMENT/ZONING DIVISION,
COMPREHENSIVE PLANNING SECTION

HEARING DATE: May 5, 2022

RE: PETITION PL20210000660, COLLIER HOUSING PLAN AFFORDABLE
HOUSING INITIATIVES GROWTH MANAGEMENT PLAN AMENDMENT
(GMPA) [*TRANSMITTAL HEARING*]

ELEMENTS: FUTURE LAND USE ELEMENT, GOLDEN GATE AREA MASTER PLAN
ELEMENT/GOLDEN GATE CITY SUB-ELEMENT, IMMOKALEE AREA
MASTER PLAN ELEMENT, TRANSPORTATION ELEMENT

APPLICANT/OWNER:

Collier County Real Property Management
Division, 3335 Tamiami Trail East,
Suite 101
Naples, FL 34112

CONSULTANT:

Laura DeJohn, AICP
Johnson Engineering Inc.
2122 Johnson Street
Fort Myers, FL 33901

GEOGRAPHIC LOCATION:

This county-initiated amendment petition is not applicable to a single location.

REQUESTED ACTION:

This GMPA petition consists of multiple amendments. Three existing subdistricts in the Future Land Use Element (FLUE) are amended (Mixed Use and Interchange Activity Centers, Commercial Mixed Use), three new subdistricts are established in the FLUE and on the countywide FLUM-Future Land Use Map (Conversion of Commercial by Right, Strategic Opportunity Sites, Transit Oriented Development). Also, three subdistricts are added to the Golden Gate Area Master Plan's (GGAMP) Golden Gate City Sub-Element (GGCS-E) and FLUM (Commercial Mixed Use by Right, Conversion of Commercial by Right, Transit Oriented Development) and one subdistrict is added to the Immokalee Area Master Plan (IAMP) and FLUM (Transit Oriented Development). Also, related policy additions are included to list the names of the new subdistricts and the one subdistrict with a modified name. More explanation of the proposed amendments is provided later in this Report.

The proposed text and map amendments are depicted on Resolution Exhibit A's.

PURPOSE:

The primary propose of this GMPA petition is to promote the development of housing that is affordable - by providing additional opportunities and incentives.

BACKGROUND, DESCRIPTION OF PROJECT AND ANALYSIS:

The Urban Land Institute (ULI) conducted an affordable housing study and subsequently prepared a Community Housing Plan. In October 2017, the BCC accepted the Community Housing Plan that included several initiatives intended to increase opportunities for housing that is affordable. These initiatives require regulatory changes. In October 2018, the Board of County Commissioners directed staff to move forward with these initiatives. The County contracted with Johnson Engineering, Inc. (JEI) to prepare the necessary GMPAs. Housing staff (Community and Human Services Division) worked with consultants, stakeholders, the development industry, non-profit agencies, and various other interested parties for a period of about twelve months. JEI submitted the GMPAs to the County in December 2020, and staff has modified them into final form (proper GMP format and terminology, added parameters and some standards, other modifications). Each initiative and related GMPA is identified below. Each GMPA either modifies an existing subdistrict or establishes a new one. For each GMPA, a related Land Development Code Amendment (LDCA) is being drafted with the intention for them to be heard at the Adoption hearings for the GMPA as a companion item. [For additional and detailed background information, please see the first attachment to this Staff Report: County Initiated GMPA Application – Housing Plan GMPA (Johnson Engineering, Inc.)]

The ULI Study/Community Housing Plan included data that broadly supports the initiatives (GMPAs). Additionally, as staff has drafted the specific provisions of the GMPAs with some details, staff is in process of gathering additional, more detailed data (inventories of applicable sites); staff will present this data and/or a summary of it, at the CCPC hearing.

Two of the subdistricts are implemented *by right* (no rezone required - thus no public notice process, no public hearings, no opportunity for public input). There are three advantages (to the developer) of allowing development of housing that is affordable by right rather than requiring a rezone: certainty of outcome, less expense, less time (to get through the process). Likewise, the certainty of outcome is an advantage for proponents of housing that is affordable – with possible exception of those that live or own property nearby. There is one disadvantage to nearby residents and property owners: no opportunity for public input (to attempt to sway hearing bodies to support the project, deny the project, or modify the project – e.g. limit hours of operation, prohibit certain uses, increase development standards). Owners of nearby properties would have, in performing their due diligence prior to purchase of their property, been able to determine the uses and development standards permitted on the nearby Commercial zoned property(s). By introducing residential uses to these Commercial zoned properties, the hours of activity change since most commercial uses – whether office, retail, personal service, restaurant, etc. – have established hours of operation outside of which there is minimal or no impacts generated from the site (traffic, “people” noise, deliveries, etc.). Residential uses introduce extended hours of activity.

Initiative 2: Streamlining conversion of commercial zoning to residential zoning when providing for housing that is affordable [Streamline Commercial to Mixed Use Residential Conversions].

**COMMERCIAL MIXED USE BY RIGHT SUBDISTRICT, and
CONVERSION OF COMMERCIAL BY RIGHT SUBDISTRICT**

This initiative is implemented by two separate GMPAs, the first to modify an existing subdistrict, the second to establish a new subdistrict – discussed further below. The first amends the existing (but never used) Commercial Mixed Use Subdistrict in the FLUE, in two ways. The existing subdistrict is a provision to allow mixed use development (mix of commercial and residential) on properties zoned C-1 thru C-3 (Commercial Professional and General Office District, Commercial Convenience District, Commercial Intermediate District) and PUDs (Planned Unit Development) that allow no greater than C-1 thru C-3 uses, by right. First, mostly clean-up changes are proposed with relatively minor effects. These revisions are to modify the title to add the words “by right” (it is designed to be by right but the subdistrict did not explicitly state this), delete reference to the Urban Residential Fringe Subdistrict (there are no qualifying properties there), add reference to an LDC provision previously created to implement this Subdistrict, increase the affordable housing density bonus from eight to twelve DU/A, dwelling units per acre (to reflect a previous GMP amendment that increased that density bonus provision in the Density Rating System from eight to twelve DU/A). Second, this Subdistrict is modified to add a provision to allow mixed use development on properties zoned C-4 and C-5 (General Commercial District, Heavy Commercial District) and by right. Additional changes to that expanded Subdistrict include increasing density in some areas, requiring all dwelling units to be housing that is affordable, and capping building height at fifty feet in the C-4 district (whereas C-4 permits 75 feet). Finally, this Subdistrict is added to the GGCS-E for properties zoned C-1 thru C-5 and deemed “consistent by policy.” Staff’s analysis yields this second modification would impact a total of only 6.42 acres yielding a maximum of approximately 103 DUs. (Please see the attached Commercial MUS C-4 & C-5 Inventory; Consistent by Policy Maps: FLUE-9, FLUE-10, FLUE-11, FLUE-13; countywide FLUM; GGCS-E FLUM.)

This GMPA is not subject to the Density Rating System in the FLUE or GGCS-E and is implemented by right (no rezone is required) and the related LDC provision (pending LDCA). Please see the below tables identifying the changes proposed.

Table: Commercial Mixed Use Subdistrict Changes Summary – A. Modify for C-1 thru C-3

Provision	Existing	Proposed
Subdistrict Title	Commercial Mixed Use	Commercial Mixed Use by Right
Applicable Subdistricts	URF, UCF, UR	UCF, UR
LDC Reference	Establish implementing LDC provision within 1 year	Section 4.02.38
Affordable Housing Density Bonus	8 DU/A (from 3-11 DU/A)	12 DU/A (from 3-15 DU/A)

PUD = Planned Unit Development
URF = Urban Residential Fringe Subdistrict
UR = Urban Residential Subdistrict
TDR = Transfer of Development Rights
UCF = Urban Coastal Fringe Subdistrict
DU/A = Dwelling Units per Acre

Table: Commercial Mixed Use Subdistrict Changes Summary – B. Expand for C-4 and C-5

Eligible Zoning	C-4 and C-5 deemed “Consistent by Policy”
Development Standards	Per commercial zoning district on the parcel except C-4 capped at 50 feet height
Maximum Density & Affordability	16 DU/A, all DUs must be Housing that is Affordable (UCF, UR)
Maximum Portion of Project as Residential	75%

URF = Urban Residential Fringe Subdistrict
UR = Urban Residential Subdistrict
UCF = Urban Coastal Fringe Subdistrict
DU/A = Dwelling Units per Acre

Attachment: Transmittal CCPC Staff Report HsgPlan5.6.22.FNL (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

The second GMPA for Initiative 2 is to establish the new Conversion of Commercial by Right Subdistrict in the FLUE and GGCS-E to allow residential-only development with housing that is affordable on properties zoned Commercial (C-1 thru C-5) and deemed “consistent by policy.”

This GMPA is not subject to the Density Rating System in the FLUE or GGCS-E and is implemented by right (no rezone required) and related LDC provision (pending LDCA). Two areas are excluded - properties within the boundaries of the East Naples Community Development Plan (see attached map of ENCDP study area) and within the Downtown Commercial Center Subdistrict (see attached Golden Gate City FLUM) – as the intent of this subdistrict is at odds with provisions for these areas. Please see the below table that provides a summary of the major components of this proposed Subdistrict.

Table: Conversion of Commercial by Right Subdistrict Summary

Eligible Zoning	C-1 thru C-5 deemed “consistent by policy”
Development Standards	Per commercial zoning district on the parcel except C-4 capped at 50 feet height
Affordability	All DUs must be Housing that is Affordable – commitment by Agreement required
Maximum Density	16 DU/A (URF, UCF, UR)
Public Facility Impacts Analysis	Comparative analysis required to demonstrate proposed residential project has same or less impacts than highest intensity commercial use allowed (vehicle trips, water & wastewater)
Excluded Areas	Within boundaries of East Naples Community Development Plan (generally, along US 41 East corridor and north to approximately Davis Blvd., and 1 mile east of Collier Blvd. west to the CRA boundary), and Downtown Commercial Center Subdistrict in Golden Gate City Sub-Element (most of the Golden Gate Parkway corridor except for the Mixed Use Activity Center)

CRA = Community Redevelopment Area (Bayshore/Gateway Triangle Redevelopment Overlay on countywide FLUM)

Initiative 3: Increasing density within Activity Centers from 16 units per acre to 25 units per acre when providing for housing that is affordable [Incentivize Mixed Income Residential Housing in Future and Redeveloped Activity Centers].

MIXED USE ACTIVITY CENTER and INTERCHANGE ACTIVITY CENTER SUBDISTRICTS

This GMPA will modify the Mixed Use Activity Center Subdistrict and the Interchange Activity Center Subdistrict in the FLUE to allow density up to 25 DU/A when providing a mixed income residential project (mix of market rate housing and housing that is affordable) in accordance with provisions to be adopted into the LDC. This density may increase may result in more mixed use developments which is one of the purposes of Activity Centers. However, for the Interchange Activity Centers, which allow some commerce and industry uses that need proximity to the interstate highway system, this creates a competition between GMP objectives: industry vs. mixed use development and housing that is affordable.

This GMPA is not subject to the Density Rating System in the FLUE and is implemented by rezone and related LDC provision (pending LDCA). Please see the table on following page identifying the specific density changes proposed.

Attachment: Transmittal CCPC Staff Report HsgPlan5.6.22.FNL (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

Table: Mixed Use and Interchange Activity Center Subdistricts Changes Summary
 EXISTING PROPOSED

MIXED USE Activity Center Subdistrict Residential Only		MIXED USE Activity Center Subdistrict Residential Only	
Location	Eligible Density (DU/A)	Location	Eligible Density (DU/A)
Not in URF or UCF Subdistricts	16	Not in UCF or URF	16//25 per Mixed-Income Housing Program
URF	1.5/2.5 with TDRs	URF	1.5/2.5 with TDRs// 25 per Mixed-Income HP
UCF	4 except per DRS (AHDB of 12 du/a) and B/GTRO)	UCF	4 except per DRS (AHDB of 12 du/a) and B/GTRO)// 25 per Mixed-Income Housing Program

MIXED USE Activity Center Subdistrict Mixed Use		MIXED USE Activity Center Subdistrict Mixed Use	
Location	Eligible Density (DU/A)	Location	Eligible Density (DU/A)
Not in CHHA or URF	16	Not in CHHA or URF	16//25 per Mixed-Income Housing Program
CHHA	4 except B/GTRO	CHHA	4 except B/GTRO// 25 per Mixed-Income HP
URF	1.5/2.5 with TDRs	URF	1.5/2.5 with TDRs// 25 per Mixed-Income HP

INTERCHANGE Activity Center Subdistrict Residential Only AND Mixed Use		INTERCHANGE Activity Center Subdistrict Residential Only AND Mixed Use	
Location	Eligible Density (DU/A)	Location	Eligible Density (DU/A)
Not in URF	16	Not in URF	16//25 per Mixed-Income Housing Program
URF	1.5/2.5 with TDRs	URF	1.5/2.5 with TDRs// 25 per Mixed-Income HP

CHHA = Coastal High Hazard Area TDR = Transfer of Development Rights HP = Housing Program
 DRS = Density Rating System AHDB = Affordable Housing Density Bonus
 B/GTRO = Bayshore/Gateway Triangle Redevelopment Overlay

Attachment: Transmittal CCPC Staff Report HsgPlan5.6.22.FNL (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)

Initiative 4: Creation of Strategic Opportunity Sites as an identified subdistrict within the GMP to allow for the development of a mixed use development that provides for residential density up to 25 units per acre which is integrated with non-residential land uses with a high degree of employment opportunities, such as corporate headquarters or business campuses [Create a Strategic Opportunity Sites Designation Process and Allow for Increased Density].

STRATEGIC OPPORTUNITY SITES SUBDISTRICT

This GMPA will establish the new Strategic Opportunity Sites Subdistrict in the FLUE that provides for mixed use projects that include “qualified target industry business uses” as defined in Chapter 288.106, Florida Statutes, and a mix of market rate housing and housing that is affordable up to 25 DU/A. Also, support commercial uses are allowed.

This GMPA is not subject to the Density Rating System in the FLUE and is implemented by rezone and related LDC provision (pending LDCA). Please see the below table that provides a summary of the major components of this proposed Subdistrict.

Table: Strategic Opportunity Sites Subdistrict Summary

Minimum Project Size	10 acres
Access Requirement	Arterial Road
Required Zoning	PUD
Required Uses	Qualified Target Industry Businesses (QTIB) and Housing that is Affordable
Optional Uses	Support commercial uses (C-1 thru C-3) and market rate housing
Minimum/Maximum Density	10/25 DU/A – based on total site acreage
Density Calculations	Base density: 4 DU/A. Additional density (up to 25): requires Affordable Housing Density Bonus Agreement. Affordability requirement: min. 20% of DUs at Low and/or Very Low income levels. Density bonus is doubled when dedicated for Low or Very Low income levels.
Mixed Use Requirements & Limitations	QTIB: min. 40%/max. 80% Residential: min. 20%/max. 60% Support commercial: max. of 20%
Other provisions	Compatibility, integration of uses, ensure percentage thresholds are met

min. = minimum max. = maximum

Initiative 5: Increasing density opportunities along bus/transit lines through the creation of Transit Oriented Development (TOD) up to a maximum of 25 units per acre [Increase Density Along Transit Corridors].

TRANSIT ORIENTED DEVELOPMENT SUBDISTRICT

This GMPA will establish the new Transit Oriented Development Subdistrict in the FLUE, IAMP and GGCS-E that will provide for increased residential density, with or without housing that is affordable, along transit (CAT, Collier Area Transit) corridors for qualifying projects. The intent of this provision is both to increase housing that is affordable and increase CAT ridership thus increase its viability. Also, a new policy is added to the Transportation Element referencing the new Subdistrict. This subdistrict is not applicable to certain portions of the Urban area as its purpose is at odds with provisions for those areas. (Please see the below table for those subdistrict names and the attached FLUMs to see the location of those areas.)

This GMPA is not subject to the Density Rating System and is implemented by rezone and related LDC provision (pending LDCA). Please see the below table that provides a summary of the major components of this proposed Subdistrict. This Subdistrict is not consistent with, nor is it required to be, the definition of “Transit-oriented development” found in Florida Statutes, Ch. 163.3164 “Community Planning Act; definitions,” as it does not provide for mixed use development.

Table: Transit Oriented Development Subdistrict Summary

Locational Requirements	
Locational Exclusions	UCF & URF in FLUE; Downtown Center Commercial Subdistrict in GGCS-E; Commercial Mixed-Use Subdistrict & Recreational Tourist Subdistrict in IAMP
Eligible Market Rate Density	13 DU/A max.
Housing that is Affordable Density Bonus	12 DU/A max.
Maximum Density	25 DU/A
DU Type	Multi-Family only
Design Standards	Per those in proposed LDCA; compact and pedestrian oriented

Assuming this GMP amendment petition is approved for transmittal to the statutorily required review agencies, it will return to the CCPC and BCC for Adoption hearings. It is staff’s intent to accompany the GMP amendments at time of adoption hearings with the implementing LDC Amendments.

Environmental Impacts:

These are not site-specific amendments so impacts cannot be specifically determined. However, natural resource protection provisions in the LDC and GMP remain in effect.

Historical and Archeological Impacts:

These are not site-specific amendments so impacts cannot be specifically determined. However, historical and archeological protection provisions in the LDC and GMP remain in effect.

Public Facilities Impacts, including Transportation:

As these are not site-specific amendments, eligible residential densities vary, and the extent to which the development community will utilize these provisions is unknown, it is difficult to determine the impacts upon public infrastructure. However, three of the amendments require a rezone which includes infrastructure impacts analysis and consideration via the public hearing process. One of the two “by right” provisions includes an infrastructure impacts comparative

analysis to demonstrate no increase in impacts (for roads, water, wastewater). The other “by right” provision could impact less than a total ten acres, based upon staff analysis.

Criteria for GMP Amendments in Florida Statutes

Data and analysis requirements for comprehensive plans and plan amendments are noted in Chapter 163, F.S., specifically as listed below.

Section 163.3177(1)(f), Florida Statutes:

(f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

1. Surveys, studies, and data utilized in the preparation of the comprehensive plan may not be deemed a part of the comprehensive plan unless adopted as a part of it. Copies of such studies, surveys, data, and supporting documents for proposed plans and plan amendments shall be made available for public inspection, and copies of such plans shall be made available to the public upon payment of reasonable charges for reproduction. Support data or summaries are not subject to the compliance review process, but the comprehensive plan must be clearly based on appropriate data. Support data or summaries may be used to aid in the determination of compliance and consistency.
2. Data must be taken from professionally accepted sources. The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation may not include whether one accepted methodology is better than another. Original data collection by local governments is not required. However, local governments may use original data so long as methodologies are professionally accepted.
3. The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.

Section 163.3177(6)(a)2.:

2. The future land use plan and *plan amendments* shall be based upon surveys, studies, and data regarding the area, as applicable, including:
 - a. The amount of land required to accommodate anticipated growth.
 - b. The projected permanent and seasonal population of the area.
 - c. The character of undeveloped land.
 - d. The availability of water supplies, public facilities, and services.

- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The discouragement of urban sprawl.
- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
- j. The need to modify land uses and development patterns within antiquated subdivisions.

Section 163.3177(6)(a)8., Florida Statutes:

- (a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.
- 8. Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Also, the state land planning agency has historically recognized the consideration of community desires (e.g. if the community has an articulated vision for an area as to the type of development desired, such as within a Community Redevelopment Area), and existing incompatibilities (e.g. presently allowed uses would be incompatible with surrounding uses and conditions).

FINDING AND CONCLUSIONS:

- These are not site-specific amendments, eligible residential densities vary, and the extent to which the development community will utilize these provisions is unknown, thus it is difficult to determine the impacts upon public infrastructure. However, three of the amendments require a rezone which includes infrastructure impacts analysis and consideration via the public hearing process. One of the two "by right" provisions includes an infrastructure impacts comparative analysis to demonstrate no increase in impacts (for roads, water, wastewater). The other "by right" provision could impact less than ten acres, based upon staff analysis.
- These are not site-specific amendments, so it is difficult to determine the impacts of these amendments upon environmental resources and cultural resources resulting from these amendments. However, natural resource protection and historical and archeological protection provisions in the LDC remain in effect.
- The primary purpose of these amendments is to provide additional opportunities and incentives for [the private sector to provide] much needed housing that is affordable, as identified in the Collier Housing Plan and as directed by the Board of County Commissioners. Additionally, one of the amendments (TOD) may increase the viability of the CAT bus system; one may also result in the development of target industry uses (SOS); and some may also result in more mixed use developments (SOS, Activity Centers, CMUS by Right).

- Regarding the Commercial Mixed Use by Right Subdistrict (C-4 and C-5 zoning) and Conversion of Conversion Zoning by Right Subdistrict, there is some concern about the lack of opportunity for public involvement as neither provision requires a rezone thus no public hearing process.
- Regarding the increased density in the Interchange Activity Center Subdistrict, there is some concern that the amendment creates a competition between different GMP objectives: some commerce and industry uses that need proximity to the interstate highway system vs. mixed use development and housing that is affordable.

NEIGHBORHOOD INFORMATION MEETING (NIM) NOTES:

As this is not considered a site-specific GMP amendment, a Neighborhood Information Meeting (NIM) is not required by LDC Section 10.03.05 F.

LEGAL CONSIDERATIONS:

The County Attorney's office reviewed the Staff report on April 13, 2022. The criteria for GMP amendments to the Future Land Use Element are in Sections 163.3177(1)(f) and 163.3177(6)(a)2, Florida Statutes. [HFAC]

STAFF RECOMMENDATION:

Staff recommends that the Collier County Planning Commission forward Petition PL20210000660 to the Board of County Commissioners with a recommendation to approve for transmittal to the Florida Department of Economic Opportunity and other statutorily required review agencies.

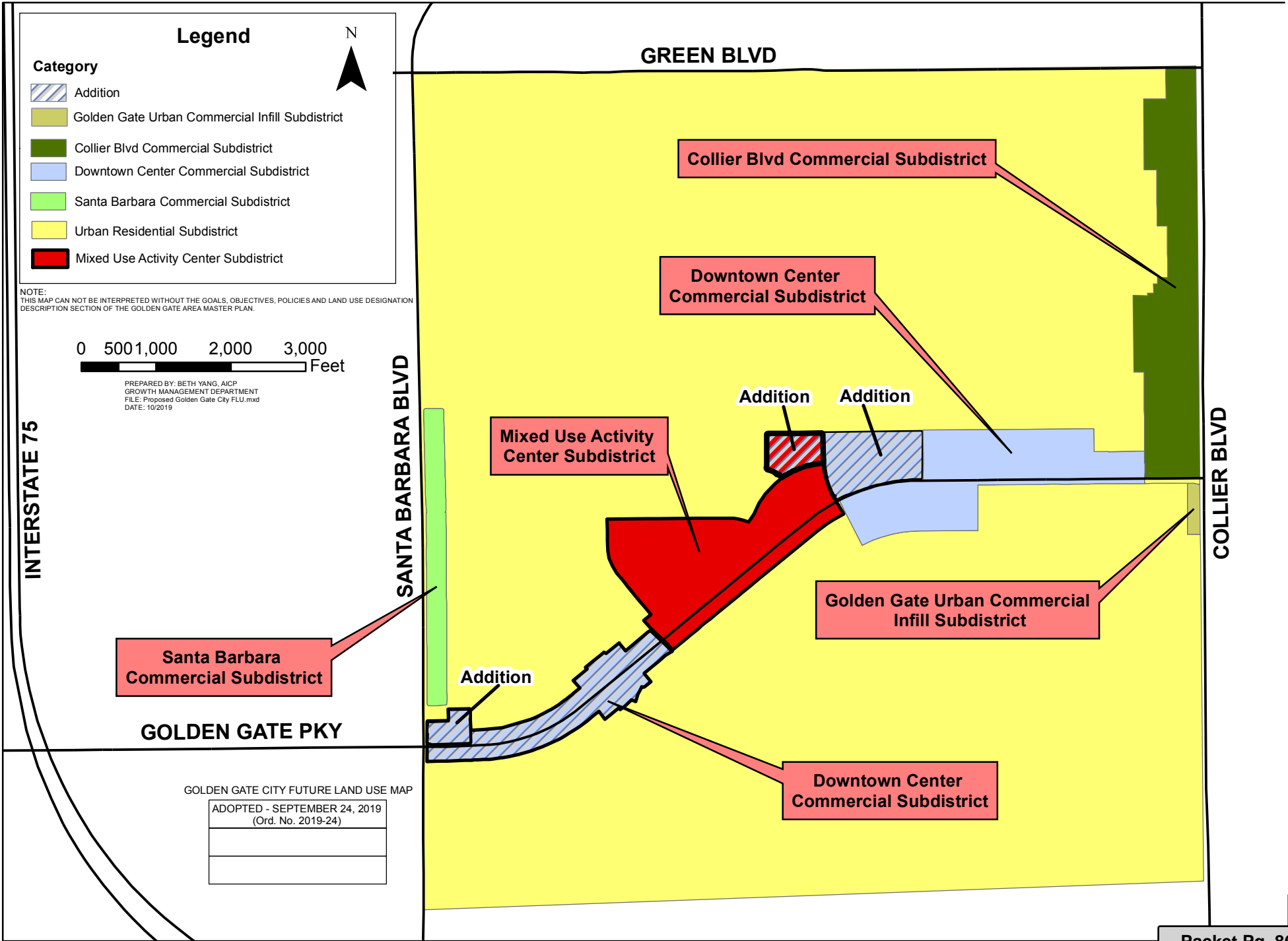
NOTE: After the County Attorney's Office approval of the Resolution with Exhibit A's and the legal advertisement being approved for this petition, it was discovered that text additions are needed for clarification in the FLUE, IAMP and GGCS-E. First, to clarify that density that is achieved *by right* cannot be combined with density achieved *by rezone* (such a provision already exists in the IAMP). Second, to clarify that these Subdistricts cannot be used in combination, e.g. cannot use TOD and SOS.

Attachments:

- A) Resolution with Exhibit A's
- B) Housing Plan- GMPA LDCA- Johnson Eng Final Product 021621- 1351
- C) Countywide Future Land Use Map
- D) Golden Gate City Future Land Use Map
- E) Immokalee Area Master Plan Future Land Use Map
- F) East Naples Community Development Plan boundary map
- G) Commercial MUS C-4 & C-5 Inventory
- H) Consistent by Policy Maps: FLUE-9, FLUE-10, FLUE-11, FLUE-12, FLUE-13
- I) Mixed Use and Interchange Activity Center Maps (1-14, 16-18, 20)





Prepared by: David Weeks, AICP, Senior Project Manager, Nova Engineering & Environmental LLC, Collier County Growth Management Department contract employee

GOLDEN GATE CITY FUTURE LAND USE MAP

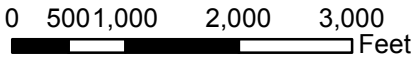


Legend

Category

-  Addition
-  Golden Gate Urban Commercial Infill Subdistrict
-  Collier Blvd Commercial Subdistrict
-  Downtown Center Commercial Subdistrict
-  Santa Barbara Commercial Subdistrict
-  Urban Residential Subdistrict
-  Mixed Use Activity Center Subdistrict

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



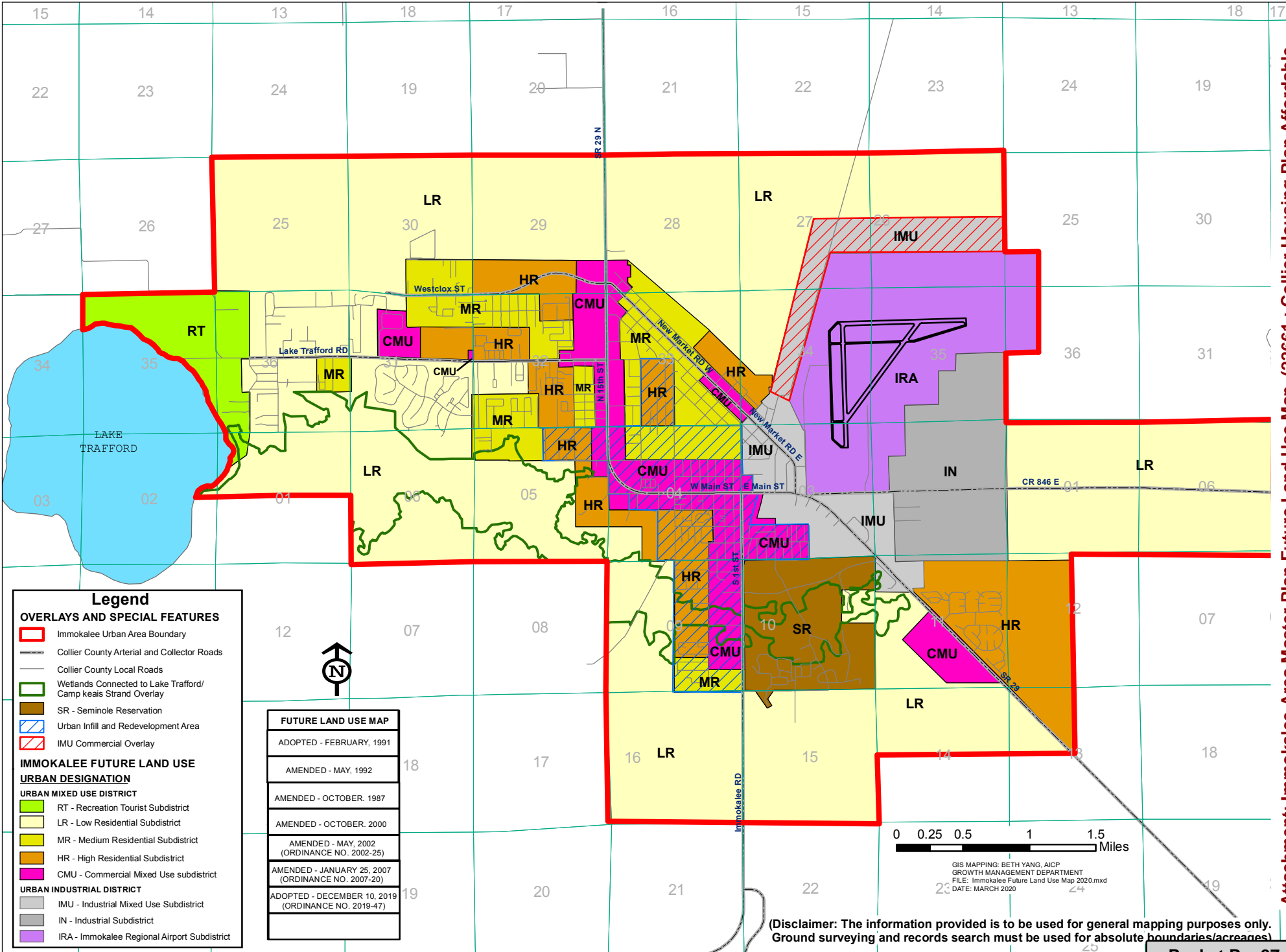
PREPARED BY: BETH YANG, AICP
GROWTH MANAGEMENT DEPARTMENT
FILE: Proposed Golden Gate City FLU.mxd
DATE: 10/2019

GOLDEN GATE CITY FUTURE LAND USE MAP

ADOPTED - SEPTEMBER 24, 2019 (Ord. No. 2019-24)

Attachment: Golden Gate City Future Land Use Map (22661 : Collier Housing Plan Affordable Housing

IMMOKALEE FUTURE LAND USE MAP



Legend

OVERLAYS AND SPECIAL FEATURES

- Immokalee Urban Area Boundary
- Collier County Arterial and Collector Roads
- Collier County Local Roads
- Wetlands Connected to Lake Trafford/
Camp Keais Strand Overlay
- SR - Seminole Reservation
- Urban Infill and Redevelopment Area
- IMU Commercial Overlay

IMMOKALEE FUTURE LAND USE URBAN DESIGNATION

- URBAN MIXED USE DISTRICT**
- RT - Recreation Tourist Subdistrict
 - LR - Low Residential Subdistrict
 - MR - Medium Residential Subdistrict
 - HR - High Residential Subdistrict
 - CMU - Commercial Mixed Use subdistrict
- URBAN INDUSTRIAL DISTRICT**
- IMU - Industrial Mixed Use Subdistrict
 - IN - Industrial Subdistrict
 - IRA - Immokalee Regional Airport Subdistrict

FUTURE LAND USE MAP	
ADOPTED - FEBRUARY, 1991	18
AMENDED - MAY, 1992	17
AMENDED - OCTOBER, 1987	18
AMENDED - OCTOBER, 2000	19
AMENDED - MAY, 2002 (ORDINANCE NO. 2002-25)	20
AMENDED - JANUARY 25, 2007 (ORDINANCE NO. 2007-20)	21
ADOPTED - DECEMBER 10, 2019 (ORDINANCE NO. 2019-47)	22

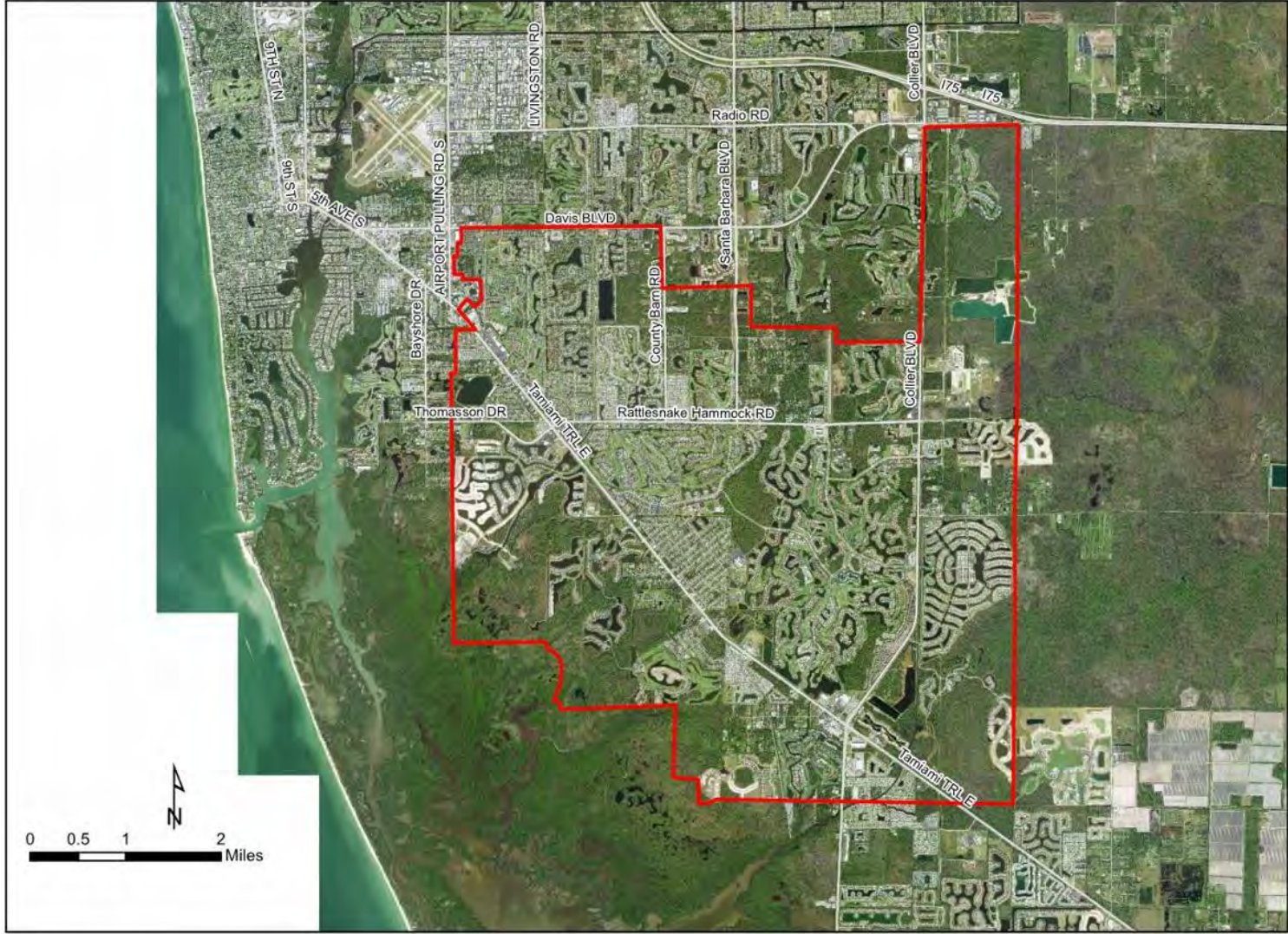


GIS MAPPING: BETH YANG, AICP
GROWTH MANAGEMENT DEPARTMENT
FILE: Immokalee Future Land Use Map 2020.mxd
DATE: MARCH 2020

(Disclaimer: The information provided is to be used for general mapping purposes only. Ground surveying and records search must be used for absolute boundaries/accreages)

Attachment: Immokalee Area Master Plan Future Land Use Map (22661 : Collier Housing Plan Affordable

EAST NAPLES STUDY AREA MAP



Commercial Mixed Use Subdistrict by Right (C-4 & C-5 Consistent by Policy)

Zoning	Location	# of Tax			Parcels	# Acres	Width	Depth	Notes/Comments	Map
		S	T	R						
C-4	S/S Bonita Bch Rd	5	48	25	4	0.72	240	130	each Lot 0.18 acres, 60x130	FLUE-9
C-4	S/S Bonita Bch Rd	5	48	25	2	0.36	120	130	each Lot 0.18 acres, 60x130	FLUE-9
C-4	S/S Bonita Bch Rd	5	48	25	1	0.53	180	130		FLUE-9
C-4	S/S Bonita Bch Rd	5	48	25	1	0.22	75	130	corner Lot	FLUE-9
C-4	E/S US41 N., north of US41/Old 41 apex	16	48	25	1	2.42	250	410		FLUE-9
sums					9	4.25				

C-4	S/S Harbor Place, in Goodland	18	52	27	1	0.18	75	95		FLUE-13
C-4	SE corner Harbor Place/Goodland Drive West, in Goodland	18	52	27	1	0.31	185	75		FLUE-13
C-4	E. end of Palm Ave., in Goodland	18	52	27	1	1.68	350	220	irregular shape; waterfront	FLUE-13
sums					3	2.17				

TOTAL **12** **6.42**

S/S = south side

STR = Section-Township-Range

GGC = Golden Gate City

UR = Urban Residential Subdistrict

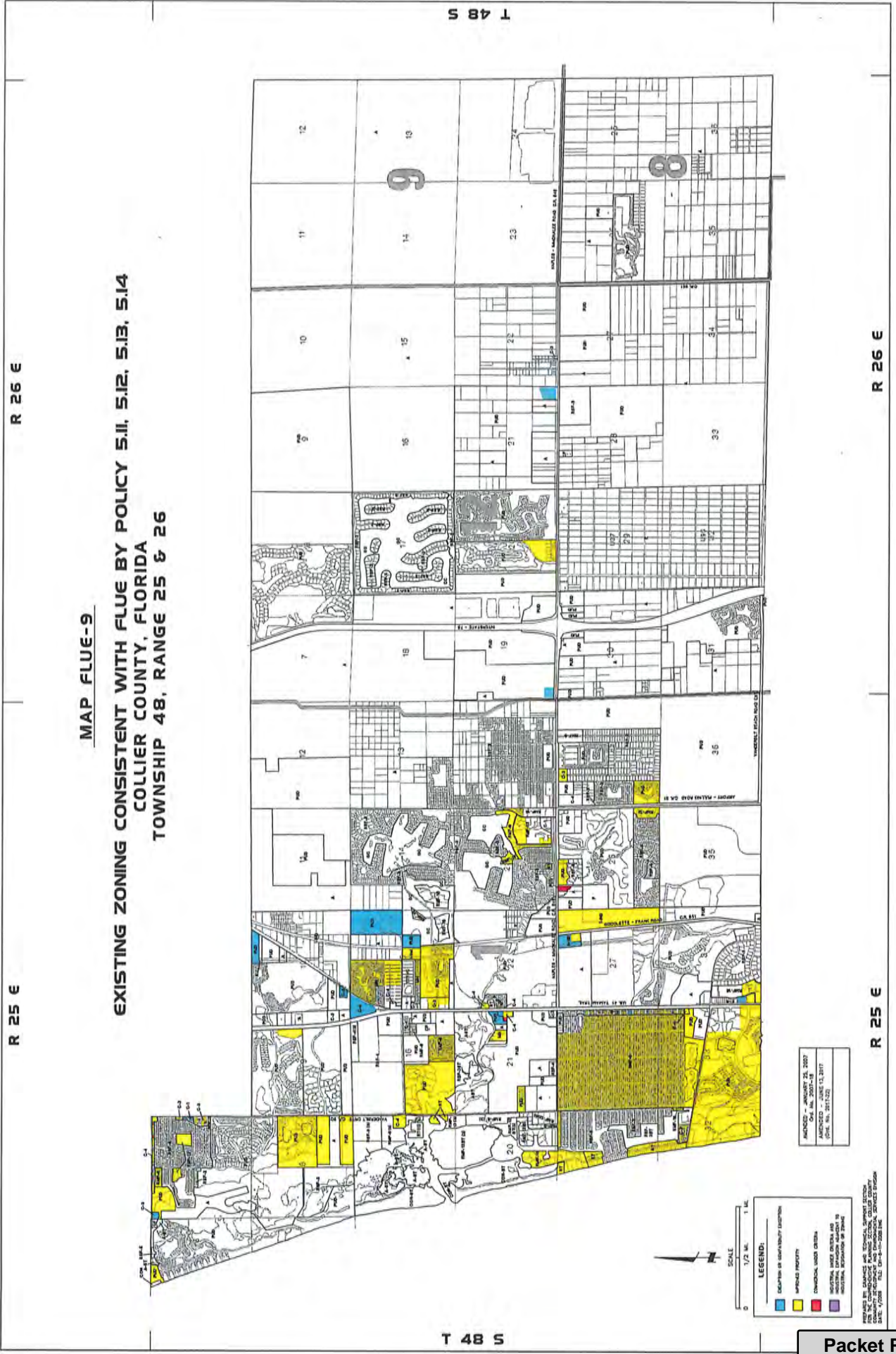
UCF = Urban Coastal Fringe Subdistrict

FLUE = Future Land Use Element

FLUM
Designation

UR
UR
UR
UR
UR

UCF
UCF
UCF



R 26 E

R 25 E

MAP FLU6-9

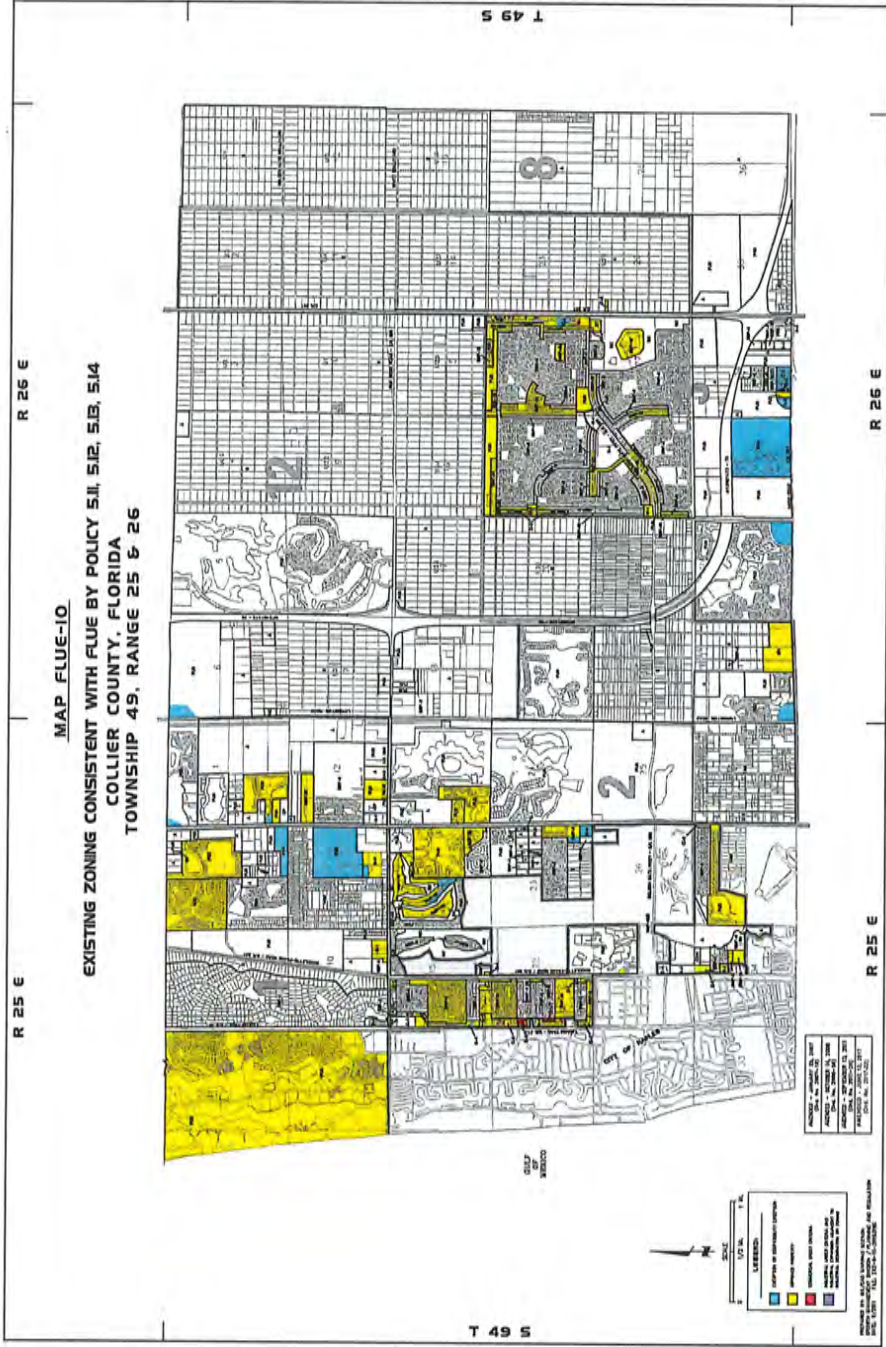
EXISTING ZONING CONSISTENT WITH FLUE BY POLICY 5.11, 5.12, 5.13, 5.14
COLLIER COUNTY, FLORIDA
TOWNSHIP 48, RANGE 25 & 26

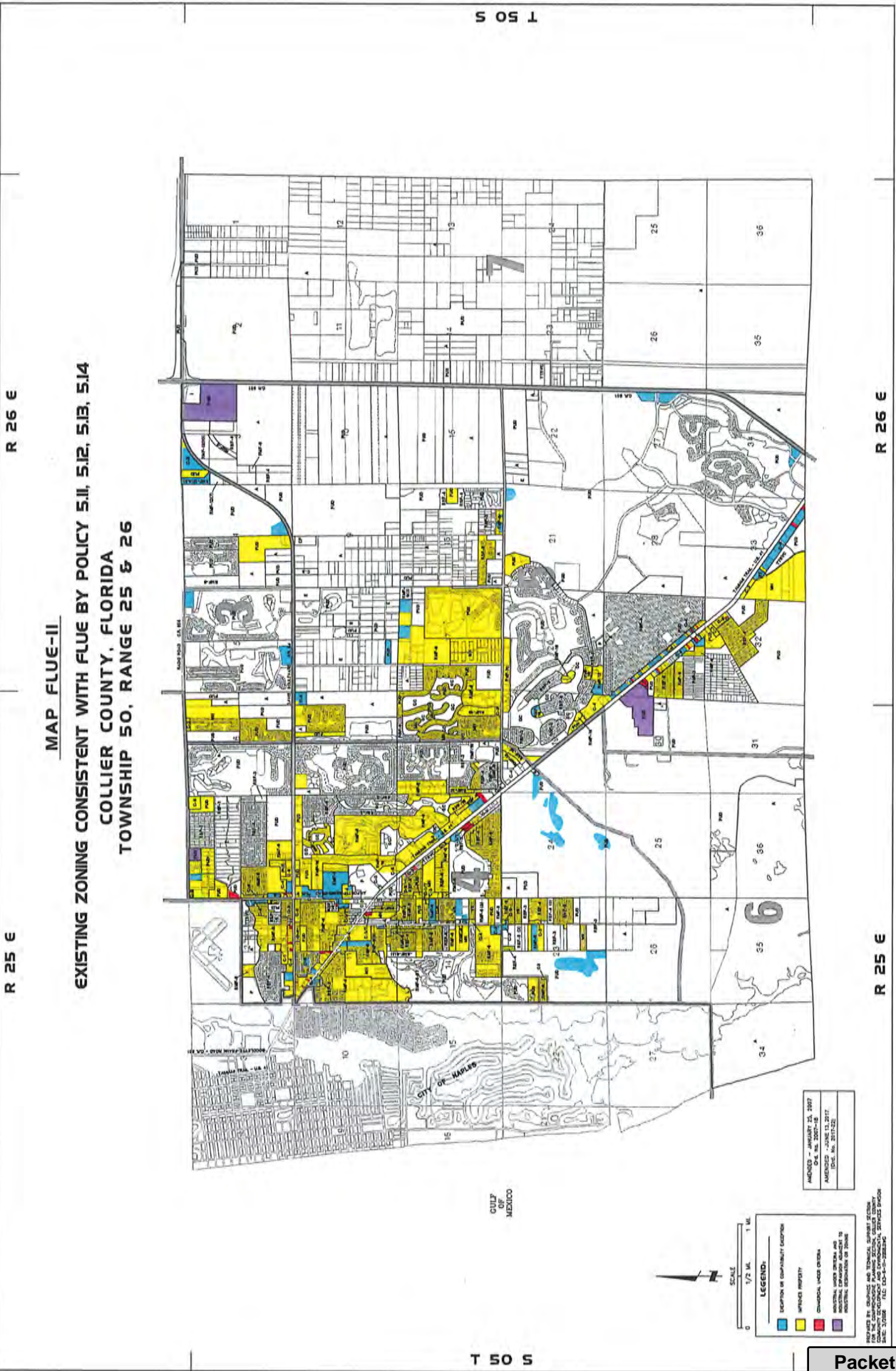
R 26 E

R 25 E

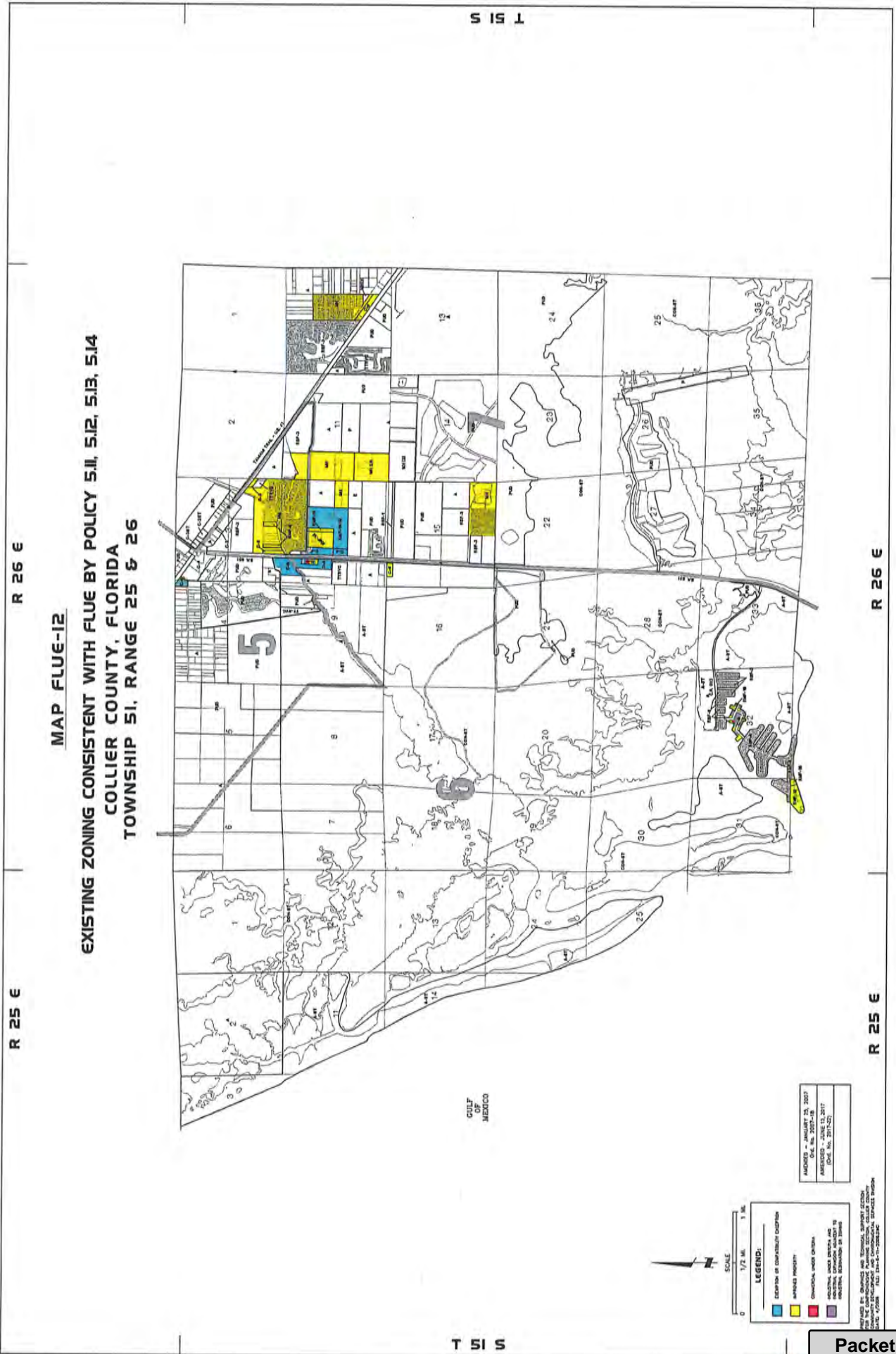
APPROVED - MAY 22, 2007
DRAWN - JUNE 13, 2007
AMENDED - JUNE 13, 2007
DATE: 06/13/07
JOB NO. 2017122

PREPARED BY: CHANGES AND TECHNICAL SERVICES, INC.
FOR THE USE OF THE COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS AND COMMUNITY DEVELOPMENT DEPARTMENT.
THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CHANGES AND TECHNICAL SERVICES, INC.





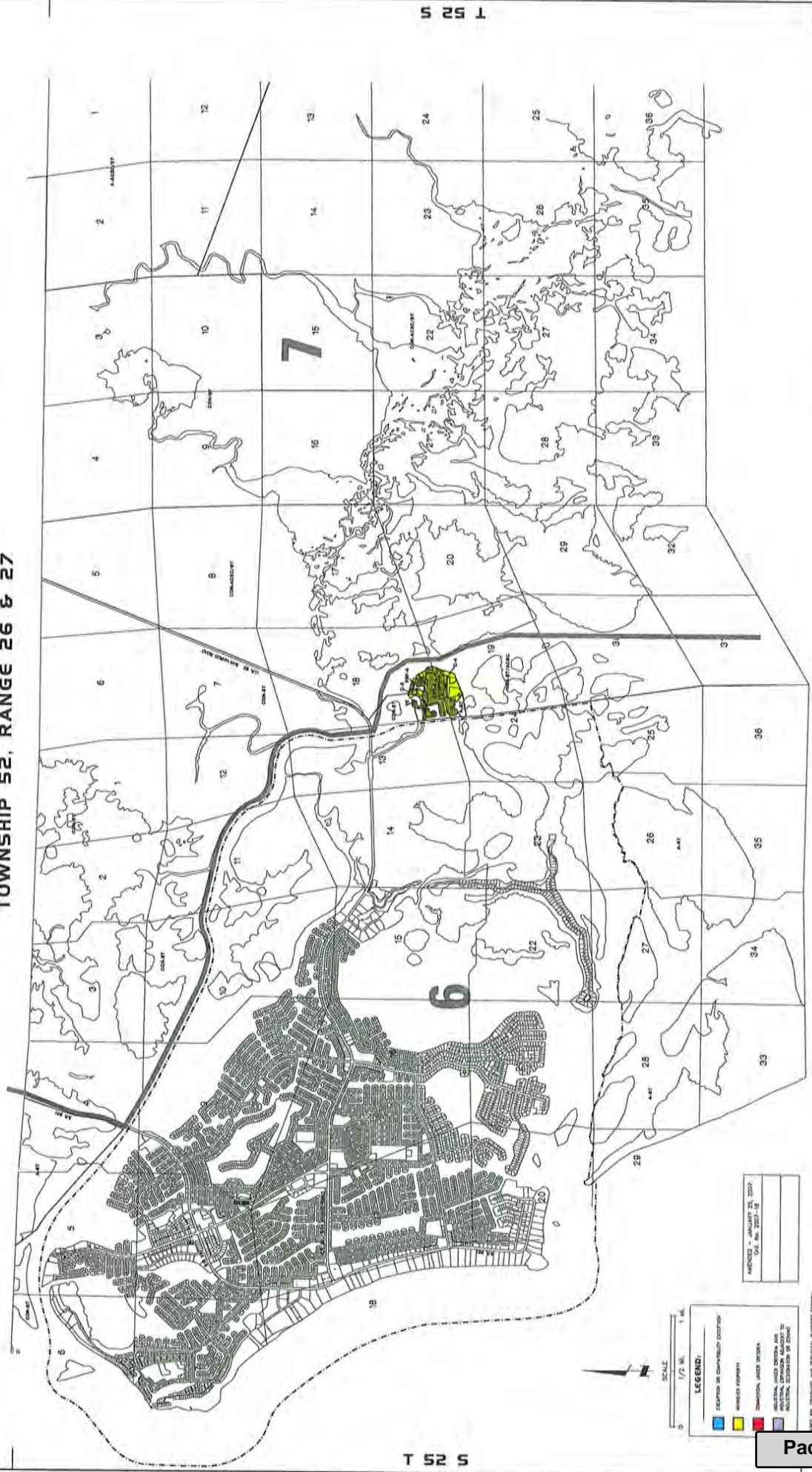
Attachment: Consistent by Policy Maps (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)



R 26 E R 27 E

MAP FLUE-13

EXISTING ZONING CONSISTENT WITH FLUE BY POLICY 5.9, 5.10, 5.II, 5.II. 5.12
COLLIER COUNTY, FLORIDA
TOWNSHIP 52, RANGE 26 & 27



SCALE: 1/2" = 1 MI.

LEGEND:

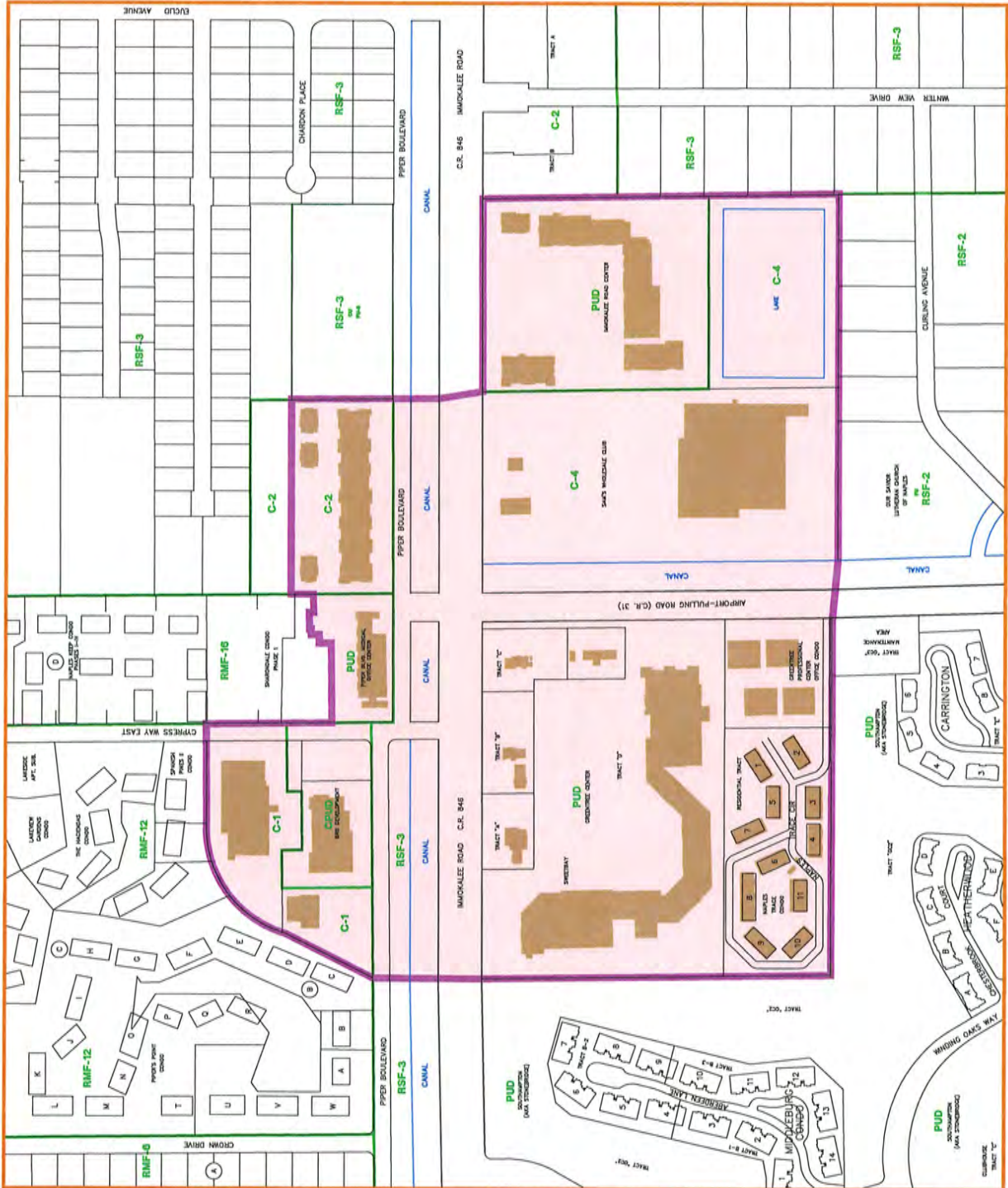
- EXCEPT AS OTHERWISE NOTED
- UNIMPROVED PROPERTY
- IMPROVED PROPERTY
- UNIMPROVED LAND OTHER
- IMPROVED LAND OTHER
- EXISTING ZONING CONSISTENT TO POLICY 5.9, 5.10, 5.II, 5.II. 5.12
- EXISTING ZONING BY ZONING

DATE: 11/14/2017
 DRAWN BY: 11/14/2017

THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ACTIVITY CENTER #1

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



AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

LEGEND

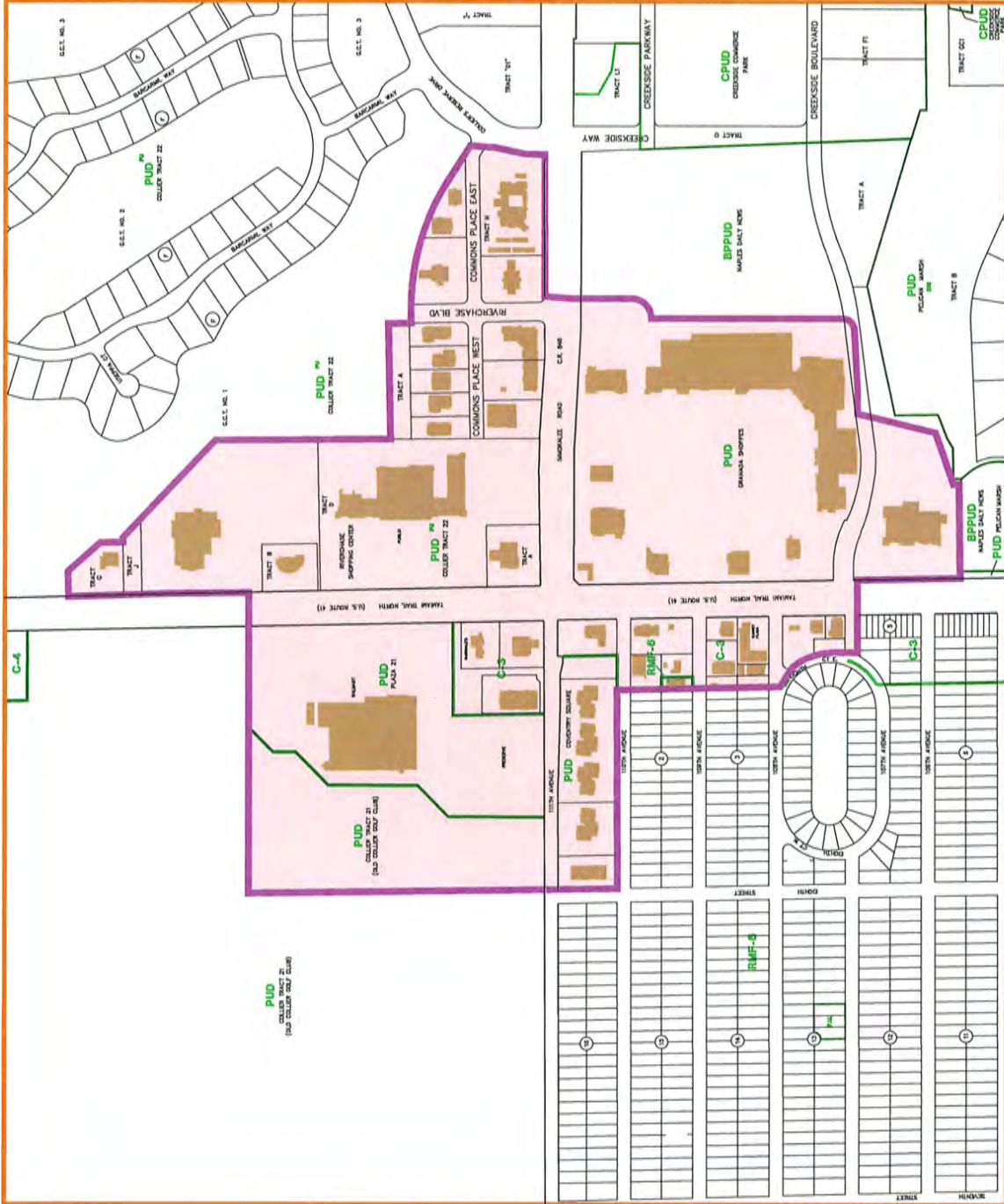
- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIERS COUNTY ZONING REGULATIONS CODE, ORDINANCE NO. 04-01, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED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

PREPARED BY: GIS/CAD MAPPING SECTION
DATE: 08/01/2018
FILE: ACT-2018-096

ACTIVITY CENTER #2

TAMIAMI TRAIL (U.S. 41) - IMMOKALEE ROAD (C.R. 848)

Collier County, Florida



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

AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE OFFICIAL ZONING MAP OF THE COLLEGE COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2017 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



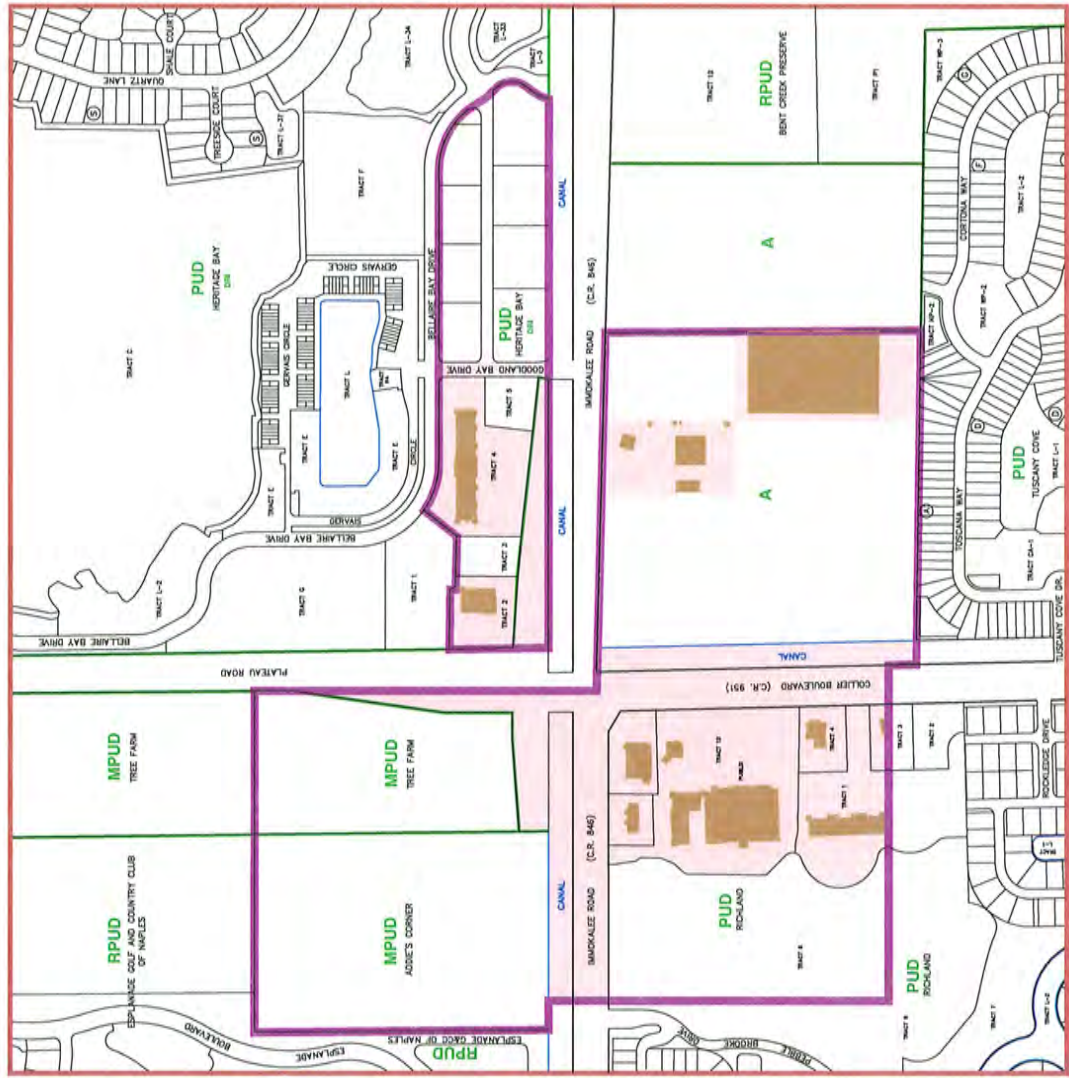
PREPARED BY: GEORGE W. HARRIS, INC.
FILE NO. 2017-0000000
DATE: 11/20/18

ACTIVITY CENTER #3
 IMMOKALEE ROAD (C.R. 848) - C.B. 503

DATE: 08/13/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

THIS IS A MAP OF PLANNED ACTIVITY CENTERS
 APPROVED BY THE COMMISSIONERS AND ADOPTED
 BY THE BOARD OF COUNTY COMMISSIONERS
 ON 08/13/2018. THE ZONING ATLAS SET, WHICH IS PART OF THE
 COLLIER COUNTY LAND DEVELOPMENT CODE,
 ORDINANCE NO. 04-41, AS AMENDED.

AMENDED - SEPTEMBER 13, 2011
 (Ord. No. 2011-25)
 AMENDED - JUNE 13, 2017
 (Ord. No. 2017-22)



LEGEND

- ACTIVITY CENTER BOUNDARY
- EXISTING ZONING
- DEVELOPED LAND USE
- EXISTING BUILDINGS AND STRUCTURES

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

DEVELOPED LAND USE
 (NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTOS.)

SCALE
 0 400 FT.

PREPARED BY: [Name]
 DATE: 08/13/2018

ACTIVITY CENTER #4

DANOKALEE ROAD (I.C.R. 546) - INTERSTATE 75
Collier County, Florida



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-25)
AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

LEGEND

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

SCALE 0 500 FT.

PREPARED BY: GIS/DAD MAPPING SECTION
DATE: 1/2018
FILE: 104-2015-206

ACTIVITY CENTER #5

VANDERBELT BEACH ROAD (I.E. 800) - TAMMAM Trail (I.U.S. 40)

Other Contexts: Private

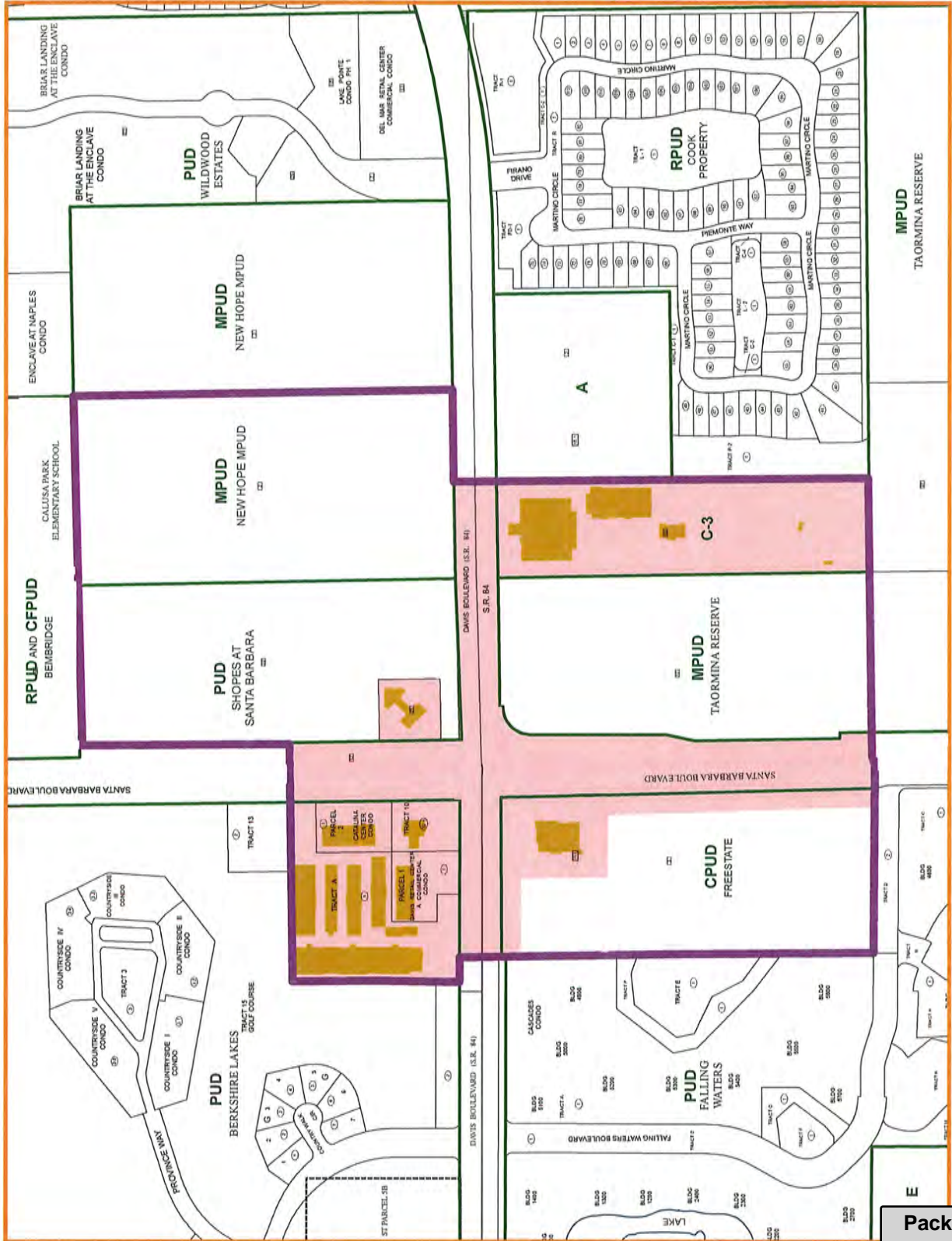
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-25)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ZONING MAPS AND ZONING ATLAS WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-4-1, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



ACTIVITY CENTER #6
 DAVIS BOULEVARD (S.R. 84) - SANTA BARBARA BOULEVARD
 Collier County, Florida



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

AMENDED - JUNE 13, 2017
 (Ord. No. 2017-22)

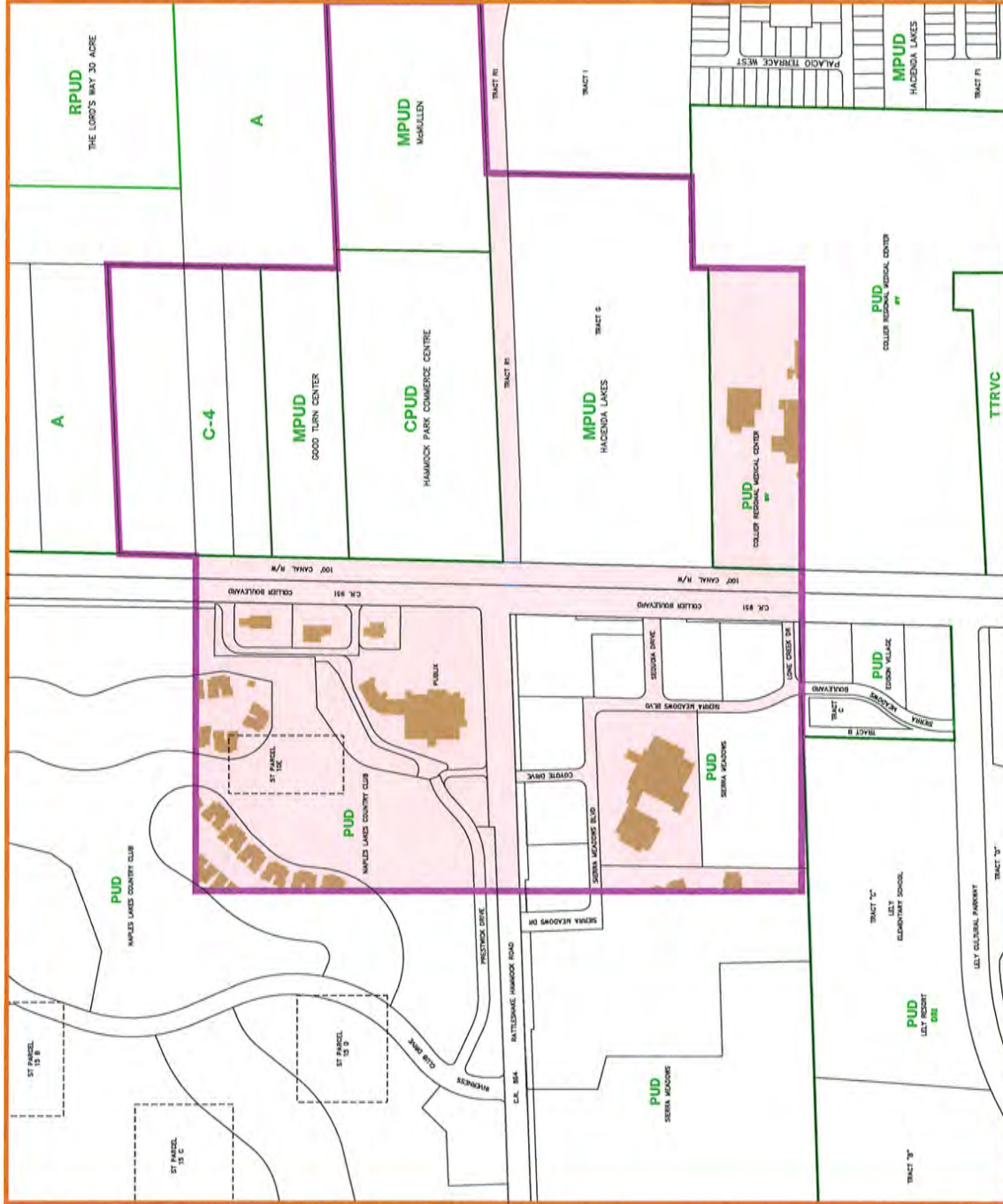
LEGEND

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

ACTIVITY CENTER #7

BATTLESLAKE HAMMOCK ROAD (C.E. 984) - C.R. 961

Collier County, Florida



AMENDED - SEPTEMBER 10, 2003 (Ord. No. 2003-444)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - OCTOBER 25, 2011 (Ord. No. 2011-40)
AMENDED - JULY 8, 2014 (Ord. No. 2014-27)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

LEGEND

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

SCALE
0 200' FT. 400' FT.

ISSUED BY: S&P/C/S MAPS/SECTION
PROJECT MANAGER: J. D. WATSON
FILE: AC7-2018.DWG DATE: 7/2018

ACTIVITY CENTER #8

AIRPORT-FALLING ROAD (I.C. 2) - GOLDEN GATE PARKWAY (I.C. 26)
Collier County, Florida

THIS IS A MASTER PLANNED ACTIVITY CENTER ACCORDING TO THE CONFIGURATION AND ALLOCATION VARIATION FROM OTHER ACTIVITY CENTERS.



AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-25)
AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THIS ZONING IS NOT APPLICABLE TO THIS ACTIVITY CENTER. THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES

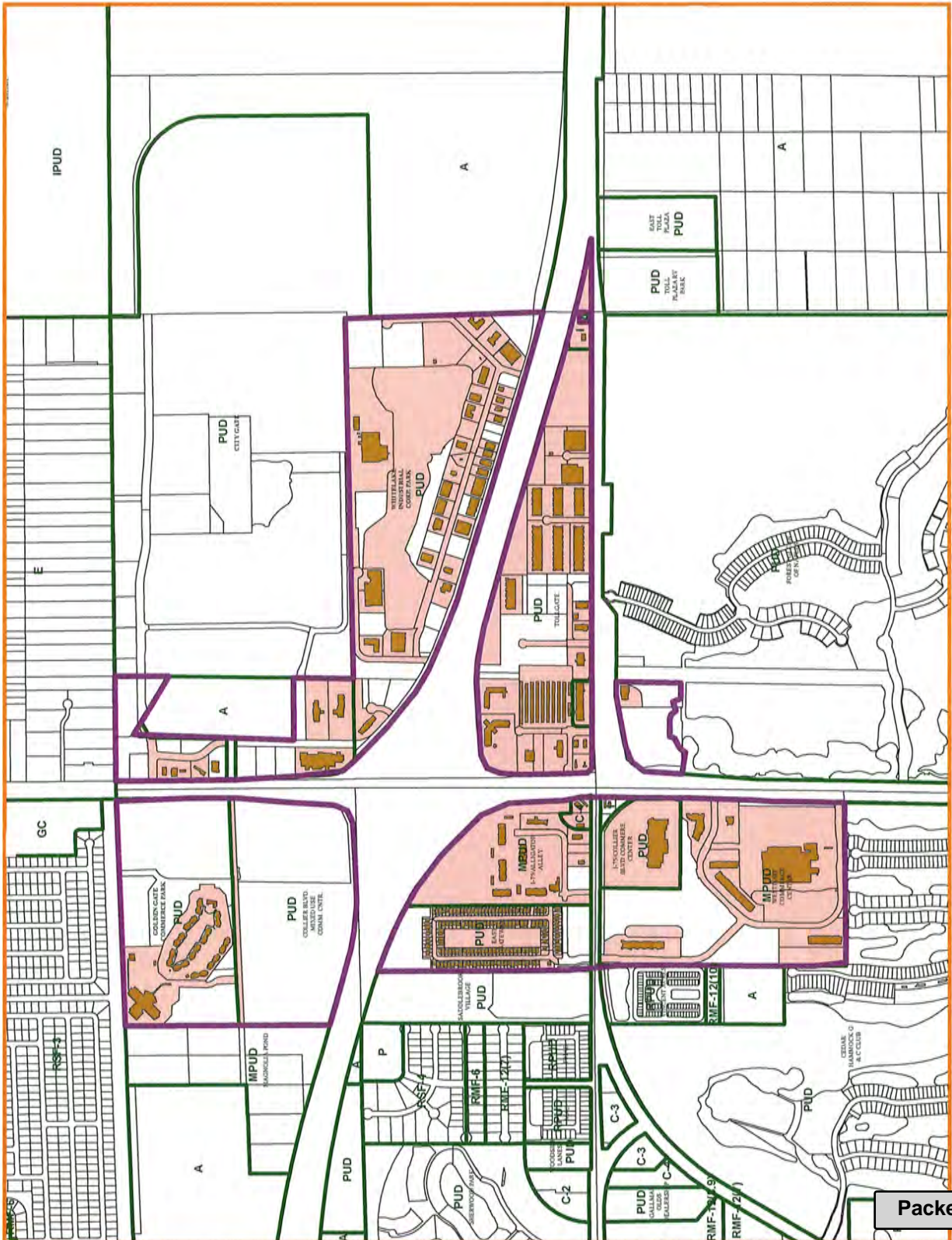


PREPARED BY GIS/PLANNING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: ACP-2015.DWG DATE: 1/2016

ACTIVITY CENTER #9

C.R. 961 - INTERSTATE 75
Collier County, Florida

AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)
AMENDED - SEPTEMBER 22, 2020 (Ord. No. 2020-25)



LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
- EXISTING BUILDINGS AND STRUCTURES
- DEVELOPED LAND USE

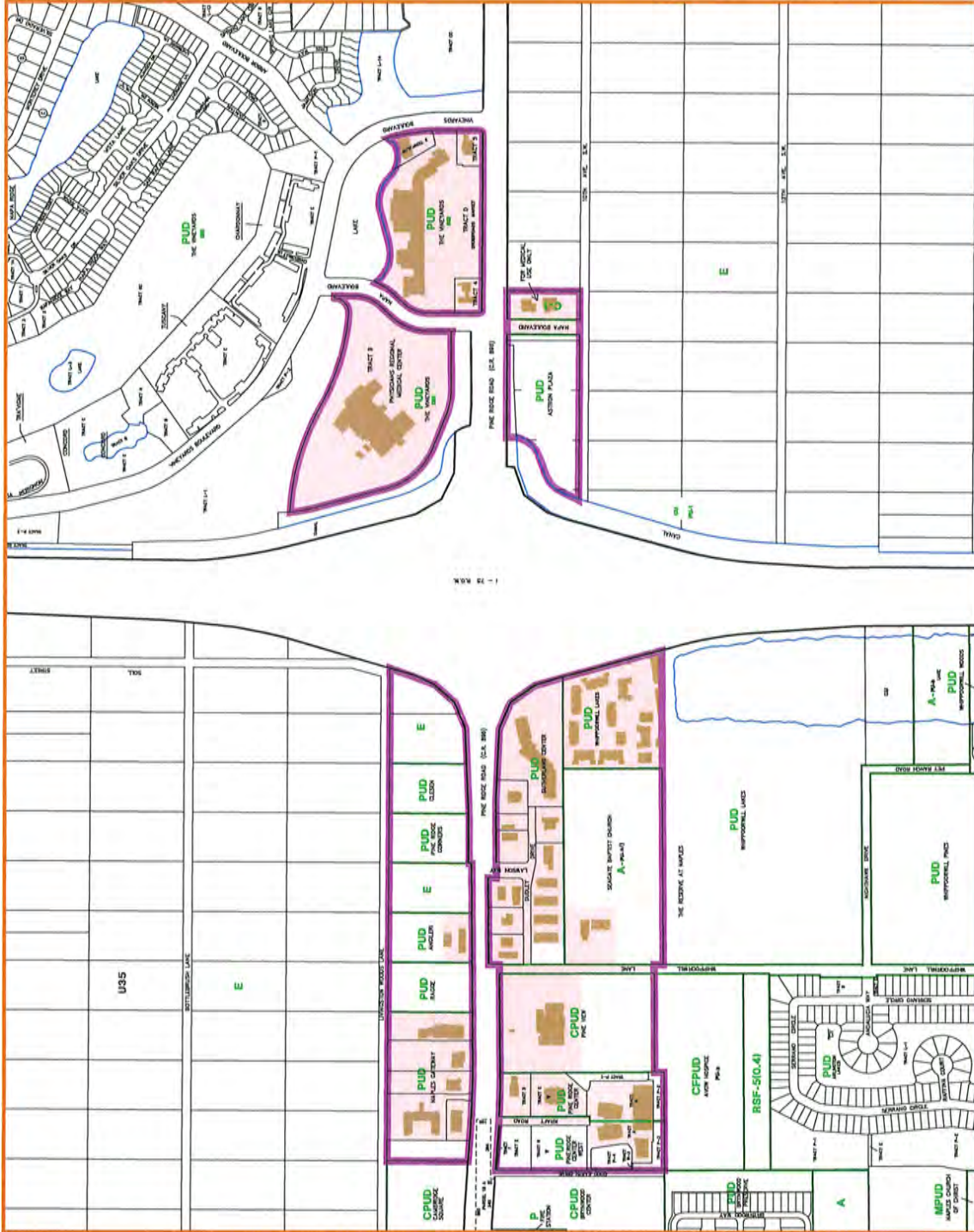
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE. ORDINANCE NO. 04-41, AS AMENDED)



ACTIVITY CENTER #10

PINE RIDGE ROAD (I.C.S. 696) - INTERSTATE - 75

Collier County, Florida



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

AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

LEGEND

ACTIVITY CENTER BOUNDARY

RSF-3 EXISTING ZONING
(NOTE: ZONING FOR INDUSTRIAL PURPOSES ONLY. THIS ZONING IS NOT APPLICABLE TO THIS ACTIVITY CENTER. THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, IS AMENDED.)

DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)

EXISTING BUILDINGS AND STRUCTURES



ACTIVITY CENTER #11

VANDEBELT BEACH ROAD (C.R. 82) - AIRPORT-PULLING ROAD (C.R. 31)

Collier County, Florida

THIS IS A MAP OF PLANNED ACTIVITY CENTERS
 FOR THE COUNTY OF COLLIER, FLORIDA.
 NOTE: ALLOCATION NUMBERS FROM OTHER ACTIVITY CENTERS.

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

AMENDED - JUNE 13, 2017
 (Ord. No. 2017-22)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
 (NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY;
 IS THE OFFICIAL SOURCE OF ZONING INFORMATION FOR
 COLLIER COUNTY LAND DEVELOPMENT CODE.
 ORDINANCE NO. 04-4-91, AS AMENDED.)
- DEVELOPED LAND USE
 (NOTE: DEVELOPED LAND USE EXISTING BUILDINGS AND
 STRUCTURES COMPLETED FROM 2015 ABOVE PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES

SCALE
 0 200 FT. 400 FT.

PREPARED BY: GIS/OLD MAPPING SECTION
 GROWTH MANAGEMENT DEPARTMENT
 FILE: ACT11-2016.DWG DATE: 1/20/18



ACTIVITY CENTER #12

TAMMARI TRAIL (U.S. 41) - FINE RIDGE ROAD (C.S. 856)

Collier County, Florida



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

AMENDED - JUNE 13, 2017
 (Ord. No. 2017-22)

LEGEND

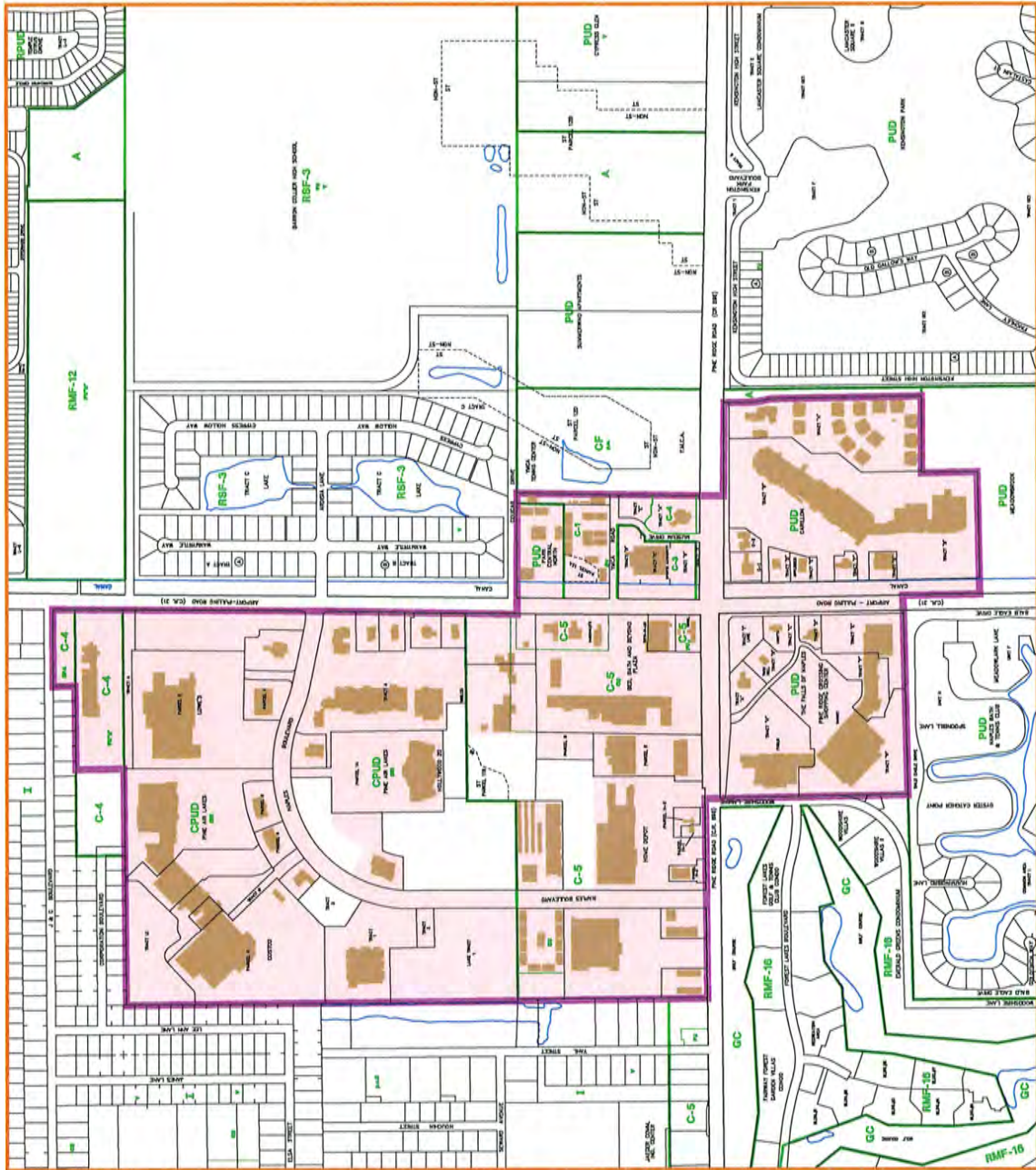
- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
 (NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS ZONING DISTRICT IS NOT APPLICABLE TO THIS MAP AS IT IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE
 (NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2013 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: GIS/CAD MAPPING SECTION
 GROWTH MANAGEMENT DEPARTMENT
 FILE: ACT2-2016.DWG DATE: 7/2016

ACTIVITY CENTER #13

AIRPORT-FULLING ROAD (C.R. 21) - FINE RIDGE ROAD (C.R. 898)
Collier County, Florida



AMENDED - DECEMBER 11, 2007 (Ord. No. 2007-86)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

LEGEND

ACTIVITY CENTER BOUNDARY

RBF-3 EXISTING ZONING
(NOTE: FOR REGULATORY PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 4-94-1, AS AMENDED.)

DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)

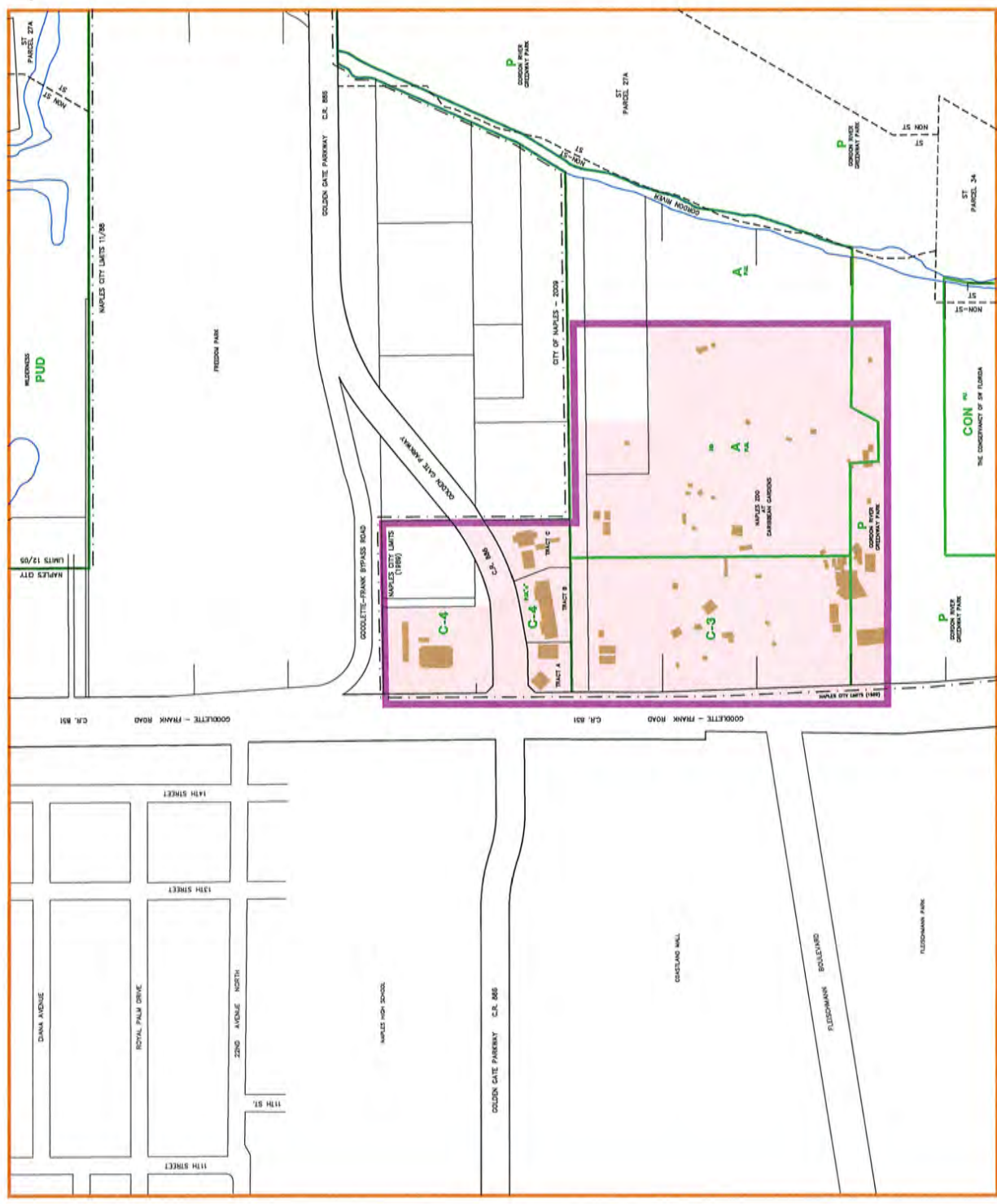
EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: GIS/DAO MAPPING SECTION
GROUPS MANAGEMENT DEPARTMENT
FILE: AC13-CORRELING DATE: 1/2018

ACTIVITY CENTER #14

000LETTIE-FRANK ROAD C.R. 851 - GOLDEN GATE PARKWAY C.R. 856
Collier County, Florida



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

AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSE-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE (ORDINANCE NO. 94-41, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES

SCALE 0 100 200 FT.

PREPARED BY: GIS PLANNING SECTION
DRAWN AND CHECKED BY: [REDACTED]
FILE: ACT-2017-22.DWG DATE: 7/2018

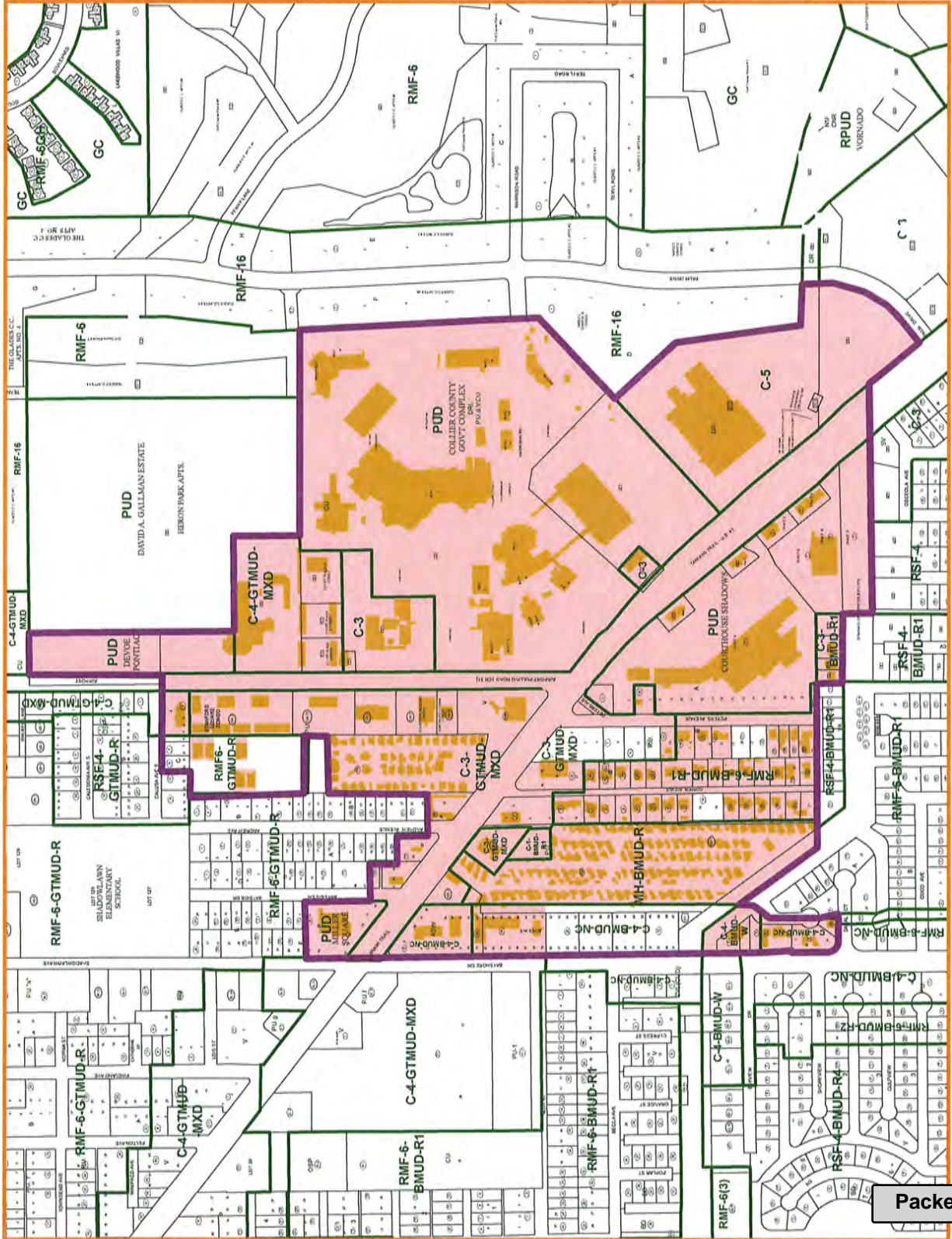
ACTIVITY CENTER #16

DAVIS BOULEVARD (S.R. 84) - SANTA BARBARA BOULEVARD
Collier County, Florida

AMENDED - SEPTEMBER 9, 2003 (Ord. No. 2003-43)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

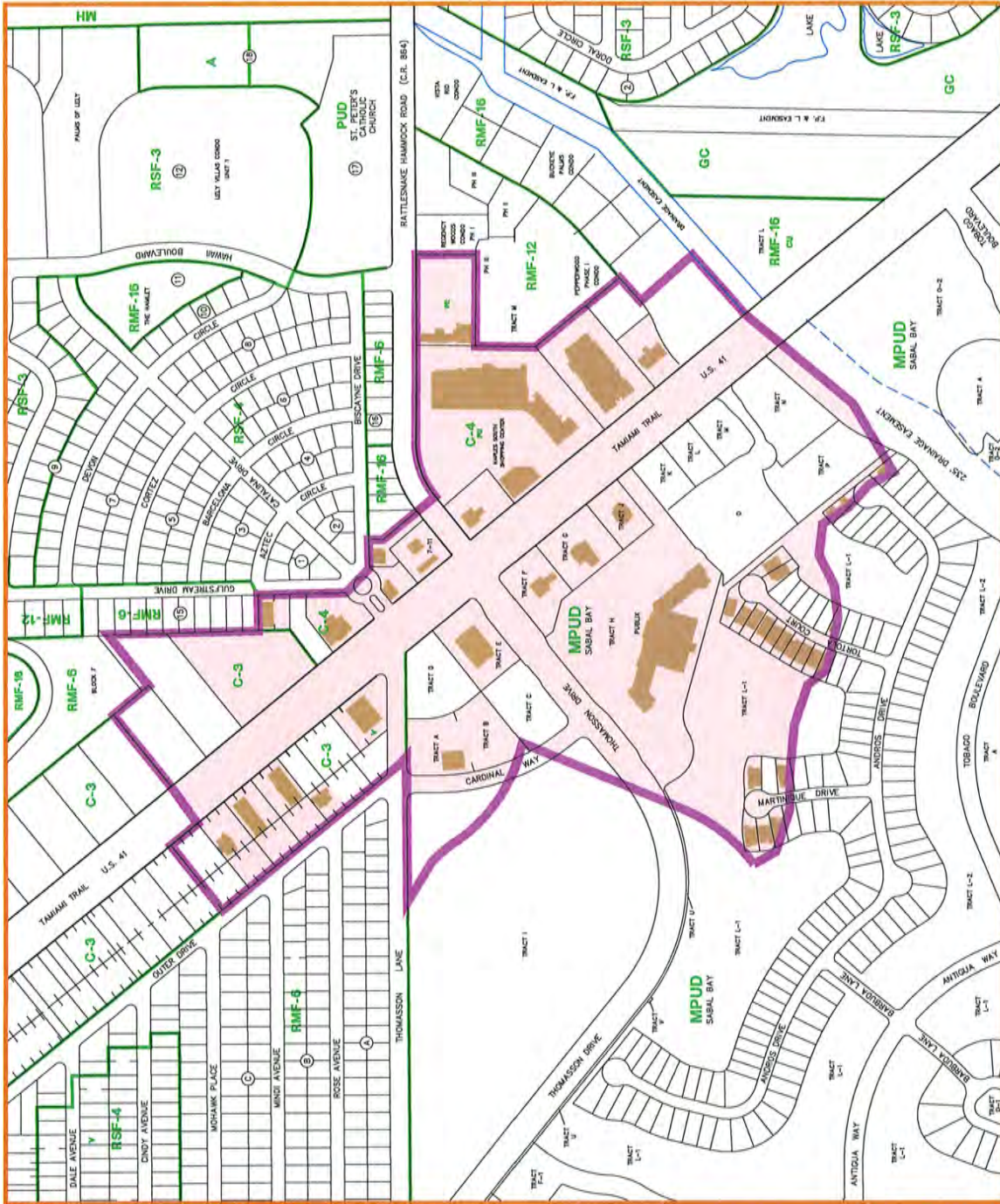
LEGEND

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



ACTIVITY CENTER #17

TAMAMI TRAIL (S.E. 41) - RATTLENAKE HAMMOCK ROAD (C.R. 864)
Collier County, Florida



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

AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

LEGEND

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

PREPARED BY GIS PLANS MARKING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: ACT1-2017.DWG DATE: 1/2018

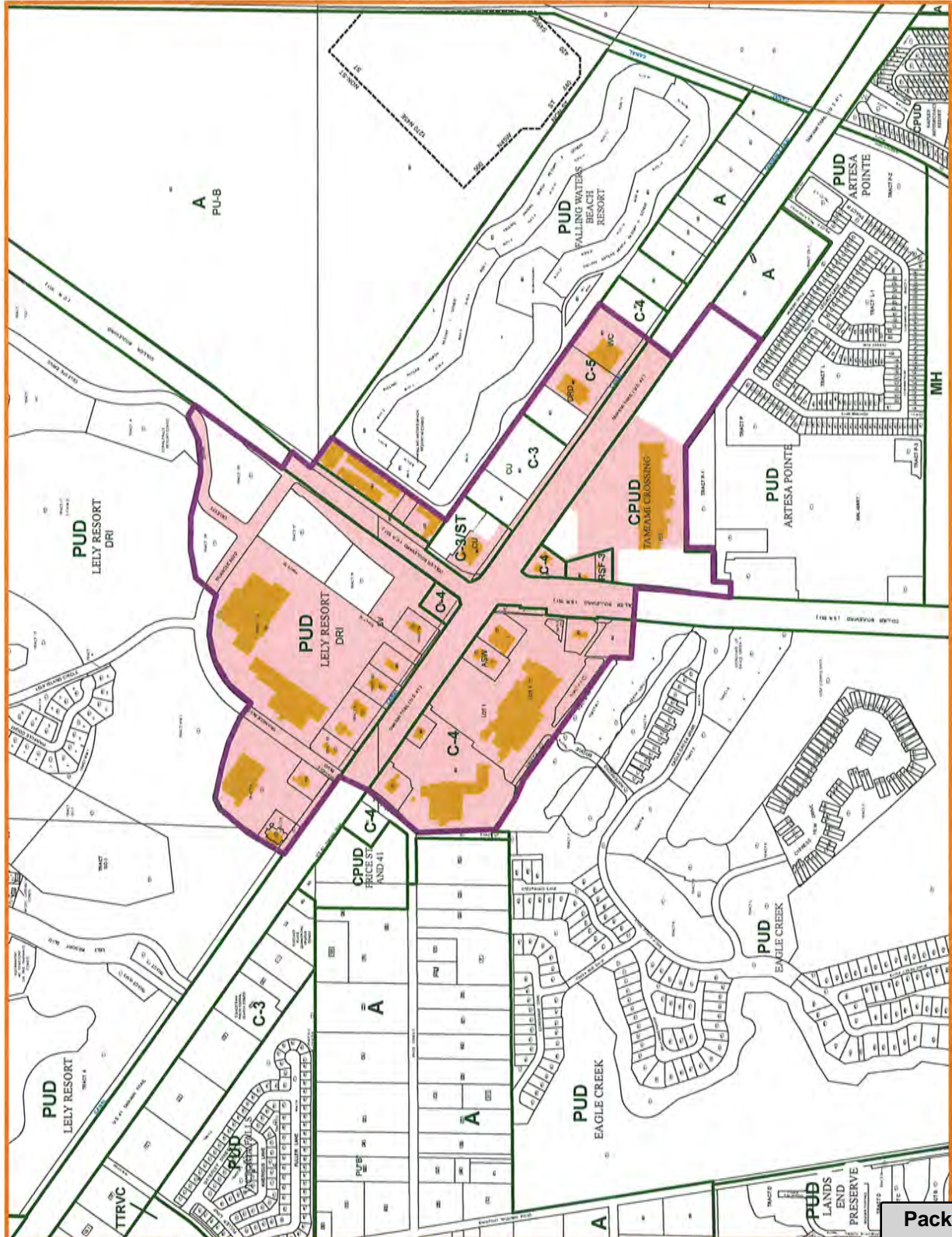
ACTIVITY CENTER #18

DAVIS BOULEVARD (S.R. 84) - SANTA BARBARA BOULEVARD
Collier County, Florida

AMENDED - APRIL 22, 2008 (Ord. No. 2008-21)
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - FEBRUARY 10, 2015 (Ord. No. 2015-13)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)

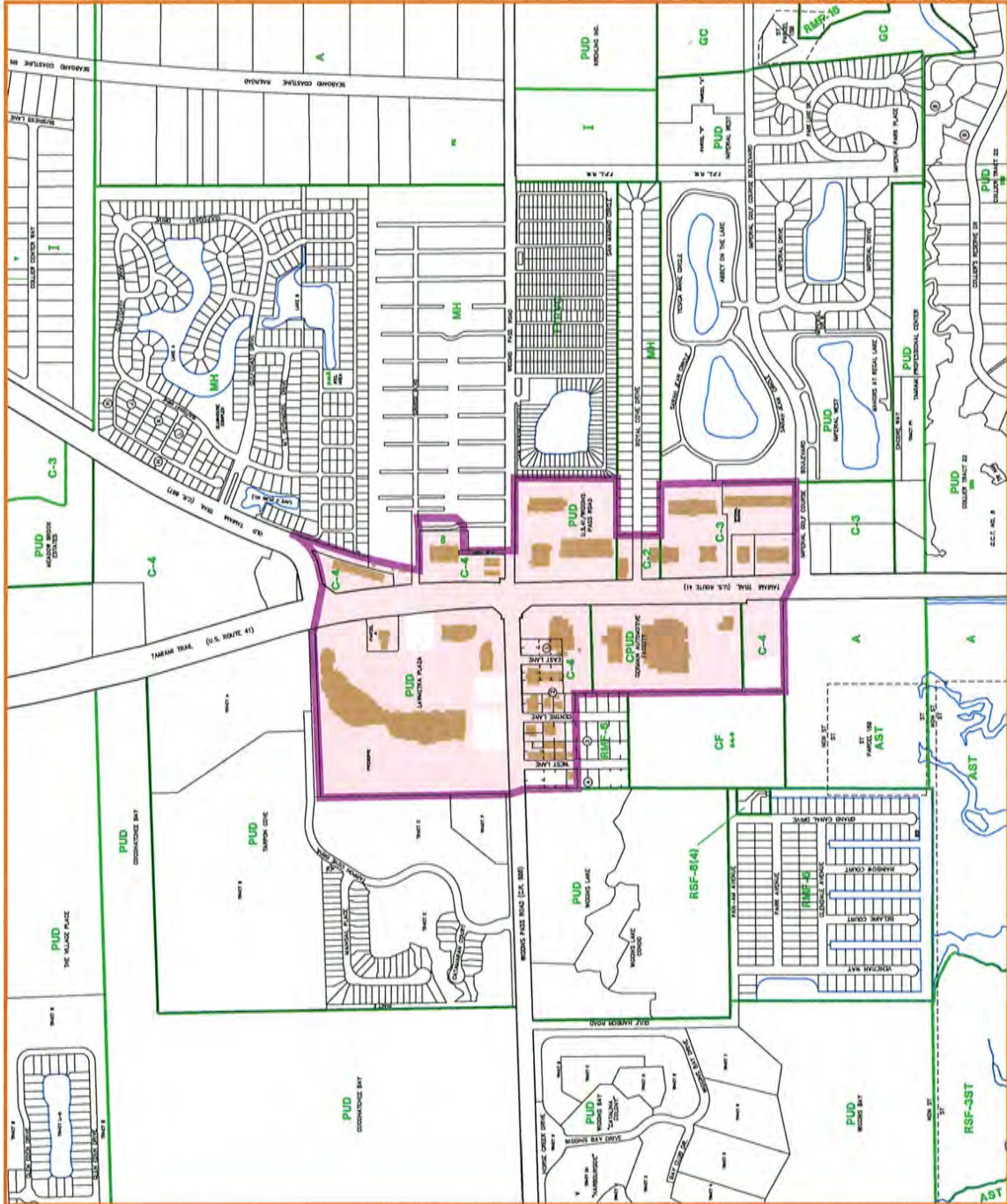
LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE. ORDINANCE NO. 04-17, AS AMENDED)
- DEVELOPED LAND USE
- EXISTING BUILDINGS AND STRUCTURES



ACTIVITY CENTER #20

WIGGINS PASS RD. (C.E. 888) - TAKIAMI TRAIL, (U.S. 41)
Collier County, Florida



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

AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3 EXISTING ZONING
(NOTE: PROPOSED FOR ADDITIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-041, AS AMENDED.)
- DEVELOPED LAND USE
(NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTOS.)
- EXISTING BUILDINGS AND STRUCTURES

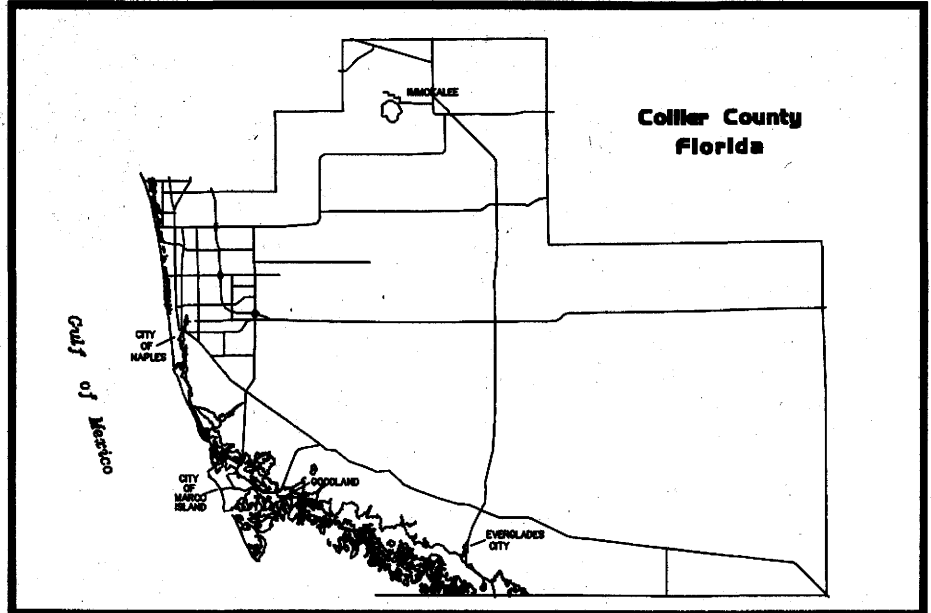
SCALE 0 500 FT.

PREPARED BY: GIS/CAD MAPPING SECTION
PLANNING AND ZONING MANAGEMENT DEPARTMENT
P.L. #20-0000000-0000 DATE: 1/2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Collier County Board of County Commissioners (BCC) at 9:00 A.M. on June 28, 2022, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples, FL, to consider:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING COUNTY-INITIATED AMENDMENTS TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, TO ADDRESS HOUSING INITIATIVES TO ALLOW AFFORDABLE HOUSING BY RIGHT IN CERTAIN COMMERCIAL ZONING DISTRICTS WITH A SUNSET DATE; TO INCREASE DENSITY FOR AFFORDABLE HOUSING; TO ESTABLISH A STRATEGIC OPPORTUNITY SITES SUBDISTRICT; AND TO INCREASE DENSITY FOR AFFORDABLE HOUSING PROJECTS ALONG COLLIER AREA TRANSIT ROUTES; SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP; GOLDEN GATE CITY SUB-ELEMENT OF GOLDEN GATE AREA MASTER PLAN ELEMENT AND FUTURE LAND USE MAP; THE IMMOKALEE AREA MASTER PLAN ELEMENT AND FUTURE LAND USE MAP; AND ADDING A POLICY TO THE TRANSPORTATION ELEMENT PERTAINING TO AFFORDABLE HOUSING ALONG TRANSIT ROUTES; AND FURTHERMORE DIRECTING TRANSMITTAL OF THESE AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. [PL20210000660]



A copy of the proposed Resolution is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

NOTE: All persons wishing to speak on any agenda item must register with the County Manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to three (3) minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted ten (10) minutes to speak on an item.

Persons wishing to have written or graphic materials included in the Board agenda packets must submit said material a minimum of three (3) weeks prior to the respective public hearing. In any case, written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of seven (7) days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

Any person who decides to appeal any decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two (2) days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

**BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA**
WILLIAM L. MCDANIEL, JR.,
CHAIRMAN
CRYSTAL K. KINZEL,
CLERK OF THE CIRCUIT COURT & COMPTROLLER
By: Ann Jennejohn
Deputy Clerk (SEAL)

ND-GC10893299-01

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Attachment: legal ad - agenda ID 22375 (22661 : Collier Housing Plan Affordable Housing Initiatives GMPA)