

Future Land Use Element

(page 46)

DENSITY RATING SYSTEM

c. Density Conditions:**1. Maximum Density**

The maximum permitted density shall not exceed 16 residential dwelling units per gross acre within the Urban designated area, except when utilizing the Transfer of Development Rights (TDR) Section 2.2.24.10 of the Land Development Code adopted by Ordinance #91-102, on October 30, 1991, as amended.

This provision is intended to encourage unified plans of development and to preserve wetlands, wildlife habitat, and other natural features that exist within properties that straddle the Urban Mixed Use and Rural Fringe Mixed Use Districts or that straddle Receiving and Neutral Lands within the Rural Fringe Mixed Use District. In the case of such properties, which were in existence and under unified control (owned, or under contract to purchase, by the applicant(s)) as of June 19, 2002, the allowable gross density for such properties in aggregate may be distributed throughout the project, regardless of whether or not the density allowable for a portion of the project exceeds that which is otherwise permitted, when the following conditions are met:

1. Density Blending Conditions and Limitations for Properties Straddling the Urban Residential Sub-District or Urban Residential Fringe Sub-District and either the Rural Fringe Mixed Use District Neutral or Receiving Lands:
 - (a) The project must straddle the Urban Residential Sub-District or Urban Residential Fringe Sub-District and either the Rural Fringe Mixed Use District Neutral or Receiving Lands;
 - (b) The project in aggregate is a minimum of 80 acres in size;
 - (c) At least 25% of the project is located within the Urban Mixed Use District. The entire project is located within the Collier County Sewer and Water District Boundaries and will utilize central water and sewer to serve the project unless interim provisions for sewer and water are authorized by Collier County;
 - (d) The project is currently zoned or will be rezoned to a PUD;
 - (e) Density to be shifted to the Rural Fringe Mixed Use District from the Urban Residential Sub-District is to be located on impacted lands, or it is demonstrated that the development on the site is to be located so as to preserve and protect the highest quality native vegetation and/or habitat on-site and to maximize the connectivity of such native vegetation and/or habitat with adjacent preservation and/or habitat areas;
 - (f) The entire project shall meet the applicable preservation standards of the Rural Fringe Mixed Use District. These preservation requirements shall be calculated upon and apply to the total project area.
 - (g) Section 15 (Township 48 South, Range 26 East), which straddles the boundary of the Urban Residential Sub-district and the Rural Fringe Mixed Use District, is designated Neutral, and is in the approved Mirasol PUD, may utilize this density blending provision, subject to the above criteria.

2. Density Blending Conditions and Limitations for Properties Straddling the Urban Residential Fringe Sub-District and Rural Fringe Mixed Use District Sending Lands:
- (a) The project must straddle the Urban Residential Fringe Sub-District and the Rural Fringe Mixed Use District Sending Lands;
 - (b) The project in aggregate must be a minimum of 400 acres;
 - (c) At least 25% of the project must be located within the Urban Residential Fringe Sub-District. The project must extend central water and sewer (from the urban designated portion of the project) to serve the entire project, unless alternative interim sewer and water provisions are authorized by Collier County;
 - (d) The Project is currently zoned or will be zoned PUD;
 - (e) The density to be shifted to the Sending Lands from the Urban Residential Fringe is to be located on impacted or disturbed lands, or it is demonstrated that the development on the site is to be located so as to preserve and protect the highest quality native vegetation and/or habitat on-site and to maximize the connectivity of such native vegetation and/or wildlife habitat with adjacent preservation and/or habitat areas;
 - (f) The Urban portion of the project shall comply with the native vegetation requirements identified in the Conservation and Coastal Management Element (for Urban designated lands). For those lands within the project designated as Sending, the native vegetation preservation requirement shall be 90% of the native vegetation, not to exceed 60% of the total project area designated as Sending. Wetland areas that are impacted through the development process, but which result in enhanced wetland function, including habitat and/or flowways, shall be considered as part of the native vegetation requirement set forth in this provision and shall not be considered as impacted areas. These wetland areas and/or flowways may be used for water storage provided that the water discharged in these areas is pre-treated.
 - (g) Permitted uses for density blending under this provision include residential development and associated amenities, including golf courses meeting the criteria for golf courses within the Neutral area. This provision is not intended to eliminate any uses permitted within the applicable underlying land use designation.

(XIII) 3. Density Blending Conditions and Limitations for Properties Straddling Receiving and Neutral Lands within the Rural Fringe Mixed Use District:

- (a) The project shall straddle Receiving Lands and Neutral Lands in the Rural Fringe Mixed Use District.
- (b) The project in aggregate shall be a minimum of 80 acres in size.
- (c) At least 25% of the project shall be located in Receiving Lands. The project shall extend central water and sewer to serve the entire project, unless alternative interim sewer and water provisions are authorized by the County.
- (d) The project shall be encouraged to be in the form of a PUD.
- (e) It shall be demonstrated that development on the site is to be located so as to Preserve and protect the highest quality native vegetation and/or habitat onsite and to maximize the connectivity of such native vegetation and/or wildlife habitat with adjacent preservation and/or habitat areas.

- (f) The project shall comply with the native vegetation requirements applicable to Neutral Lands, as set forth in the CCME.
 - (g) Permitted uses for density blending under this provision shall include residential development and associated amenities, including golf courses meeting the criteria for golf courses within the Neutral Area. This provision is not intended to eliminate any uses permitted within the applicable underlying land use designation.
4. Density Blending Conditions and Limitations for the property described as the North ½ of the North ½ of Section 11, Township 48 South, Range 26 East designated as Neutral Lands, subject to the following conditions:
- (a) The project shall be immediately adjacent to the approved Mirasol PUD and be designated as Neutral Lands in the Rural Fringe
 - (b) The project in aggregate shall be a minimum of 150 acres in size.
 - (c) The project shall extend central water and sewer to serve the entire project, unless alternative interim sewer and water provisions are authorized by the County.
 - (d) It shall be demonstrated that development on the site is to be located within the existing development footprint of the approved Mirasol PUD so as to preserve and protect the native vegetation and/or habitat onsite and to maximize the connectivity of such native vegetation and/or wildlife habitat with adjacent preservation and/or habitat areas.
 - (e) The project shall comply with the native vegetation requirements and is subject to the use limitations of Sending Lands within the Rural Fringe Mixed Use District as set forth in the CCME.
 - (f) The project must be incorporated into the approved Mirasol PUD by public hearing and, if the approved, the Mirasol PUD may utilize this density blending provision, provided the units are limited to the area previously approved for development.

II. AGRICULTURAL/RURAL DESIGNATION

B. Rural Fringe Mixed Use District

1. Transfer of Development Rights (TDR), and Sending, Neutral, and Receiving Designations

B) Neutral Lands: (Page 68)

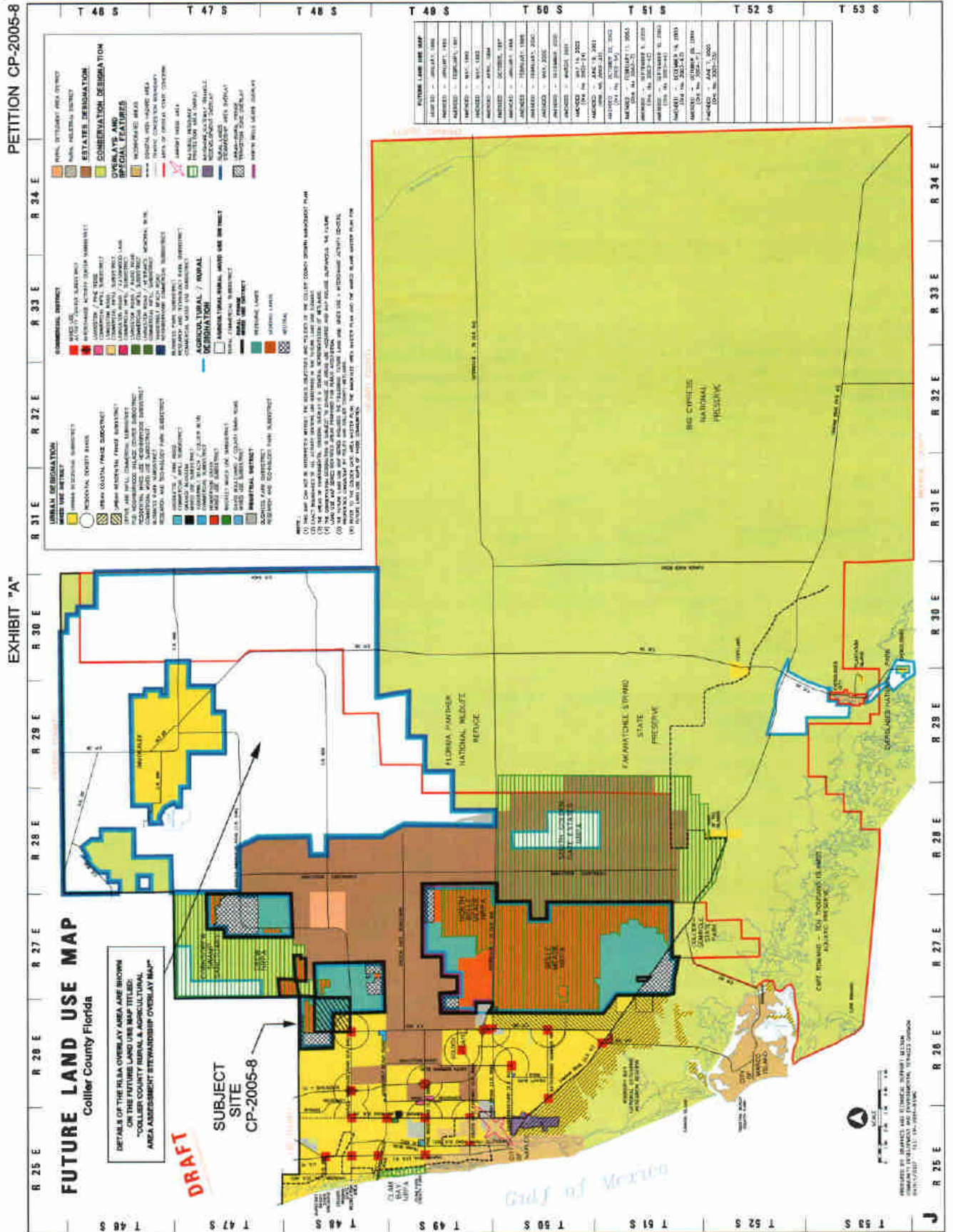
7. The property described as the North ½ of the North ½ of Section 11, Township 48 South, Range 26 East is designated as Neutral Lands, subject to the following conditions:
 - a. The density from the described property may be blended with the density within the Mirasol PUD in accordance with the density conditions that apply to all properties subject to the Density Rating System.
 - b. The units generated from this parcel must be used within the Mirasol PUD.
 - c. The described property is subject to Vegetation Retention and Site Preservation standards applicable in Natural Resource Protection Areas
 - d. The maximum number of units generated by the described property is limited to the maximum number that can be generated Sending Lands in the Rural Fringe Mixed Use District and no additional units will be generated pursuant to any development rights incentives regulations.
 - e. The property is otherwise subject to the use limitations of Sending Lands within the Rural Fringe Mixed Use District.

II. AGRICULTURAL/RURAL DESIGNATION

B. Rural Fringe Mixed Use District

4. Exemptions from the Rural Fringe Mixed Use District Development Standards – (Page 76)

The requirements of this District shall not apply to, affect or limit the continuation of existing uses. Existing uses shall include: those uses for which all required permits were issued prior to June 19, 2002; or projects for which a Conditional use or Rezone petition has been approved by the County prior to June 19, 2002; or, land use petitions for which a completed application has been submitted prior to June 19, 2002. The continuation of existing uses shall include expansions of those uses if such expansions are consistent with or clearly ancillary to the existing uses. The approved Mirasol PUD if amended to include the property described as the North ½ of the North ½ of Section 11, Township 48 South, Range 26 East in accordance with this provision shall be deemed a continuation of existing uses and such amendment shall not be deemed an increase to development intensity or density. Hereafter, such previously approved developments shall be deemed to be consistent with the Plan's Goals, Objectives and Policies and for the Rural Fringe Mixed Use District, and they may be built out in accordance with their previously approved plans. Changes to these previous approvals shall also be deemed to be consistent with the Plan's Goals, Policies and Objectives for the Rural Fringe Mixed Use District as long as they do not result in an increase in development density or intensity.



FUTURE LAND USE MAP

Collier County Florida

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

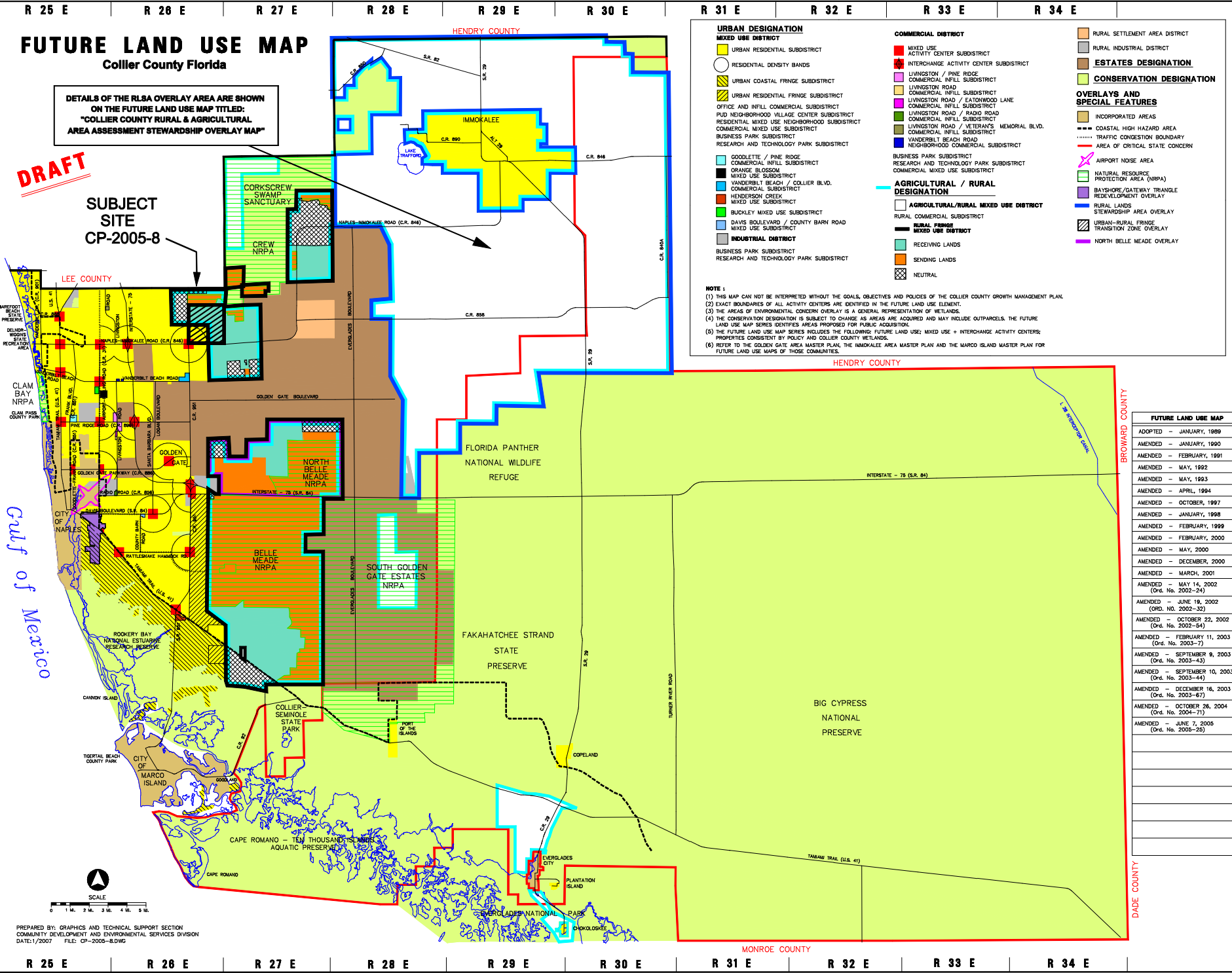
DRAFT

SUBJECT SITE CP-2005-8

Gulf of Mexico



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
DATE: 1/2007 FILE: CP-2005-8.DWG



URBAN DESIGNATION

- MIXED USE DISTRICT
- URBAN RESIDENTIAL SUBDISTRICT
- RESIDENTIAL DENSITY BANDS
- URBAN COASTAL FRINGE SUBDISTRICT
- URBAN RESIDENTIAL FRINGE SUBDISTRICT
- OFFICE AND INFILL COMMERCIAL SUBDISTRICT
- PUD NEIGHBORHOOD VILLAGE CENTER SUBDISTRICT
- RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- GOODLETTE / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- ORANGE BLOSSOM MIXED USE SUBDISTRICT
- VANDERBILT BEACH / COLLIER BLVD. COMMERCIAL SUBDISTRICT
- HENDERSON CREEK MIXED USE SUBDISTRICT
- BUCKLEY MIXED USE SUBDISTRICT
- DAVIS BOULEVARD / COUNTY BARN ROAD MIXED USE SUBDISTRICT
- INDUSTRIAL DISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT

COMMERCIAL DISTRICT

- MIXED USE ACTIVITY CENTER SUBDISTRICT
- INTERCHANGE ACTIVITY CENTER SUBDISTRICT
- LIVINGSTON / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD / EASTWOOD LANE COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD / RADIO ROAD COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD / VETERAN'S MEMORIAL BLVD. COMMERCIAL INFILL SUBDISTRICT
- VANDERBILT BEACH ROAD NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- RURAL FARMER MIXED USE DISTRICT
- RECEIVING LANDS
- SENDING LANDS
- NEUTRAL

ESTATES DESIGNATION

- RURAL SETTLEMENT AREA DISTRICT
- RURAL INDUSTRIAL DISTRICT

CONSERVATION DESIGNATION

- INCORPORATED AREAS
- COASTAL HIGH HAZARD AREA
- TRAFFIC CONGESTION BOUNDARY
- AREA OF CRITICAL STATE CONCERN
- AIRPORT NOISE AREA
- NATURAL RESOURCE PROTECTION AREA (NRPA)
- BAYSHORE/GATEWAY TRIANGLE REDEVELOPMENT OVERLAY
- RURAL LANDS STEWARDSHIP AREA OVERLAY
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY

NOTE :

- (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- (2) EXACT BOUNDARIES OF ALL ACTIVITY CENTERS ARE IDENTIFIED IN THE FUTURE LAND USE ELEMENT.
- (3) THE AREAS OF ENVIRONMENTAL CONCERN OVERLAY IS A GENERAL REPRESENTATION OF WETLANDS.
- (4) THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS AREAS ARE ACQUIRED AND MAY INCLUDE OUTPARCELS. THE FUTURE LAND USE MAP SERIES IDENTIFIES AREAS PROPOSED FOR PUBLIC ACQUISITION.
- (5) THE FUTURE LAND USE MAP SERIES INCLUDES THE FOLLOWING: FUTURE LAND USE; MIXED USE + INTERCHANGE ACTIVITY CENTERS; PROPERTIES CONSISTENT BY POLICY AND COLLIER COUNTY WETLANDS.
- (6) REFER TO THE GOLDEN GATE AREA MASTER PLAN, THE INNOCKALEE AREA MASTER PLAN AND THE MARCO ISLAND MASTER PLAN FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.

FUTURE LAND USE MAP	
ADOPTED -	JANUARY, 1989
AMENDED -	JANUARY, 1990
AMENDED -	FEBRUARY, 1991
AMENDED -	MAY, 1992
AMENDED -	MAY, 1993
AMENDED -	APRIL, 1994
AMENDED -	OCTOBER, 1997
AMENDED -	JANUARY, 1998
AMENDED -	FEBRUARY, 1999
AMENDED -	FEBRUARY, 2000
AMENDED -	MAY, 2000
AMENDED -	DECEMBER, 2000
AMENDED -	MARCH, 2001
AMENDED -	MAY 14, 2002 (Ord. No. 2002-24)
AMENDED -	JUNE 19, 2002 (ORD. NO. 2002-32)
AMENDED -	OCTOBER 22, 2002 (Ord. No. 2002-54)
AMENDED -	FEBRUARY 11, 2003 (Ord. No. 2003-7)
AMENDED -	SEPTEMBER 9, 2003 (Ord. No. 2003-43)
AMENDED -	SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED -	DECEMBER 16, 2003 (Ord. No. 2003-67)
AMENDED -	OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED -	JUNE 7, 2005 (Ord. No. 2005-25)

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