

FUTURE LAND USE ELEMENT

Policy 1.2:

A. AGRICULTURAL/RURAL-MIXED USE DISTRICT

1. Rural Commercial Subdistrict
2. Naples Big Cypress Commerce Center Subdistrict [new text, page 12]

A. Agricultural/Rural - Mixed Use District

2. Naples Big Cypress Commerce Center Subdistrict [new text, page 54]

This Subdistrict which comprised approximately 9.79 acres is located at the northwest corner of the intersection of U.S. 41 (Tamiami Trail) and Trinity Place. It is intended to accommodate commercial development primarily associated with adjacent commercial lands (zoned C-4 and C-5) under common ownership with the subject property, as explained below. It is further intended that the existing C-4 and C-5 zoned parcels, together with the land contained in this Subdistrict will be part of a unified plan of development, which incorporates the proposed development of a flea market on the existing C-4 and C-5 commercially zoned parcels, together with the land comprising this Subdistrict. The intent of the Subdistrict is to allow for the expansion of the flea market, with certain limitation as herein defined, and to allow complementary additional mixed-use commercial activities in the Subdistrict.

Development of the Subdistrict will be governed by the following criteria:

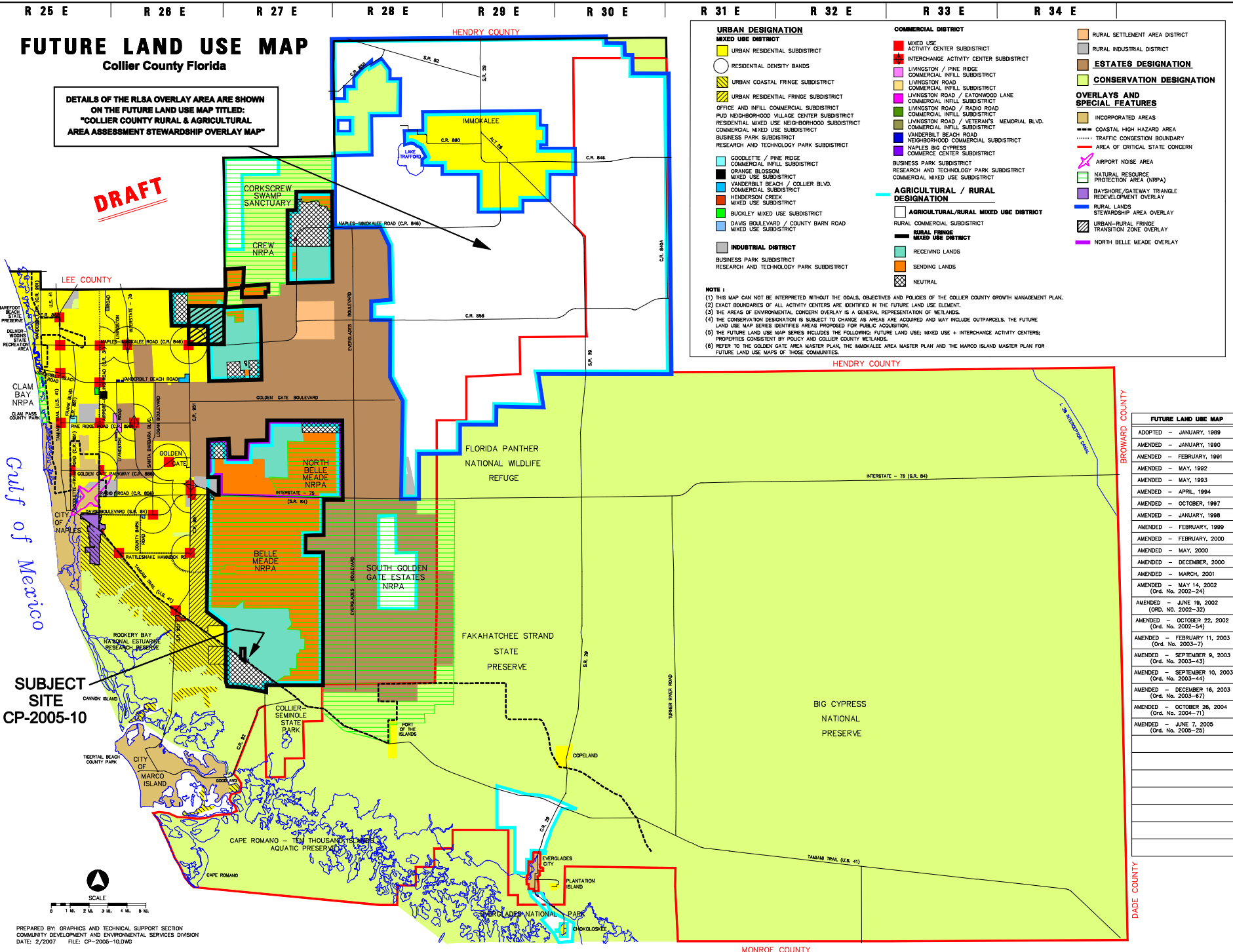
- a. The rezoning shall be in the form of a Planned Unit Development (PUD).
- b. A unified plan of development is required. It shall include a common architectural theme that is consistent with the architectural theme of the flea market proposed for the adjacent C-4 and C-5 zoning district and shall allow all uses permitted in the C-4 and C-5 zoning districts.
- c. The Subdistrict shall allow all uses permitted in the C-4 and C-5 zoning districts in effect at the date of adoption of this Subdistrict in the GMP, including the general range of retail merchandise, food service, gasoline service station, and motel/hotel.
- d. Commercial development shall not exceed 88,110 square feet.
- e. No building shall exceed a height of thirty-five (35) feet.
- f. Access shall be limited to Trinity Place, except if the Florida Department of Transportation allows limited access from U.S. 41, such as right-in/right-out turning movements.
- g. A fifty (50) foot landscaped buffer shall be provided parallel to U.S. 41 (Tamiami Trail).
- h. Automobile parking lots shall be visually screened from views from U.S. 41 (Tamiami Trail) with vegetation or earthen berms to the greatest extent possible.
- i. No building permits will be issued for development in this Subdistrict until such time as building permits have been issued for at least 40,000 square feet of retail space in the contiguous C-4 and C-5 zoning districts.

FUTURE LAND USE MAP

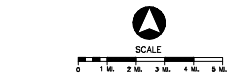
Collier County Florida

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-2005-10



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
DATE: 2/2007 FILE: CP-2005-10.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
- 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 / EATONWOOD LANE COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD / RADIO ROAD COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD / VETERAN'S MEMORIAL BLVD. COMMERCIAL INFILL SUBDISTRICT
- VANDERBELT BEACH ROAD NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- NAPLES BIG CYPRESS COMMERCE CENTER SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- RURAL COMMERCIAL SUBDISTRICT
- MIXED USE DISTRICT
 - RECREATING LANDS
 - SEEDING LANDS
 - NEUTRAL

ESTATES DESIGNATION

- ESTATES DESIGNATION

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

OVERLAYS AND SPECIAL FEATURES

NOTE :

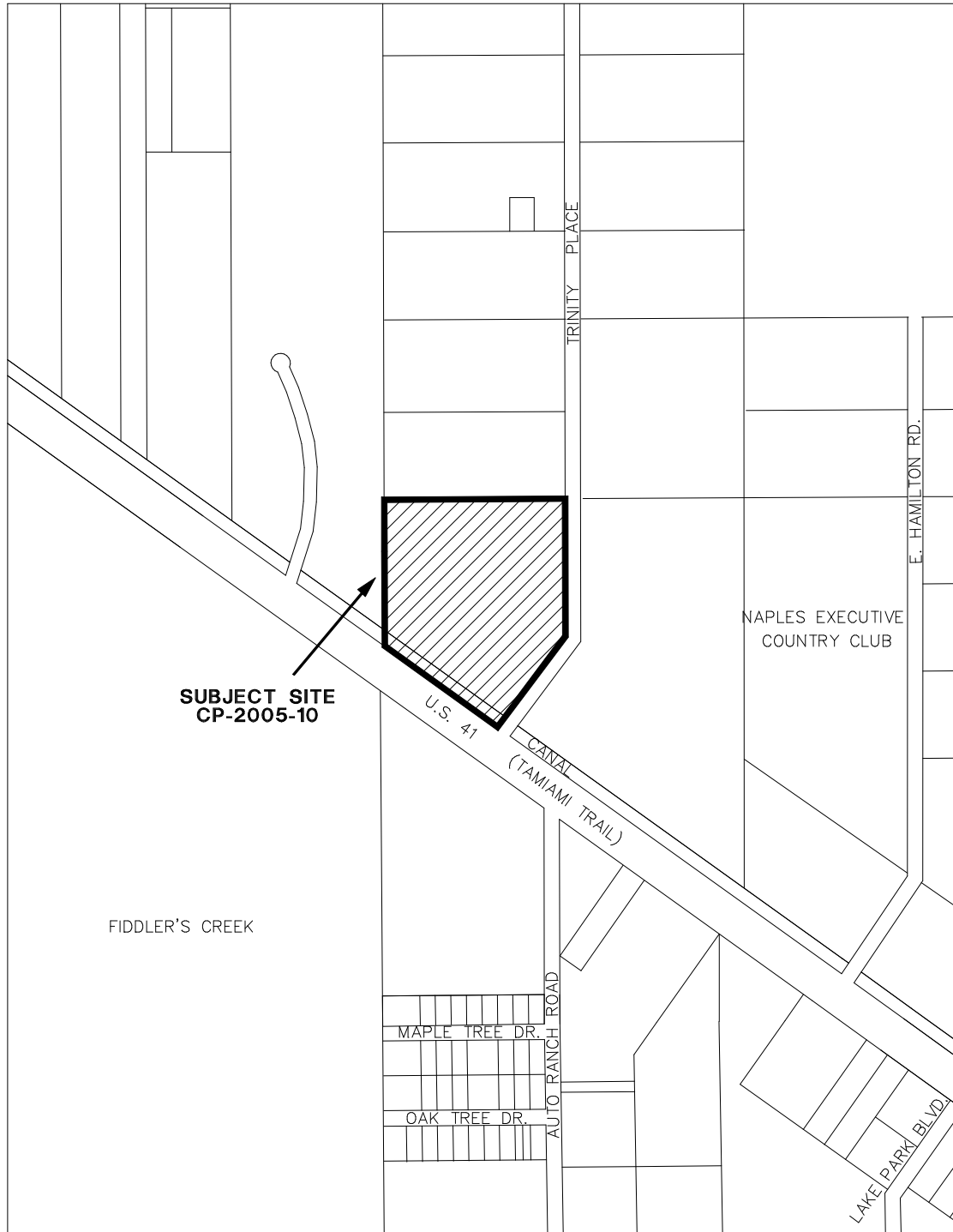
- (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- (2) EXACT BOUNDARIES OF ALL ACTIVITY CENTERS ARE IDENTIFIED IN THE FUTURE LAND USE ELEMENT.
- (3) THE AREAS OF ENVIRONMENTAL CONCERN OVERLAY IS A GENERAL REPRESENTATION OF 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, PRIORITIES CONSISTENT BY POLICY AND COLLIER COUNTY WETLANDS.
- (6) REFER TO THE GOLDEN GATE AREA MASTER PLAN, THE NIMMOKEE 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. 2002-54)
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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T 47 S
T 48 S
T 49 S
T 50 S
T 51 S
T 52 S
T 53 S

R 25 E R 26 E R 27 E R 28 E R 29 E R 30 E R 31 E R 32 E R 33 E R 34 E

NAPLES BIG CYPRESS COMMERCE CENTER SUBDISTRICT



**SUBJECT SITE
CP-2005-10**

FIDDLER'S CREEK

U.S. 41

TRINITY PLACE

E. HAMILTON RD.

NAPLES EXECUTIVE
COUNTRY CLUB

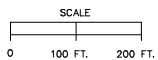
CANAL
(TAMIAMI TRAIL)

MAPLE TREE DR.

OAK TREE DR.

AUTO RANCH ROAD

LAKE PARK BLVD



DRAFT

