

Proposed Future Land Use Element Text Amendment:

C. Urban Commercial District

[Page 63]

12. Airport/Orange Blossom Commercial Subdistrict

This Subdistrict consists of approximately 5 acres and is located on the west side of Airport-Pulling Road, approximately 330 feet south of the intersection of Airport-Pulling Road and Orange Blossom Drive. This Subdistrict allows for limited commercial, professional and general offices, and similar uses, along with housing for the elderly.

Development intensity for this Subdistrict shall be limited to a maximum of 40,000 square feet of gross leasable area for financial institutions, professional and medical offices, adult and child day care, personal and business services as allowed by right and by conditional use, and senior housing in the form of an assisted living facility, continuing care retirement center, or other similar housing for the elderly, all of which uses are allowed in the C-1 Zoning District, as identified in the Collier County Land Development Code, Ordinance No. 04-41, as amended. Uses will be further evaluated at the time of rezoning to ensure compatibility with surrounding properties. Any senior housing facility is not subject to this square footage limitation but must meet all other provisions in the Land Development Code, Ordinance No. 04-41, in effect as of the effective date of this amendment. The development of this Subdistrict shall be governed by the following criteria:

- a. Rezoning is encouraged to be in the form of a Planned Unit Development and must contain development standards to ensure that all uses will be compatible with neighboring residential and institutional uses.
- b. Pedestrian interconnections to access properties immediately to the south, west, and north must be pursued by the property owner, and incorporated into the overall site design.
- c. Vehicular interconnection with property immediately north is required, particularly to provide eastbound traffic direct egress onto Orange Blossom Drive. Traffic and parking areas, buildings and structures, landscape buffering and open areas, and other uses shall be designed in a manner that does not impede or interfere with access from the adjacent property to the north to minimize the impacts on the surrounding street system.
- d. An Orange Blossom Drive-Airport Road intersection improvements plan must be approved prior to any development order approval and, construction per the approved plan must be completed prior to the issuance of any certificate of occupancy. The subject property cannot be issued certificates of occupancy until the property owner enters into a Development Contribution Agreement with the Collier County Board of County Commissioners to pay a proportionate share of the cost of improvements to Orange Blossom Drive, which is scheduled to fail inside the 5 year planning period, and the cost of improvements to the intersection of Orange Blossom Drive and Airport-Pulling Road, as mitigation for their impacts to the intersection and the local street network.
- e. All principal buildings shall be set back a minimum of one (1) foot from the Subdistrict boundaries for each foot of building height, with a minimum setback of fifteen (15) feet.

Commercial, professional and general offices, and other uses shall be limited to three (3) stories.

- f. Development within the Subdistrict shall have common site, signage and building architectural elements, including on-site directional signs assisting motorists toward northbound egress onto Orange Blossom Drive.
- g. The intensity of uses within the Subdistrict shall be limited by the maximum Trip Generation equivalent to 203 total PM peak net new trips, as enumerated by the Airport/Orange Blossom Commercial Subdistrict Traffic Impact Statement dated July 21, 2008.

Policy 1.1

[Page 12]

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

C. URBAN – COMMERCIAL DISTRICT

12. Airport/Orange Blossom Commercial Subdistrict

- add the new Subdistrict in the FLUE policy that lists all Designations/Districts/Subdistricts.

FUTURE LAND USE MAP SERIES

[added next in order]

Airport/Orange Blossom Commercial Subdistrict

- include a new inset map depicting the Subdistrict, in addition to revision to the respective FLUM. Do NOT number the inset map, only provide map title.

I. URBAN DESIGNATION

[Page 27]

Airport/Orange Blossom Commercial Subdistrict

- add name of that inset map in FLUE text where various Subdistricts that allow non-residential uses are listed (in FLUE, Urban Designation, I(b)(12), p. 27).

FUTURE LAND USE MAP SERIES

[Page 124]

Airport/Orange Blossom Commercial Subdistrict

- add name of that inset map in respective Element where FLUM Series is listed.