

EXHIBIT "A"

FUTURE LAND USE ELEMENT

IMPLEMENTATION STRATEGY

GOALS, OBJECTIVES AND POLICIES

GOAL: TO GUIDE LAND USE DECISION-MAKING SO AS TO ACHIEVE AND MAINTAIN A HIGH QUALITY NATURAL AND HUMAN ENVIRONMENT WITH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH PROMOTE THE PUBLIC'S HEALTH, SAFETY AND WELFARE CONSISTENT WITH STATE PLANNING REQUIREMENTS AND LOCAL DESIRES.

OBJECTIVE 1:

Unless otherwise permitted in this Growth Management Plan, new or revised uses of land shall be consistent with designations outlined on the Future Land Use Map. The Future Land Use Map and companion Future Land Use Designations, Districts and Sub-districts shall be binding on all Development Orders effective with the adoption of this Growth Management Plan. Standards and permitted uses for each Future Land Use District and Subdistrict are identified in the Designation Description Section. Through the magnitude, location and configuration of its components, the Future Land Use Map is designed to coordinate land use with the natural environment including topography, soil and other resources; promote a sound economy; coordinate coastal population densities with the Regional Hurricane Evacuation Plan; and discourage unacceptable levels of urban sprawl.

Policy 1.1:

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. Urban Residential Fringe Subdistrict
3. Urban Coastal Fringe Subdistrict
4. Business Park Subdistrict
5. Office and Infill Commercial Subdistrict
6. PUD Neighborhood Village Center Subdistrict
7. Residential Mixed Use Neighborhood Subdistrict
8. Orange Blossom Mixed-Use Subdistrict
9. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
10. Henderson Creek Mixed-Use Subdistrict
11. Research and Technology Park Subdistrict
12. Buckley Mixed-Use Subdistrict
13. Commercial Mixed Use Subdistrict
14. Davis Boulevard/County Barn Road ~~Residential Mixed-Use~~ Subdistrict
15. Livingston/Radio Road Commercial Infill Subdistrict
16. Vanderbilt Bach Road Neighborhood Commercial Subdistrict
17. Collier Boulevard Community Facility Subdistrict

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I. URBAN DESIGNATION

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

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

Urban designated areas will accommodate the following uses:

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

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

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A. Urban Mixed Use District

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- 14. ~~Davis Boulevard/County Barn Road Residential Mixed-Use Subdistrict~~
 This Subdistrict comprises approximately 22.83 acres and is located at the southeast corner of the Davis Boulevard/County Barn Road intersection. The intent of the Subdistrict is to provide for residential a development at a density comparable to, and compatible with, nearby developments. The maximum gross density shall not exceed five (5) dwelling units per. This subdistrict is not subject to the provisions of the Density Rating System. Rezoning is

encouraged to be in the form of a PUD. that incorporates traditional neighborhood and mixed-use neighborhood design features, as well as recommendations of the Collier County Community Character Plan. These include: pedestrian friendly and bicycle friendly streets; a park, small plazas and other open spaces; and, a mix of residential and neighborhood commercial uses. Integration of residential and commercial uses in the same building is encouraged.

The commercial component shall be interconnected with the residential component, and the commercial component shall be conveniently located to serve residents in the nearby surrounding area. Pedestrian and bicycle access will be provided so as to afford access from neighboring communities to the commercial uses, residential neighborhood(s), and open spaces and paths within the Subdistrict.

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

a. Commercial Component

1. The commercial component shall front County Barn Road and Davis Boulevard.
2. The frontage of the commercial component shall be no greater than twice its depth.
3. The commercial component shall be no larger than 5 acres in size and shall not exceed 45,000 square feet of gross leasable floor area.
4. No single commercial use in the commercial component shall exceed 15,000 square feet of gross leasable floor area, except that a grocery store or supermarket shall not exceed 20,000 square feet of gross leasable floor area.
5. Allowable commercial uses in the commercial component shall be limited to those uses permitted in the C-1, C-2, and C-3 zoning districts as contained in the Collier County Land Development Code, Ordinance 04-41, as amended, in effect as of the date of adoption of this Subdistrict (Ordinance No. 2005-25 adopted on June 27, 2005).
6. A common architectural theme shall be used for all commercial buildings.
7. Pedestrian connections shall be provided between all buildings.
8. Residential uses are allowed and may be located above commercial uses in the same building or within an attached building. Residential density within the commercial component is allowed at 4 dwelling units per acre and shall be calculated based upon the gross acreage in the Subdistrict.
9. The maximum floor area ratio for commercial uses is 0.25.

b. Residential Component

1. Acreage to be used for calculating residential density in the residential component of the Subdistrict is exclusive of the commercial component and of any acreage for a use with a residential equivalency, such as an ALF Adult Living Facility. Eligible density shall be as determined by application of the Density Rating System.
2. Service roads and alleys shall be integrated into the residential component of the Subdistrict.

c. General Criteria

1. Rezoning is encouraged to be in the form of a PUD.
2. Parking areas shall be internal to the site and be screened from County Barn Road and Davis Boulevard.
3. Common stairs, breezeways or elevators may join individual buildings.

4. Trails and boardwalks may be provided in preservation areas for hiking and educational purposes, if consistent with applicable local, state and federal environmental protection regulations.
5. The Subdistrict shall include a park, small plazas and other types of open space.
6. The number and type of access points shall be limited, as deemed appropriate during review of subsequent development orders, so as to minimize disruption of traffic flow on Davis Boulevard and County Barn Road.
7. Development within the Subdistrict shall be encouraged to use a grid street system, or portion thereof, so as to provide multiple route alternatives.
8. Vehicular, pedestrian and bicycle access to the Subdistrict shall be provided.
9. A vehicular interconnection shall be provided between the residential and commercial components of the Subdistrict.
10. Both pedestrian and bicycle interconnections shall be provided between the residential and commercial components of the Subdistrict.
11. A minimum of 91 residential units shall be developed in the Subdistrict (this reflects the Density Rating System's base density of four dwelling units per acre, applied to the total site acreage). For the project's total density - whether it is the minimum of 91 dwelling units, or a greater amount as allowed by the Density Rating System density bonus provisions and approved via rezoning - a minimum of ten percent (10%) must be affordable workforce housing units provided for those earning less than or equal to 80% of the median household income for Collier County and another minimum of ten percent (10%) must be affordable workforce housing units provided for those earning greater than 80%, but no greater than 100%, of the median household income for Collier County.
12. The rezone ordinance implementing this Subdistrict shall set forth a provision to insure construction of this minimum number of dwelling units, and type of units, such as a cap on the commercial floor area that may be issued a certificate of occupancy prior to construction of the minimum number, and type, of residential units.

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FUTURE LAND USE MAP SERIES

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Corkscrew Island Neighborhood Commercial Subdistrict Map
Collier Boulevard Community Facility Subdistrict Map

Exhibit A text alt. 1 DRAFT

G:\CDES Planning Services\Comprehensive\COMP PLANNING GMP DATA\Comp Plan Amendments\2009-2010 Combined Cycles petitions\2010 Cycle
Petitions\CPSP-2010-5, Revamp Davis Blvd.-Co. Barn Rd. MU Sub dw/12-171-0