

DENIED JUNE 7, 2004 BCC HEARING – 3/2

EXHIBIT “A”

CP-2004-1

FUTURE LAND USE ELEMENT

3.) Urban Residential Fringe Subdistrict: [revised text, page 23.2]

3. Urban Residential Fringe Subdistrict

The purpose of this Subdistrict is to provide transitional densities between the Urban Designated Area and the Agricultural/Rural Area and comprises approximately 5,500 acres and 5% of the Urban Mixed Use District. Residential land uses may be allowed at a maximum density of 1.5 units per gross acre, or up to 2.5 units per gross acre via the transfer of up to one dwelling unit per acre from lands designated as Rural Fringe Mixed Use District. Sending or, in the case of properties specifically identified below, a density bonus of up to 6.0 additional units per gross acre, or 3.0 additional units per gross acre, respectively, may be requested for projects providing affordable housing (home ownership only) for low and moderate income residents of Collier County, pursuant to Section 2.77 2.06.00 of the Land Development Code, or its successor ordinance, except as provided for in paragraph “c” below. Within the Urban Residential Fringe, rezone requests are not subject to the density rating system, except as specifically provided in c. below, but are subject to the following conditions:

- a. All rezones are encouraged to be in the form of a planned unit development;
- b. Proposed development in the area shall be fully responsible for all necessary water management improvements, including the routing of all on-site and appropriate off-site water through the project's water management system, and a fair share cost of necessary improvements to the CR 951 canal/out fall system made necessary by new development in the area; and,
- c. Properties eligible for the Affordable Housing Density Bonus (home ownership only) will be specifically identified herein. The actual number of bonus units per gross acre shall be reviewed and approved in accordance with the conditions and procedures set forth in Section 2.7.7 2.06.00 of the Land Development Code, except that, Section 2.06.03 2.7.7.3 shall not apply, and the number of dwelling units required to be sold to buyers earning 80% or less of Collier County's median income, as calculated annually by the Department of Housing and Urban Development (HUD), shall be at least thirty percent (30%).

The property listed under number 1. below is following properties are eligible for an Affordable Housing Density Bonus (home ownership only) of up to 6.0 additional dwelling units per acre. The property listed under number 2. below is eligible for an Affordable Housing Density Bonus (home ownership only) of up to 3.0 additional dwelling units per acre.

1. Property located on the East side of Collier Boulevard (C.R. 951), approximately 6 tenths of a mile south of intersection with Rattlesnake Hammock Road (C.R. 864), in Section 23, Township 50 South, Range 26 East, Collier County, Florida, and further described as follows:

~~THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, LESS THE NORTH THIRTY FEET FOR ROAD RIGHT OF WAY PURPOSES ONLY OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA LESS THE WEST 100 FEET THEREOF, AND;~~

~~THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND;~~

~~THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY, FLORIDA SUBJECT TO AN EASEMENT OVER AND ACROSS THE WEST 36 FEET THEREOF, AND;~~

~~AN EASEMENT 36 FEET IN WIDTH OVER AND ACROSS THE EAST 36 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY, FLORIDA, AND TOGETHER WITH;~~

~~A STRIP OF LAND DESIGNATED AS RIGHT OF WAY OVER AND ACROSS THE NORTH 50 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY FLORIDA, AND;~~

~~THE NORTH ½ OF THE NORTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY, FLORIDA, AND;~~

~~THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY, FLORIDA, AND;~~

~~THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SOUTHWEST ¼ LESS THE NORTH 30 FEET FOR RIGHT OF WAY OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY, FLORIDA, AND;~~

~~THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, LESS THE WEST 100 FEET OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY, FLORIDA, AND;~~

~~THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, LESS THE NORTH 328.19 FEET OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, OF COLLIER COUNTY FLORIDA.~~

~~CONTAINING 55 ACRES, MORE OR LESS.~~

2. Property located on the East side of Collier Boulevard (C.R. 951), approximately one and one half (1.5) miles south of the intersection with Davis Boulevard, in Section 11, Township 50 South, Range 26, East, Collier County Florida, and further described as follows:

THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26, EAST, COLLIER COUNTY, FLORIDA.

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 50, SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26, EAST, COLLIER COUNTY, FLORIDA.

THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS THE WEST 100 FEET FOR ROAD RIGHT OF WAY.

THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY FLORIDA, LESS THE WEST 100 FEET FOR ROAD RIGHT OF WAY.

THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY FLORIDA.

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST OF THE NORTHEAST ¼ LESS THE WEST 30 FEET AND THE NORTH ½ OF THE SOUTHWEST ¼, OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ LESS THE EAST 30 FEET, BEING PART OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26, EAST, COLLIER COUNTY, FLORIDA.

NOTES: BEARINGS ARE BASED ON THE WEST LINE OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, AS BEING N 00°50'48" E, WHICH IS NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA EAST ZONE.

PARCEL CONTAINS 8,556,304 SQUARE FEET OR 196.43 ACRES, MORE OR LESS.

EXHIBIT A

CP-2004-3

FUTURE LAND USE ELEMENT

Vanderbilt Beach Road Neighborhood Commercial Subdistrict

The purpose of this Subdistrict is to provide primarily for neighborhood commercial development at a scale not typically found in the Mixed Use Activity Center Subdistrict. The intent is to provide commercial uses to serve the emerging residential development in close proximity to this Subdistrict, and to provide employment opportunities for residents in the surrounding area. Allowable uses shall be a variety of commercial uses as more particularly described below, and mixed use (commercial and residential). Prohibited uses shall be gas stations and convenience stores with gas pumps, and certain types of fast food restaurants.

This Subdistrict consists of two parcels comprising approximately 17 acres, located on the north side of Vanderbilt Beach Road and east of Livingston Road, as shown on the Subdistrict Map. For mixed-use development, residential density shall be limited to sixteen dwelling units per acre. Residential density shall be calculated based upon the gross acreage of the Subdistrict parcel on which it is located (Parcel 1 or Parcel 2). Rezoning of the parcels comprising this Subdistrict is encouraged to be in the form of a PUD, Planned Unit Development. At the time of rezoning, the applicant must include architectural and landscape standards for each parcel.

a. Parcel 1

This parcel is located at the intersection of Livingston Road and Vanderbilt Beach Road. A maximum of 100,000 square feet of gross leasable floor area for commercial uses may be allowed. Allowable uses shall be the following, except as prohibited above: retail, personal service, restaurant, office, and all other uses as allowed, whether by right or by conditional use, in the C-1 through C-3 zoning districts as set forth in the Collier County Land Development Code, Ordinance 04-41, as amended, in effect as of the date of adoption of this Subdistrict [should this Subdistrict be adopted, the correct date and ordinance number will be inserted]; other comparable and/or compatible land uses not found specifically in the C-1 through C-3 zoning districts, limited to: general and medical offices, government offices, financial institutions, personal and business services, limited indoor recreational uses, and limited retail uses; mixed-use development (residential and commercial uses). The maximum floor area for any single commercial user shall be 20,000 square feet.

b. Parcel 2

This parcel is located approximately ¼ mile east of Livingston Road and is adjacent to multifamily residential uses. A maximum of 80,000 square feet of gross leasable floor area for commercial uses may be allowed. Allowable uses shall be the following, except as prohibited above: General and medical offices, community facilities, and business and personal services, all as allowed, whether by right or by conditional use, in the C-1 through C-3 zoning districts as set forth in the Collier County Land Development Code, Ordinance 04-41, as amended, in effect as of the date of adoption of this Subdistrict [should this Subdistrict be adopted, the correct date and ordinance number will be inserted]. The maximum floor area for any single commercial user shall be 20,000 square feet.

At the time of rezoning of Parcel 2, the developer shall provide restrictions and standards to insure that uses and hours of operation are compatible with surrounding land uses. Permitted uses such as assisted living facilities, independent living facilities for persons over the age of 55, continuing care retirement communities, and nursing homes, shall be restricted to a maximum of 200 units and a maximum floor area ratio (FAR) of 0.6. The developer of Parcel 2 shall provide a landscape buffer along the eastern property line, adjacent to the Wilshire Lakes PUD, at a minimum width of thirty (30) feet. At the time of rezoning, the developer shall incorporate a detailed landscape plan for that portion of the property fronting Vanderbilt Beach Road as well as that portion along the eastern property line, adjacent to the Wilshire Lakes PUD.

In cooperation with Collier County and the adjacent property owner to the east, the developer shall allow the installation of a noise attenuation wall, to extend north from Vanderbilt Beach Road on the common property line, if the Collier County Transportation Division determines such a wall is the appropriate noise reduction approach for six-lane improvements to Vanderbilt Beach Road.

Policy 1.1:

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B. URBAN - COMMERCIAL DISTRICT

1. Mixed Use Activity Center Subdistrict
2. Interchange Activity Center Subdistrict
3. Livingston/Pine Ridge Commercial Infill Subdistrict
4. Business Park Subdistrict
5. Research and Technology Park Subdistrict
6. Livingston Road/Eatonwood Lane Commercial Infill Subdistrict
7. Livingston Road Commercial Infill Subdistrict
8. Commercial Mixed Use Subdistrict
9. Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict
10. Livingston/Radio Road Commercial Infill Subdistrict
11. Vanderbilt Beach Road Neighborhood Commercial Subdistrict

I. URBAN DESIGNATION

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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, and Subdistricts and Overlays that follow.
- 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, Goodlette/Pine Ridge Commercial Infill Subdistrict, Buckley Mixed Use Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Commercial Mixed Use Subdistrict, Henderson Creek Mixed Use 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, ~~and~~ Commercial Mixed Use Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, and Vanderbilt Beach Road Neighborhood Commercial Subdistrict, and in the Bayshore/Gateway Triangle Redevelopment Overlay.

B. Urban Commercial District

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

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The Mixed-Use Activity Center concept is designed to concentrate almost all new commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development, and to create focal points within the community. Additionally, some commercial development is allowed outside of Mixed Use Activity Centers in the PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Interchange Activity Center Subdistrict, ~~Traditional Neighborhood Design Subdistrict~~, Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Goodlette/Pine Ridge Commercial Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Henderson Creek Mixed Use Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Buckley Mixed Use Subdistrict, Commercial Mixed Use Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict, and the Bayshore/Gateway Triangle Redevelopment Overlay and by Policies 5.9, 5.10, and 5.11 of the Future Land Use Element.

B. Rural Fringe Mixed Use District

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C) Sending Lands: Sending Lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species.

1. Sending Lands are located entirely within the Rural Fringe Mixed Use District, and are depicted on the Future Land Use Map. Based upon their location, Sending Lands are the principal target for preservation and conservation. Private Property owners of lands designated as Sending Lands may transfer density to Receiving Lands within the Rural Fringe Mixed Use District, and to lands within the Urban Designated Area subject to limitations set forth in the Density Rating System. All privately owned lands within the Rural Fringe Mixed Use District that have a Natural Resource Protection Area (NRPA) Overlay are designated Sending Lands.

2. ~~Maximum Base Transfer Severance Rate: Dwelling Units Development rights may be transferred severed from Sending Lands at a maximum rate of 0.2 dwelling units TDR credits per acre (1 dwelling unit TDR Credit per five acres). Transfers Utilization of TDR Credits and TDR Bonus Credits in Receiving Lands may only occur in whole number increments (fractional transfers fractions are prohibited). In the case of legal nonconforming lots or parcels in existence as of June 22, 1999, where such lot or parcel is less than 5 acres in size, one dwelling unit TDR Credit may be transferred severed from said lot or parcel. To ensure appropriate compensation to land owners within Sending Lands, the Board of County Commissioners may adjust the maximum transfer rate; such an adjustment shall require a Growth Management Plan Amendment. The basis of such adjustment shall be an analysis of property values within Sending Lands, and may include consideration of proximity of such properties to the urban area.~~

3. ~~Limitations and Procedures~~ Conditions Applicable to Base and Bonus TDR Credits:
a) ~~Transfers shall not be allowed~~ Base TDR Credits may not be severed from sSending lLands where a conservation easement or other similar development restriction prohibits residential development.
b) ~~The transfer severance of units credits shall be recorded in public records utilizing a legal instrument determined to be appropriate by the County Attorney's Office. Said instrument shall clearly state the remaining allowable lands uses on the subject property after all, or a portion, of the residential density has been transferred severed from the property.~~
c) ~~Where residential density has development rights have been transferred severed from Sending Lands, such lands may be retained in private ownership or may be sold or deeded by gift to another entity.~~
d) The bonus provisions set forth in subsections 4 through 6 below are applicable to properties from which TDR Credits were severed prior to and subsequent to the effective date of this amendment.
e) These bonus provisions set forth in subsections 4 through 6 below are also applicable to the North Belle Meade Overlay provisions of the Future Land Use

Element.

- f) Any Sending Lands from which TDR Credits have been severed may also be utilized for mitigation programs and associated mitigation activities and uses in conjunction with any county, state or federal permitting.
- g) No Conveyance Bonus Credits shall be available without provision of a plan for management and maintenance as authorized in subsection 4 below (the Environmental Restoration and Maintenance TDR Bonus).

4. Environmental Restoration and Maintenance TDR Bonus: One (1) additional TDR Bonus Credit may be issued to the owner of each five acre parcel or legal nonconforming lot of record. This Bonus shall be granted upon the County's acceptance of a Restoration and Management Plan (RMP) that is consistent with a listed species management plan that includes habitat management, the removal of exotics and the maintenance of the land exotic free. The property owner may contract with any of the government agencies or contractors deemed qualified by the County for implementation of the RMP. The property owner shall provide financial assurance, in the form of a performance surety bond or similar financial security acceptable to the County, that the RMP shall remain in place and be performed until the earlier of the following occurs:

- a) Viable and sustainable ecological and hydrological functionality has been achieved on the property as measured by the success criteria set forth in the RMP.
- b) The property is conveyed to a county, state or federal agency, as provided for in subsection 5 below.

5. Conveyance TDR Bonus: A TDR Bonus Credit shall be issued to the owner of each five (5) acre parcel or legal nonconforming lot of record designated as Sending Lands, at the transfer rate of one (1) additional TDR Bonus Credit for each five acres or legal nonconforming lot of record for conveyance of fee simple title to a federal, state, or local governmental agency by gift.

6. Early Entry TDR Bonus: An Early Entry TDR Bonus shall be available in the form of an additional one TDR Credit for each base TDR Credit severed from Sending Lands from March 5, 2004, onward for a period of three years after the adoption of the LDC amendment implementing this provision. Early Entry TDR Bonus Credits may be used after the termination of the bonus period.

74. Permitted Uses: Permitted uses are limited to the following:

- a) Agricultural uses consistent with Chapter 823.14(6) Florida Statutes (Florida Right to Farm Act)

[Note that every subsequent subsection in this section will have to be re-numbered due to the insertion of these new provisions (4-6).]

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3. Rural Villages: Rural Villages may be approved within the boundaries of the Rural Fringe Mixed Use District in order to: maximize the preservation of natural areas and wildlife habitat within the Rural Fringe Mixed Use District; to reduce the need for residents of the District and surrounding lands to travel to the County's Urban area for work, recreation, shopping, and education; and, to enhance the provision of limited urban and rural levels of service through economies of scale. Rural Villages shall be comprised of several neighborhoods designed in a compact nature such that a majority of residential development is within one quarter mile of Neighborhood Centers. Neighborhood Centers may include small scale service retail and office uses, and shall include a public park, square, or green. Village Centers shall be designed to serve the retail, office, civic, government uses and service needs of the residents of the village. The Village Center shall be the primary location for commercial uses. Villages shall be surrounded by a green belt in order to protect the character of the rural landscape and to provide separation between villages and the low density rural development, agricultural uses, and conservation lands that may surround the village. Villages shall be designed to include the following: a mixture of residential housing types; institutional uses; commercial uses; and, recreational uses, all of which shall be sufficient to serve the residents of the Village and the surrounding lands. In addition, the following criteria and conditions shall apply, except for those modifications that are identified in the North Belle Meade Overlay:

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C) Rural Villages Sizes and Density:

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3. Density ~~may~~ shall be achieved as follows:

- a) The base density for the Agricultural/Rural Designation of 0.2 dwelling units per acre (1.0 dwelling units per five acres) for lands within the Rural Village, and the land area designated as a green belt surrounding the Rural Village, is granted by right for allocation within the designated Rural Village.
- b) The additional density necessary to achieve the minimum required density for a Rural Village shall be achieved by ~~an equal amount~~ any combination of TDR Credits and TDR Bonus units Credits. ~~That is~~ For each TDR Credit acquired for use in achieving the minimum density in a Rural Village, one Rural Village bonus unit shall be granted.
- c) Additional density between the minimum and maximum amounts established herein may be achieved through any of the following, either individually or in combination:
 - 1) Additional TDR Credits.
 - 2) TDR Bonus Credits.
 - ~~2~~ 3) A 0.5 unit bonus for each unit that is provided for lower income residents and for entry level and workforce buyers.
 - ~~3~~ 4) A density bonus of no more than 10% of the maximum density per acre allowed for each additional acre of native vegetation preserved exceeding the minimum preservation requirements set forth in Policy 6.1.2 of the CCME.
 - ~~4~~ 5) A density bonus of no more than 10% of the maximum density per acre as provided in Policy 6.2.5 (6)b of the CCME.

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D) Land Use Mix:

1. Acreage Limitations

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f) Civic Uses and Public Parks - Minimum of 10~~45~~% of the total Village acreage.

E) Open Space and Environmental Protection:

1. Greenbelts: In addition to the requirements for parks, village greens, and other open space within the Rural Village, a greenbelt averaging 300~~500~~ feet in width but not less than 200~~300~~ feet in width, shall be required at the perimeter of the Rural Village. The Greenbelt is required to ensure a permanent un-developable edge surrounding the Rural Village, thereby discouraging sprawl...

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G) As part of the development of Rural Village provisions, land development regulations shall identify specific design and development standards for residential, commercial and other uses. These standards shall protect and promote a Rural Village character_ and shall include requirements for parks, greens, squares, and other public places. In addition to the public spaces required as a part of a Village Center or Neighborhood Center. Rural Villages shall incorporate a Village Park and neighborhood parks. In addition, the following shall be addressed:

1. Rural Village, Village Center and neighborhood design guidelines and development standards:

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- Each Rural Village shall be served by a ~~binary~~ primary road system that is accessible by the public and shall not be gated. The primary road system within the village shall be designed to meet County standards and shall be dedicated to the public.
- Access drives shall not be required to meet County standards.
- A Rural Village shall not be split by an arterial roadway.

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V. OVERLAYS AND SPECIAL FEATURES

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B. North Belle Meade Overlay:

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3. RECEIVING AREAS

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b. North Belle Meade Rural Village

The standards for the Rural Villages in the NBM Overlay Receiving Area shall be generally the same as provided for in the Rural Fringe Mixed Use District. However, because of the NBM Receiving Area's location adjacent to Estates, the NBM NRPA, and other Sending Lands, it does not have access to existing commercial uses, which should be encouraged on NBM Receiving Lands. The following exceptions shall apply:

- 1) The minimum gross density shall be 1.5 dwelling units per gross acre and a maximum of 3 units per gross acre.

2) A minimum of 0.5 dwelling units per acre shall be acquired through TDR Credits and TDR Bonus Credits.

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EXHIBIT A

CP-2004-5
FUTURE LAND USE ELEMENT

B. Urban – Mixed Use District

15. Davis Boulevard/County Barn Road 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 a development 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. [should this Subdistrict be adopted, the correct date and ordinance number will be inserted]
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 housing units and another minimum of ten percent (10%) must be workforce housing units.
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.

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. Goodlette/Pine Ridge Commercial Infill Subdistrict
10. Vanderbilt Beach/Collier Boulevard Commercial Subdistrict
11. Henderson Creek Mixed-Use Subdistrict
12. Research and Technology Park Subdistrict

- 13. Buckley Mixed-Use Subdistrict
- 14. Commercial Mixed Use Subdistrict
- 15. Davis Boulevard/County Barn Road Mixed-Use Subdistrict

I. URBAN DESIGNATION

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Urban Designated Areas will accommodate the following uses:

- c. Residential uses including single family, multi-family, duplex, and mobile home. The maximum densities allowed are identified in the Districts, and Subdistricts and Overlays that follow.
- d. Non-residential uses including:

* * * * *

- 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, Goodlette/Pine Ridge Commercial Infill 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; 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, and Commercial Mixed Use Subdistrict, and in the Bayshore/Gateway Triangle Redevelopment Overlay.

B. Urban Commercial District

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

* * * * *

The Mixed-Use Activity Center concept is designed to concentrate almost all new commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development, and to create focal points within the community. Additionally, some commercial development is allowed outside of Mixed Use Activity Centers in the PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Interchange Activity Center Subdistrict, ~~Traditional Neighborhood Design Subdistrict~~, Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Goodlette/Pine Ridge Commercial Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Henderson Creek Mixed Use Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill

Subdistrict, Buckley Mixed Use Subdistrict, Davis Boulevard/County Barn Road Mixed-Use Subdistrict, and the Bayshore/Gateway Triangle Redevelopment Overlay and by Policies 5.9, 5.10, and 5.11 of the Future Land Use Element.

EXHIBIT A

CPSP-2004-7

POTABLE WATER SUB-ELEMENT OF PUBLIC FACILITIES ELEMENT

Policy 1.2.2, 1st paragraph

[page 23]

Policy 1.2.2:

Consistent with the urban growth policies of the Future Land Use Element of this Plan, provision of central potable water service by the County is limited to the service areas shown in this Plan and depicted on the Collier County Water District Boundaries map (Figure PW-1); the Existing and Future Potable Water Service Areas map (Figure PW-2), which includes the Rural Transition Water and Sewer District; ~~within the Rural Transition Water and Sewer District—Mirasol map (Figure PW-2.1);~~ and, to areas where the County has legal commitments to provide facilities and services as of the date of adoption of this Plan. Additionally, Towns, Villages, Hamlets, and Compact Rural Developments within the Rural Lands Stewardship Area Overlay may be served by the County, at the County's discretion; presently, the County has no plans to serve any portion of the Rural Lands Stewardship Area Overlay. This Overlay is depicted on the countywide Future Land Use Map and map series.

Policy 1.2.4, 1st paragraph

[page 24]

Policy 1.2.4:

Permit development of potable water supply systems as follows: within the Designated Urban Areas of the Plan, including the outlying urban areas of Immokalee, Copeland, Chokoloskee, Plantation Island, and Port of the Islands; within the areas depicted on the Collier County Water District Boundaries map (Figure PW-1); within the Existing and Future Potable Water Service Areas map (Figure PW-2), which includes the Rural Transition Water and Sewer District; ~~within the Rural Transition Water and Sewer District—Mirasol map (Figure PW-2.1);~~ in Sending Lands within the Rural Fringe Mixed Use District when Density Blending, as provided for in the Density Rating System of the Future Land Use Element, is utilized; in Towns, Villages, Hamlets and Compact Rural Developments within the Rural Lands Stewardship Area Overlay; and, in areas where the County has legal commitments to provide facilities and services as of the date of adoption of this Plan. For lands within an area to receive County water service, but in which County water service is not currently available, non-County potable water supply systems shall only be allowed on an interim basis until County service is available.

Policy 1.5.1

[page 29]

Policy 1.5.1:

Discourage urban sprawl by permitting universal availability of central potable water systems only: in the Designated Urban Area, in Receiving and certain Neutral Lands within the Rural Fringe Mixed Use District, in the Designated Urban-Rural Fringe Transition Zone Overlay, and in the Rural Settlement District, all of which are depicted on the Future Land Use Map, and in Towns, Villages, Hamlets and Compact Rural Developments within the Rural Lands Stewardship Area Overlay. These areas are further identified as: within the Collier County Water District Boundaries on Figure PW-1 of the Potable Water Sub-element, except the outlying urban areas of Immokalee, Copeland, Chokoloskee, Plantation Island, and Port of the Islands; or within the Rural Transition Water and Sewer District Boundaries on Figure PW-2 of the Potable Water Sub-element; or in Sending Lands within the Rural Fringe Mixed Use District when Density Blending, as provided for in the Density Rating System of the Future Land Use Element, is utilized; within the Rural Lands Stewardship Area Overlay, as each Town, Village, Hamlet, and Compact Rural Development is designated; and, in areas where the County has

legal commitments to provide facilities and service outside the Urban Area as of the date of adoption of this Plan.

~~Within Section 15 (Township 48 South, Range 26 East) of the approved Mirasol PUD, which is designated Neutral, central potable water systems may be permitted. This area is depicted on the Rural Transition Water and Sewer District Mirasol map (Figure PW-2.1).~~

Figure PW - 2.1, Rural Transition Water & Sewer District-Mirasol
DELETE.

SANITARY SEWER SUB-ELEMENT OF PUBLIC FACILITIES ELEMENT

Policy 1.1.2, 1st paragraph [page 25]

Policy 1.1.2:

Consistent with the urban growth policies of the Future Land Use Element of this Plan, provision of central sanitary sewer service by the County is limited to: the service areas shown in this Plan and depicted on the Collier County Sewer District Boundaries map (Figure SS-1); the Existing and Future Sewer Service Areas map, which includes the Rural Transition Water and Sewer District (Figure SS-2); ~~the Rural Transition Water and Sewer District—Mirasol map (Figure PW-2.1 in the Potable Water Sub-element);~~ Sending Lands within the Rural Fringe Mixed Use District when Density Blending, as provided for in the Density Rating System of the Future Land Use Element, is utilized; and, to areas where the County has legal commitments to provide facilities and services as of the date of adoption of this Plan. Additionally, Towns, Villages, Hamlets, and Compact Rural Developments within the Rural Lands Stewardship Area Overlay may be served by the County, at the County's discretion; presently, the County has no plans to serve any portion of the Rural Lands Stewardship Area Overlay. This Overlay is depicted on the countywide Future Land Use Map and map series.

Policy 1.5.1 [page 31]

Policy 1.5.1:

Discourage urban sprawl by permitting universal availability of central sanitary sewer systems only: in the Designated Urban Area, in the Designated Urban-Rural Fringe Transition Zone Overlay, in Receiving and certain Neutral Lands within the Rural Fringe Mixed Use District, and in the Rural Settlement District, all of which are depicted on the Future Land Use Map, and in Towns, Villages, Hamlets, and Compact Rural Developments within the Rural Lands Stewardship Area Overlay.

These areas are further identified as: within the Collier County Sewer District Boundaries on Figure SS-1 of the Sanitary Sewer Sub-element, except the outlying urban areas of Immokalee, Copeland, Chokoloskee, Plantation Island, and Port of the Islands; within the Rural Lands Stewardship Area Overlay, as each Town, Village, Hamlet and Compact Rural Development is designated; or within the Rural Transition Water and Sewer District Boundaries on Figure SS-2 of the Sanitary Sewer Sub-element; or in Sending Lands within the Rural Fringe Mixed Use District when Density Blending, as provided for in the Density Rating System of the Future Land Use Element, is utilized; and, in areas where the County has legal commitments to provide facilities and service outside the Urban Area as of the date of adoption of this Plan.

~~Within Section 15 (Township 48 South, Range 26 East) of the approved Mirasol PUD, which is designated Neutral, central sanitary sewer systems may be permitted. This area is depicted on the Rural Transition Water and Sewer District Mirasol map (PW-2.1).~~

CAPITAL IMPROVEMENT ELEMENT

Policy 1.4.5

[page 10]

Policy 1.4.5:

Public facilities and services provided by Collier County with public funds in accordance with the 5-year Schedule of Capital Improvements in the Capital Improvements Element will be limited to Service Areas established within the boundaries designated on ~~Map PW-1 titled, "Collier County's Three (3) Water and/or Sewer Districts Boundaries"~~ Figure PW-1, "Collier County Water District Boundaries", and Figure PW-2, "Existing and Future Potable Water Service Areas", and ~~PW-3 titled, "Rural Transition Water & Sewer District"~~ appearing in the Potable Water Sub-Element of the Public Facilities Element, and on Figure SS-1, "Collier County Sewer District Boundaries", and Figure SS-2, "Existing and Future Sewer Service Areas", in the Sanitary Sewer Sub-Element of the Public Facilities Element. ~~for water and sewer.~~ Road improvements will be provided as designated on the Schedule of Capital Improvements appearing in the Capital Improvement Element. All other public facilities and service types will be provided on a County-Wide availability basis.

GOLDEN GATE AREA MASTER PLAN

Map 7, Santa Barbara Commercial Subdistrict.

Revise to distinguish between the original Subdistrict boundaries and the expanded boundaries as approved 10/26/04.

Map 8, Golden Gate Parkway Professional Office Commercial Subdistrict.

Correct the map title and legend to identify this as a Subdistrict, not District. Also, in the legend, delete the phrase "Golden Gate Parkway Residential District".

Golden Gate Parkway Professional Office Commercial Subdistrict [page 22]

Golden Gate Parkway Professional Office Commercial Subdistrict

The provisions of this Subdistrict (see Map 8) are intended to provide Golden Gate City with a viable ~~Professional Office Commercial District~~ Subdistrict with associated small-scale retail as identified under item A, below. ~~The Professional Office Commercial District~~ This Subdistrict has two purposes:

- to serve as a bona-fide entry way into Golden Gate City; and
- to provide a community focal point and sense of place.

The uses permitted within this district are generally low intensity, office development, associated retail uses, and community facility uses, such as churches, which will minimize vehicular traffic, provide suitable landscaping, control ingress and egress, and ensure compatibility with abutting residential uses.

- A. For projects contained wholly within the original Professional Office Commercial ~~Subdistrict~~ Subdistrict with a minimum depth of 150 feet as measured from the property line adjacent and parallel with Golden Gate Parkway, the following small-scale retail uses are permitted:

Pine Ridge Road Mixed Use Subdistrict, 5th bullet

[page 18]

Pine Ridge Road Mixed Use Subdistrict

5th bullet

- The eastern ~~2.59~~ 2.5 acres, more or less, of Tract 28 shall be preserved as wetlands and no development may occur within this area.

Randall Boulevard Commercial Subdistrict, 1st paragraph [page 29]

Randall Boulevard Commercial Subdistrict

Recognizing the unique development pattern and characteristics of surrounding land uses, the Randall Boulevard Commercial Subdistrict has been designated on the Golden Gate Area Future Land Use Map. The Subdistrict is comprised of the following properties: Tract 71, Golden Gate Estates, Unit 23; and the East 165 feet of Tract 54, Golden Gate Estates, Unit 23. See Map 14.

FUTURE LAND USE ELEMENT

Policy 1.1B [page 11]

Policy 1.1:

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

- B. Urban – Commercial District
 - 1. Mixed Use Activity Center Subdistrict
 - 2. Interchange Activity Center Subdistrict
 - 3. Livingston/Pine Ridge Commercial Infill Subdistrict
 - 4. Business Park Subdistrict
 - 5. Research and Technology Park Subdistrict
 - 6. Livingston Road/Eatonwood Lane Commercial Infill Subdistrict
 - 7. Livingston Road Commercial Infill Subdistrict
 - 8. Commercial Mixed Use Subdistrict
 - 9. Livingston/Radio Road Commercial Infill Subdistrict
 - 10. Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict

Policy 1.5 [page 12]

Policy 1.5:

Overlays and Special Features shall include:

- A. Area of Critical State Concern Overlay
- B. North Belle Meade Overlay
- C. Natural Resource Protection Area Overlays
- D. Rural Lands Stewardship Area Overlay
- E. Airport Noise Area Overlay
- Bayshore/Gateway Triangle Redevelopment Overlay
- G. Urban-Rural Fringe Transition Zone Overlay**
- ~~G.~~ H. Coastal High Hazard Area Boundary
- ~~H.~~ I. Traffic Congestion Area Boundary
- ~~I.~~ J. Incorporated Areas

Urban Designation, b.12. [page 21]

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 and Marco Island, 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:

b. Non-residential uses including:

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, Goodlette/Pine Ridge Commercial Infill Subdistrict, Buckley Mixed Use Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Commercial Mixed Use Subdistrict, Henderson Creek Mixed Use 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, ~~and~~ Commercial Mixed Use Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, and in the Bayshore/Gateway Triangle Redevelopment Overlay.

Mixed Use Activity Center Subdistrict, 2nd paragraph [page 40-41]

Mixed Use Activity Center Subdistrict

The Mixed-Use Activity Center concept is designed to concentrate almost all new commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development, and to create focal points within the community. Additionally, some commercial development is allowed outside of Mixed Use Activity Centers in the PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Interchange Activity Center Subdistrict, ~~Traditional Neighborhood Design~~ Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Goodlette/Pine Ridge Commercial Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Henderson Creek Mixed Use Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Buckley Mixed Use Subdistrict, Commercial Mixed Use Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, and the Bayshore/Gateway Triangle Redevelopment Overlay and by Policies 5.9, 5.10, and 5.11 of the Future Land Use Element.

Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, 1st paragraph [page 27]

Vanderbilt Beach/Collier Boulevard Commercial Subdistrict

This Subdistrict is located in the northwest quadrant of the intersection of Vanderbilt Beach Road and Collier Boulevard, consisting of approximately 33.45 acres of land for the existing area and 15.88 acres of land for the expansion area, as depicted on the Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map 5-B. The intent of the Vanderbilt Beach/Collier Boulevard Commercial Subdistrict is to provide convenient shopping, personal

services and employment for neighboring and Golden Gate Estates residential areas, as well as to promote mixed-use development (residential uses over commercial uses). The Vanderbilt Beach/Collier Boulevard Commercial Subdistrict will reduce driving distances for neighboring and Golden Gate Estates residents, assist in minimizing the road network required, and reduce traffic impacts in this part of Collier County. This Subdistrict is further intended to create a neighborhood focal point and any development within this Subdistrict will be designed in a manner to be compatible with the existing and future residential and institutional development in this neighborhood.

CONSERVATION DESIGNATION, letter “a.” below 3rd paragraph [page 73]

CONSERVATION DESIGNATION

Natural resource protection strategies and standards for development in the Conservation Designation are found in the Conservation and Coastal Management Element and the County's Land Development Regulations. The Conservation Designation will accommodate limited residential development and future non-residential uses. The following uses are authorized in this Designation.

- a. For privately held lands, single family dwelling units, and mobile homes where the Mobile Home Zoning Overlay exists, at a maximum density of one dwelling unit per five gross acres, or one dwelling unit per 3 gross acres for private in-holdings within the Big Cypress National Preserve in existence prior to October 14, 1974 - each dwelling unit must be physically situated on a minimum five acre parcel, or minimum 3 acre parcel for private in-holdings within the Big Cypress National Preserve in existence prior to October 14, 1974. This Plan does not allow residential density on publicly owned lands.

FUTURE LAND USE MAP (countywide)

Lely Mitigation Park. Change Future Land Use Map designation from Urban, Urban - Mixed Use District, Urban Residential Subdistrict, to Conservation [change map color from yellow to green]. Site is located on west side of Collier Boulevard (CR-951), adjacent to north of Naples Lakes Country Club PUD, in Section 15, Township 50 South, Range 26 East. Site is zoned PUD, The Club Estates (comprises the southerly portion of this PUD), and consists of approximately 99.3 acres.

Railhead Scrub Preserve. Change Future Land Use Map designation from Urban, Urban-Industrial District, to Conservation [change map color from gray to green]. Site is located on the north side of future Livingston Road East-West, and on the east side of the Seaboard Coastline Railroad, in Section 10, Township 48 South, Range 25 East. Site is zoned I, Industrial, and consists of approximately 77.3 acres.

Clam Bay NRPA. Add the name and striping pattern to denote this is a NRPA (Natural Resource Protection Area).

Southern Golden Gate Estates NRPA. Add the name to this NRPA.

Industrial Designation in vicinity of Immokalee Airport. Change all of the Industrial designation [gray] to Urban [yellow].

Wiggins Pass Road, and US-41/Old US-41 intersection. Revise the FLUM to shift both features approximately 1/4 mile to the north.

Note referencing forthcoming map addition to depict FSA's, HSA's and WRA's in the RLSA Overlay Area.

Delete, and replace with reference to the Stewardship Overlay Map. Specifically, the map notation would change as follows: ~~FSA's, HSA's and WRA's will be added to the RLSA Overlay Area~~ Details of the RLSA Overlay Area are shown on the Future Land Use Map titled: "Collier County Rural & Agricultural Area Assessment Stewardship Overlay Map".

NRPA in map legend.

In the map legend, under Overlays and Special Features, spell out the NRPA abbreviation. Specifically, the change would read as follows: Natural Resource Protection Area (NRPA).

FUTURE LAND USE MAP – MAP SERIES

Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map.

Map revised to add the expansion area approved on October 26, 2004, and to distinguish between the original Subdistrict area and the expansion area.

Mixed Use & Interchange Activity Center Index Map.

Revise to accurately reflect boundaries of all Activity Centers.

Activity Center #19 Map.

DELETE.

Orange Blossom Mixed Use Subdistrict Map.

Establish a new map depicting this existing subdistrict adopted on May 9, 2000.

Conservation Designation Maps.

Establish two new maps, one depicting the Railhead Scrub Preserve site and one depicting the Lely Mitigation Park site, to correlate with the change to the countywide FLUM to designate these sites as Conservation.