# Exhibit IV.B Amendment Language

### **Revise the FUTURE LAND USE ELEMENT**

:	***	***	***	***	***	Text break	***	***	***	***	***
					TAB	LE OF CONTE	INTS				
:	***	***	***	***	***	Text break	***	***	***	***	***
* Futu * Mixe * Prop * Collie * Collie * Collie * Collie * Futu * Futu * Futu * Futu * Futu * Futu * Futu * Raill * Corlie * Orar * Vano * Corlie * Livin * Livin * Corlie * Corlie * Corlie	re Lar ed Use berties er Cou er Cou er Cou er Cou er Cou er Cou er Cou are Lar re Lar re Lar shore/( vardsh h Belle h Belle h Belle ting So tation head S Mitiga good F an – R nge Bli derbilt dlette/ dersor (ley M ngston) gston o screw er Bou	nd Use & Inter Consisuanty We unty We ad Use Bays M nd Use Gatewa ip Over ds Stud e Mead nools ar chools a Crub P ation Pa Park – C ural Frii ossom Beach/ Pine Ri n Creek ixed Us /Pine R Road/E Road/ Road/ / Island	Map rchange stent by etlands ellhead Map Rin lap Map Sc Map Ex ay Trian rlay Ma y Area e Overl nd Anci and Anci	Policy ( Map Protecti vers and bils disting C gle Rec p Natural ay Map ay Map llary Fac cillary Fac cillary Fac onservat vation D ansition Jse Sub souleva mmerci Use Sub bommerco verservat vation D ansition Jse Sub souleva mmerci Use Sub bommerco or hood unity Fac	y Cente (5.9, 5. ion Are d Flood Commen levelop Resou Section cilities I acilities I acilities p * Cop servation Commence al Infill bdistrict and Cor al Infill rhood ( pe Com ial Infill rhood ( pe Com ial Subd orial Bo	Map peland Urban <i>A</i> on Designation signation Map tion Map Overlay Map Map mmercial Subdi <u>Mixed Use</u> Sul	ed Well dtraction Map Area Ma Map strict M p bdistrict p bdistrict p bdistrict iddistrict	n Sites ap Map t Map ct Map ct Map		140 s	

### Exhibit IV.B Amendment Language

- \* Coastal High Hazard Area Map
- \* Coastal High Hazard Area Comparison Map
- \* Gordon River Greenway Conservation Area Designation Map
- \* Hibiscus Residential Infill Subdistrict Map
- \* Vincentian Mixed Use Subdistrict Map
- \* Davis Radio Commercial Subdistrict Map

\*\*\* \*\*\* \*\*\* \*\*\* Text break \*\*\* \*\*\* \*\*\* \*\*\* \*\*\*

### **II. IMPLEMENTATION STRATEGY**

#### 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. Livingston/Radio Road Commercial Infill Subdistrict
- 15. Vanderbilt Beach Road Neighborhood Commercial Subdistrict
- 16. Collier Boulevard Community Facility Subdistrict
- 17. Hibiscus Residential Infill Subdistrict
- 18. Vincentian Mixed Use Subdistrict
- 19. Davis Radio Commercial Subdistrict
- 19. Goodlette/Pine Ridge Mixed Use Subdistrict
- 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. Goodlette/Pine Ridge Commercial Infill Subdistrict

1110. Orange Blossom/Airport Crossroads Commercial Subdistrict

### Exhibit IV.B Amendment Language

11. Davis – Radio Commercial Subdistrict

	***	***	***	***	***	Text break	***	***	***	***	***
FUI	TURE I	LAND	USE DH	ESIGN	ATION						
	***	***	***	***	***	Text break	***	***	***	***	***
I. URBAN DESIGNATION											
	***	***	***	***	***	Text break	***	***	***	***	***
b. Non-residential uses including:											
	***	***	***	***	***	Text break	***	***	***	***	***

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, Livingston/Radio Road Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict, Vincentian Mixed Use Subdistrict, Davis – Radio 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/Commercial Infill Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, Goodlette/Pine Ridge Commercial Infill Mixed Use Subdistrict; Orange Blossom/Airport Crossroads Commercial Subdistrict, in the Bayshore/Gateway Triangle Redevelopment Overlay; and, as allowed by certain FLUE policies.

\*\*\* \*\*\* \*\*\* \*\*\* \*\*\* Text break \*\*\* \*\*\* \*\*\* \*\*\* \*\*\*

#### A. Urban Mixed Use District

\*\*\* \*\*\* \*\*\* \*\*\* Text break \*\*\* \*\*\* \*\*\* \*\*\* \*\*\*

### 19. Goodlette/Pine Ridge Mixed Use Subdistrict:

This Subdistrict consists of 31 acres and is located at the northeast quadrant of two major arterial roadways, Pine Ridge Road and Goodlette-Frank Road. In addition to uses generally allowed in the Urban designation, the intent of the Goodlette/Pine Ridge Mixed Use Subdistrict is to provide shopping, person services and employment for the surrounding residential areas within a convenient travel distance. The Subdistrict also permits multi-family residential dwelling units. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential

# Exhibit IV.B Amendment Language

development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.

Access to the Goodlette/Pine Ridge Mixed Use Subdistrict may feature a signalized traffic access point on Goodlette-Frank Road, which may provide for access to the neighboring Pine Ridge Middle School. Other site access locations will be designed consistent with the Collier County access management criteria.

Commercial development intensity within the Subdistrict will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this Subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail commercial use may exceed 65,000 square feet of gross leasable area. Residential development within the Subdistrict will be a maximum of 400 multi-family dwelling units. The maximum height for residential buildings shall be 4 stories over parking.

<u>Unless otherwise required by the South Florida Water Management District, the .87± acre</u> wetland area located on the northeastern portion of the site will be preserved.

***	***	***	***	***	Text break	***	***	***	***	***
-----	-----	-----	-----	-----	------------	-----	-----	-----	-----	-----

# C. Urban Commercial District

*** *** *** *** *** Text break *** *** *** *** **	***	***	***	***	***	Text break	***	***	***	***	***
---	-----	-----	-----	-----	-----	------------	-----	-----	-----	-----	-----

#### 10. Goodlette/Pine Ridge Commercial Infill Subdistrict:

This Subdistrict consists of 31 acres and is located at the northeast quadrant of two major arterial roadways, Pine Ridge Road and Goodlette-Frank Road. In addition to uses generally allowed in the Urban designation, the intent of the Goodlette/Pine Ridge Commercial Infill Subdistrict is to provide shopping, person services and employment for the surrounding residential areas within a convenient travel distance. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.

Access to the Goodlette/Pine Ridge Commercial Infill Subdistrict may feature a signalized traffic access point on Goodlette-Frank Road, which may provide for access to the neighboring Pine Ridge Middle School. Other site access locations will be designed consistent with the Collier County access management criteria.

Development intensity within the Subdistrict will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-



# **Exhibit IV.B Amendment Language**

story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this Subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail commercial use may exceed 65,000 square feet of gross leasable area.

Unless otherwise required by the South Florida Water Management District, the .87 ± acre wetland area located on the northeastern portion of the site will be preserved.

1110. Orange Blossom/Airport Crossroads Commercial Subdistrict

#211. Davis - Radio Commercial Subdistrict   **** *** *** Text break **** **** *** ***	***	***	***	***	***	Text break	***	***	***	***	***	
FUTURE LAND USE MAP SERIES Future Land Use Map Activity Center Index Map Mixed Use & Interchange Activity Center Maps Properties Consistent by Policy (5.9, 5.10, 5.11, 5.12) Maps Collier County Wetlands Map Collier County Wetlands Map Collier County Wellhead Protection Areas and Proposed Wellfields and ASRs Map Future Land Use Map Rivers and Floodplains Future Land Use Map Estuarine Bays Future Land Use Map Estuarine Bays Existing Commercial Mineral Extraction Sites Map Bayshore/Gateway Triangle Redevelopment Overlay Map Stewardship Overlay Map Rural Lands Study Area Natural Resource Index Maps North Belle Meade Overlay Map Rural Lands Study Area Natural Resource Index Maps North Belle Meade Overlay Map Future Schools and Ancillary Facilities Map Future Schools and Ancillary Facilities Map Plantation Island Urban Area Map Copeland Urban Area Map Railhead Scrub Preserve – Conservation Designation Map Margood Park Conservation Designation Map	<mark>12<u>11</u>. Davis – Radio Commercial Subdistrict</mark>											
Future Land Use Map Activity Center Index Map Mixed Use & Interchange Activity Center Maps Properties Consistent by Policy (5.9, 5.10, 5.11, 5.12) Maps Collier County Wetlands Map Collier County Wetlands Map Collier County Wellhead Protection Areas and Proposed Wellfields and ASRs Map Future Land Use Map Rivers and Floodplains Future Land Use Map Estuarine Bays Future Land Use Map Estuarine Bays Future Land Use Map Estuarine Bays Future Land Use Map Soils Existing Commercial Mineral Extraction Sites Map Bayshore/Gateway Triangle Redevelopment Overlay Map Stewardship Overlay Map Rural Lands Study Area Natural Resource Index Maps North Belle Meade Overlay Map North Belle Meade Overlay Map Section 24 Existing Schools and Ancillary Facilities Map Future Schools and Ancillary Facilities Map Plantation Island Urban Area Map Copeland Urban Area Map Railhead Scrub Preserve – Conservation Designation Map Lely Mitigation Park – Conservation Designation Map Margood Park Conservation Designation Map	***	***	***	***	***	Text break	***	***	***	***	***	
Orange Blossom Mixed Use Subdistrict Map Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map	Future Activi Mixed Prope Collie Collie Future Future Future Future Existi Baysh Stewa Rural North North Existi Future Planta Cope Railhe Lely M Marge Urbar	e Land ty Cente d Use & erties Count e Land e Land e Land e Land more/Ga ardship Lands Belle M Belle M ng Schoo ation Isl land Url ead Scr Mitigatio pod Par n Rural ge Bloss	Use Ma ar Index Interch Disister y Wetla y Wetla Use Ma Use Ma Use Ma Use Ma Intercial teway 1 Overlay Study A Meade C Dols and J and Urb Dan Are ub Pres n Park k Conse Fringe 1 som Mix	p ange A ange A ange A ange A ange A ange A a p Soils Anila p Soils Minera Friangle Map area Nat Dverlay I Ancillary an Area a Map arve – ( – Conse ervation Fransitic ked Use	ctivity C licy (5.9 p otection s and F arine Ba I Extrac Redeve Map Map Se ury Facilit a Map Conservation Design on Zone Subdis	enter Maps , 5.10, 5.11, 5. Areas and Pro- loodplains ys tion Sites Map elopment Overl source Index M ction 24 ities Map jes Map vation Designat Designation M ation Map Overlay Map trict Map	posed V ay Map laps lap	Vellfield	Is and A	ASRs M	ар	



# Exhibit IV.B Amendment Language

Henderson Creek Mixed-Use Subdistrict Map Buckley Mixed-Use Subdistrict Map Livingston/Pine Ridge Commercial Infill Subdistrict Map Vanderbilt Beach Road Neighborhood Commercial Subdistrict Map Livingston Road/Eatonwood Lane Commercial Infill Subdistrict Map Livingston Road Commercial Infill Subdistrict Map Orange Blossom/Airport Crossroads Commercial Subdistrict Livingston Road/Veteran's Memorial Boulevard Commercial Infill Subdistrict Map Corkscrew Island Neighborhood Commercial Subdistrict Map Collier Boulevard Community Facility Subdistrict Map Coastal High Hazard Area Map Coastal High Hazard Area Comparison Map Gordon River Greenway Conservation Area Designation Map Hibiscus Residential Infill Subdistrict Map Vincentian Mixed Use Subdistrict Map Davis – Radio Commercial Subdistrict Map

