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Revise the
FUTURE LAND USE ELEMENT

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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
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   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~~
   ~~11~~10. Orange Blossom/Airport Crossroads Commercial Subdistrict

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11. Davis – Radio Commercial Subdistrict

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FUTURE LAND USE DESIGNATION

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I. URBAN DESIGNATION

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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, Goodlette/Pine Ridge 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/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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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 rental residential dwelling units. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential

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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 375 multi-family rental dwelling units. The maximum height for residential buildings shall be 4 stories over parking.

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. A total of 1.47 acres of native vegetation shall be provided within this subdistrict.

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C. Urban Commercial District

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~~**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-~~

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~~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.~~

~~11~~10. Orange Blossom/Airport Crossroads Commercial Subdistrict

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~~12~~11. Davis – Radio Commercial Subdistrict

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