

**Courthouse Shadows MPUD (PL20180003659)
Activity Center #16**

**Exhibit IV.B
Proposed Language**

**Revise the
FUTURE LAND USE ELEMENT**

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FUTURE LAND USE DESIGNATION

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I. URBAN DESIGNATION

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C. Urban Commercial District

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1. Mixed Use Activity Center Subdistrict

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Mixed-use developments – whether consisting of residential units located above commercial uses, in an attached building, or in a freestanding building – are allowed and encouraged within Mixed Use Activity Centers. Density for such a project is calculated based upon the gross project acreage within the Activity Center. If such a project is located within the boundaries of a Mixed Use Activity Center which is not within the Urban Residential Fringe Subdistrict and is not within the Coastal High Hazard Area, the eligible density is sixteen (16) dwelling units per acre. If such a project is located within the boundaries of a Mixed Use Activity Center that is not within the Urban Residential Fringe Subdistrict but is within the Coastal High Hazard Area, the eligible density shall be limited to four (4) dwelling units per acre, except as allowed by the Bayshore/Gateway Triangle Redevelopment Overlay. ([See paragraph F.6., Bayshore/Gateway Triangle Redevelopment Overlay.](#)) If such a project is located within the boundaries of a Mixed Use Activity Center which is within the Urban Residential Fringe Subdistrict, eligible density shall be as allowed by that Subdistrict. For a project located partially within and partially outside of an Activity Center, and the portion within an Activity Center is developed as mixed use, some of the density accumulated from the Activity Center portion of the project may be distributed to that portion of the project

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located outside of the Activity Center. In order to promote compact and walkable mixed use projects, where the density from a mixed use project is distributed outside the Activity Center boundary:

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V. OVERLAYS AND SPECIAL FEATURES **[Page 97]**

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F. Bayshore/Gateway Triangle Redevelopment Overlay **[Page 142]**

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6. For parcels currently within the boundaries of Mixed Use Activity Center #16, land uses will continue to be governed by the Mixed Use Activity Center Subdistrict, except residential density may also be increased as provided for in paragraphs 4 and 5, above. The development standards of the Bayshore Drive Mixed Use Overlay District or Gateway Triangle Mixed Use Overlay District in the Collier County Land Development Code, whichever is applicable, shall apply to all new development within the Activity Center. Also, a mixed-use project within Mixed Use Activity Center #16 that is located within the Courthouse Shadows Mixed Use Planned Unit Development (MPUD) that includes the ten-acre portion of the MPUD identified on Activity Center #16 Map in the Future Land Use Map series, is eligible for an additional 12.8 dwelling units per acre (128 units) beyond the four dwelling units per acre (40 units) already provided for in the Mixed Use Activity Center Subdistrict, and is eligible for 97 density bonus pool units. However, the 128 additional units shall only be located on that identified ten-acre portion of the MPUD.

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