

**EXHIBIT A
FUTURE LAND USE ELEMENT**

II. IMPLEMENTATION STRATEGY

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FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

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V. OVERLAYS AND SPECIAL FEATURES

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F. Bayshore/Gateway Triangle Redevelopment Overlay

The Bayshore/Gateway Triangle Redevelopment (BGTR) Overlay, depicted on the Future Land Use Map, is within the boundaries of the Bayshore/Gateway Triangle Community Redevelopment Plan adopted by the Board of County Commissioners on June 13, 2000, as updated by Board Resolution 2019-75. The intent of the redevelopment program is to encourage the revitalization of the Bayshore/Gateway Triangle Community Redevelopment Area (BGTCRA) by providing incentives that will encourage the private sector to invest in this urban area. This Overlay allows for additional neighborhood commercial uses and increased intensity and higher residential densities that will promote the assembly of property, or joint ventures between property owners, while providing interconnections between properties and neighborhoods. The intent of this BGTR Overlay is to allow for more intense development in an urban area where urban services are available. Two zoning overlays have been adopted into the Collier County Land Development Code to aid in the implementation of this Overlay. Within the BGTR Overlay a density bonus pool has been established to incentivize investment within the BGTCRA. The density bonus pool units available to a project are to incentivize redevelopment and to promote investment in the public realm. After the [effective date of Ordinance], all projects utilizing the density pool are subject to the access and public realm requirements. The following provisions and restrictions apply to this Overlay:

1. Mixed-Use Development: A mix of residential and commercial uses is permitted. For such development, commercial uses are limited to C-1 through C-3 zoning district uses, except as otherwise provided for in the Mini Triangle Subdistrict; hotel/motel use; theatrical producers (except motion picture), bands, orchestras, and entertainers; and, uses as may be allowed by applicable FLUE Policies. Mixed-use projects will be pedestrian oriented and are encouraged to provide access (vehicular, pedestrian, bicycle) to nearby residential areas. The intent is to encourage pedestrian use of the commercial area and to provide opportunity for nearby residents to access these commercial uses without traveling onto major roadways. Parking facilities are encouraged to be located in the rear of the buildings or in parking structures that may be below, at, or above grade, with the buildings oriented closer to the major roadway to promote traditional urban development.
2. Residential uses are allowed within this Overlay. Permitted density shall be as determined through application of the Density Rating System, and applicable FLUE Policies, except as provided below, or as may be limited by a zoning overlay, or as

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otherwise provided within the Mini Triangle Subdistrict.

3. Non-residential/non-commercial uses allowed within this Overlay include essential services; parks, recreation and open space uses; water-dependent and water-related uses; child care centers; community facility uses; safety service facilities; and utility and communication facilities.
4. Density Bonus Pool for mixed use development. Properties with access to US 41 East and/or Bayshore Drive and/or Davis Boulevard (SR 84) and/or the west side of Airport-Pulling Road may be allowed a maximum density of twelve (12) residential units per acre via use of the density bonus pool ~~identified~~ described further in paragraph ~~44~~ 12 ~~below~~, except that no project may utilize more than ~~97 units—~~ 25% of the total density pool units available, or 10 units, whichever is greater. ~~The 97-unit cap will terminate when the BCC adopts, by LDC amendment, limitations and a cap on the use of the 388 density pool units for any one project.~~ In order to be eligible for this higher density, the project must be integrated into a mixed-use development with access to existing neighborhoods and adjoining commercial properties and comply with the standards identified in paragraph no. ~~89~~ and no. 15, below, except for mixed use ~~projects developed~~ developments within the “mini triangle” catalyst project site as identified on the Bayshore/Gateway Triangle Redevelopment Overlay Map. The “mini triangle” catalyst project site is eligible for the maximum density of 12 units per acre, with development standards as contained in the Gateway Triangle ~~Mixed Use Overlay Zoning~~ District ~~zoning overlay~~, adopted February 28, 2006 (Ordinance No. 06-08), and amended December 14, 2006 (Ordinance No. 06-63), and subsequently amended. For projects that do not comply with the ~~requirements for this density increase~~ the criteria established herein for density bonus pool eligibility, ~~their~~ density is limited to that allowed by the Density Rating System and applicable FLUE Policies, except as may be limited by ~~a future~~ the applicable zoning overlay. Properties located within the Mini Triangle Subdistrict are exempt from this paragraph.
5. Density bonus pool for residential-only projects on Bayshore Drive. Properties having frontage on ~~one or more of~~ Bayshore Drive, Davis Boulevard, Airport-Pulling Road (west side only) or US 41 East, may be allowed to redevelop as a residential-only project at a maximum density of eight (8) residential units per acre via use of the density bonus pool ~~identified in paragraph 44~~ pool identified in paragraph 12, except that no project may utilize more than ~~97 units—~~ 25% of the 388-total density bonus pool units available or 10 units, whichever is greater. ~~The 97-unit cap will terminate when the BCC adopts, by LDC amendment, limitations and a cap on the use of the 388 density pool units for any one project.~~

In order to be eligible for ~~this higher density~~ the redevelopment the density bonus pool units, the residential-only project along Bayshore Drive must comply with the following:

- a. Project shall be in the form of a PUD.
- b. Project site shall be a minimum of three acres.
- ~~c. Project shall constitute redevelopment of the site.~~
- ~~d.c.~~ All residential units shall be market rate units.
- d. Project must comply with eligibility criteria in paragraph no. 15 below.

For projects that do not comply with the ~~requirements for this density increase~~ criteria established herein for density bonus pool eligibility, ~~their~~ density is limited to that allowed by the Density Rating System and applicable FLUE Policies and that of the

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applicable zoning overlay. Properties located within the Mini Triangle Subdistrict are exempt from this paragraph.

6. Density Bonus Pool for Multi-Family or Mixed Use developments up to 2 acres in size. Up to 2 additional dwelling units per acre, are allowed to be allocated to multi-family or mixed use developments through a limited density bonus pool allocation from the density bonus pool identified in paragraph 12, subject to eligibility criteria listed in a-e below.
 - a. The development shall be within a zoning district or overlay zoning district that permits multi-family development or mixed use development.
 - b. The property is limited to a maximum of 2 acres. An allocation request shall not be granted for property that is subdivided after the [effective date of Ordinance].
 - c. The maximum number of additional units is limited to four (4) additional units, and shall not exceed a density increase of 2 additional dwelling units per acre.
 - d. The development must satisfy the development standards of the Bayshore Mixed Use Overlay Zoning District or the Gateway Triangle Mixed Use Overlay Zoning District and applicable standards of the Limited Density Bonus Pool Allocation in the Land Development Code.
 - e. Development must comply with eligibility criteria in paragraph no.15 below.
- ~~67.~~ 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 through the density bonus pool as provided for in paragraphs 4 ~~and 5~~ through 6, above. The development standards of the Bayshore Drive Mixed Use Overlay Zoning District or Gateway Triangle Mixed Use Overlay Zoning District in the Collier County Land Development Code, whichever is applicable, shall apply to all new development within the Activity Center.
- ~~78.~~ Existing Underlying zoning districts for some properties within the Bayshore/Gateway Triangle Redevelopment BGTR Overlay allow uses, densities and development standards that are inconsistent with the uses, densities and development standards allowed within this Overlay. These properties are allowed to develop and redevelop in accordance with the uses within their existing underlying zoning until such time as a zoning overlay is adopted which may limit such uses, densities and development standards. except for prohibited uses established within section 4.02.16 of the LDC. For such prohibited uses existing as of [effective date of Ordinance], the use may continue to operate as identified within LDC section 9.03.00-Nonconformities.
- ~~89.~~ To qualify for twelve (12) dwelling units per acre, as provided for in paragraph no. 4 above (Density Bonus Pool for mixed use developments), or as otherwise permitted within the Mini Triangle Subdistrict, mixed use projects within the Bayshore/Gateway Triangle Redevelopment BGTR Overlay must comply with the design standards of the Bayshore Drive Mixed Use Overlay Zoning District or Gateway Triangle Mixed Use Overlay Zoning District in the Collier County Land Development Code, whichever is applicable, or in the case of the Mini Triangle Subdistrict, mixed use projects may utilize the design standards set forth in the Mini Triangle Subdistrict and its implementing MPUD zoning.
- ~~910.~~ For density bonuses provided for in paragraphs nos. 4 ~~and 5~~ through 6 above, base density shall be per the underlying zoning district. ~~The maximum density of twelve (12)~~

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~~or eight (8) units per acre shall be calculated based upon total project acreage. The total project acreage may be counted for density purposes. The bonus density allocation is calculated by deducting the base density of the underlying zoning classification from the maximum density being sought. The difference in units per acre determines the bonus density allocation requested for the project.~~

~~4011.~~ Only the affordable-workforce housing density bonus, as provided in the Density Rating System, and the density provided for within the Mini Triangle Subdistrict are allowed in addition to the eligible density provided herein. For all properties, the maximum density allowed is that specified under Density Conditions in the Density Rating System, except as provided for within the Mini Triangle Subdistrict.

~~12. Density Bonus Pool. A maximum of 388 dwelling units are permitted were originally allocated to be utilized in this BGTR Overlay for density bonuses, as provided in paragraphs nos. 4 through 6 and 5 above and paragraph no.14 below. This The 388 dwelling unit density bonus pool corresponds corresponded with the number of dwelling units previously entitled to the Botanical Gardens sites prior to their rezone in 2003 to establish the Naples Botanical Gardens PUD. Projects within the "mini triangle" are not required to utilize this density bonus pool.~~

The Density Bonus Pool will be updated and tracked by the County Manager or designee. The Density Bonus Pool can be increased by Resolution of the Board of County Commissioners through allocation of residential units that are not developed. The residential units not developed will be permanently dedicated to the Density Bonus Pool via a legally recorded instrument that restricts the property from developing the dedicated units in the following circumstances:

- a. A property with a residential density entitlement transitions to a governmental, civic or institutional use, similar to the transition of the Botanical Gardens site to the Naples Botanical Gardens PUD, or
- b. A property with a residential density entitlement transitions to a commercial use, or
- c. A residential development is developed with fewer units than otherwise would be allowed per the eligible density of the underlying zoning district.

~~42~~ 13. The Botanical Garden, Inc. properties located in Section 23, Township 50 South, Range 25 East, and shown on the Bayshore/Gateway Triangle Redevelopment Overlay Map, shall be limited to non-residential uses except for caretaker, dormitory, and other housing integrally related to the Botanical Garden or other institutional and/or recreational open space uses.

~~43~~ 14. The 9.93± acre Camden Landing Residential Planned Unit Development (RPUD) property located on the northeast corner of Bayshore Drive and Thomasson Road in Section 14, Township 50 South, Range 25 East, and shown on the Bayshore/Gateway Triangle Redevelopment Overlay Map, shall be allowed up to 127 market rate multifamily dwelling units, limited to townhouse and condominiums. No rental apartments shall be permitted. The maximum density allowed shall be 12.8 dwelling units per acre for a maximum of 127 dwelling units (achieved through the utilization of 97 dwelling units from the existing density bonus pool established within the Bayshore/Gateway Triangle Redevelopment Overlay and 30 base dwelling units for which the site qualifies). A maximum of ninety-seven (97) density bonus pool units, as provided by the Bayshore/Gateway Triangle Redevelopment Overlay (B/GTRO) in the Future Land Use

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Element of the GMP, are available for this RPUD for a period of seven (7) years from the date of approval of this PUDA. If, after seven (7) years, any of the bonus units have not been utilized, the bonus units shall expire and not be available unless authorized by the Board of Zoning Appeals.

15. For eligibility to utilize the density bonus pool, the project's vehicular access shall not be gated, and the project shall provide public realm improvements. Public realm improvements are outlined within Objective 1, 2 and 3 of Element 5.3.2 and Objective 3 of Element 5.3.5 of the Bayshore Gateway Triangle Community Redevelopment Plan (adopted by Board Resolution 2019-75); the adopted Bayshore Gateway Triangle Community Redevelopment Area Public Arts Plan; and County approved Stormwater Master Plans or County approved Capital Plans for projects within the BGT CRA. The qualifying public realm improvements are specified in section 4.02.16.C.11 of the Land Development Code.

16. Expiration. If units are allocated from the density bonus pool and then not developed, these unused units shall revert back to the density pool in compliance with 4.02.16 of the Land Development Code.

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