
EXHIBIT IV.B
PROPOSED FUTURE LAND USE ELEMENT TEXT AMENDMENT

TEXT BREAK

(page vi)

TABLE OF CONTENTS

TEXT BREAK

II. IMPLEMENTATION STRATEGY

***GOALS, OBJECTIVES AND POLICIES**

***FUTURE LAND USE DESCRIPTION SECTION**

TEXT BREAK

V. Overlays and Special Features

- A. Area of Critical State Concern Overlay
- B. North Belle Meade Overlay
- C. NC Square Mixed-Use Overlay
- D. Nature Resource Protection Area Overlay
- E. Rural Land Stewardship Area Overlay
- F. Airport Noise Area Overlay
- G. Bayshore/Gateway Triangle Redevelopment Overlay
- H. Urban Rural Fringe Transition Overlay
- I. Coastal High Hazard Area
- J. Ventana Pointe Residential Overlay
- K. LEO @ Naples Residential Overlay

(pages vii-viii)

***FUTURE LAND USE MAP SERIES**

TEXT BREAK

*LEO @ Naples Residential Overlay Map

TEXT BREAK

Leo @ Naples Residential Overlay
GMPA-PL20220008004
September 15, 2023

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

II. IMPLEMENTATION STRATEGY

GOALS, OBJECTIVES AND POLICIES

TEXT BREAK

OBJECTIVE 1:

Promote well planned land uses consistent with Future Land Use Designations, Districts and Subdistricts and the Future Land Use Map to ensure compatibility between the natural and human environments.

TEXT BREAK

(page 11)

POLICY 1.9

Overlays and Special Features shall include:

- A. Area of Critical State Concern Overlay
- B. North Belle Meade Overlay
- C. NC Square Mixed-Use Overlay
- D. Nature Resource Protection Area Overlay
- E. Rural Land Stewardship Area Overlay
- F. Airport Noise Area Overlay
- G. Bayshore/Gateway Triangle Redevelopment Overlay
- H. Urban Rural Fringe Transition Overlay
- I. Coastal High Hazard Area
- J. Ventana Pointe Residential Overlay
- K. Incorporated Areas
- L. LEO @ Naples Residential Overlay

TEXT BREAK

(pages 104-161)

V. OVERLAYS AND SPECIAL FEATURES

TEXT BREAK

Leo @ Naples Residential Overlay
GMPA-PL20220008004
September 15, 2023

K. LEO @ Naples Residential Overlay

- a. The LEO @ Naples Residential Overlay is located at the southeast quadrant of the Immokalee Road and Richards Street intersection, approximately 1.5 miles east of Collier Boulevard and consists of ±28.65-acres. The Overlay is within the Rural Fringe Mixed Use District (RFMUD) and designated as Receiving Lands.
- b. Development within the Overlay shall adhere to applicable RFMUD Receiving Lands standards and regulations, except where otherwise stated in this Overlay and subject to the following:
 1. Primary access shall be from Immokalee Road.
 2. Dwelling units shall be provided in a combination of multi-family and single-family (attached and detached) rentals units.
 3. The Overlay shall provide a minimum of 50% open space.
- c. The maximum density shall be 350 dwelling units (12.2 units per acre).
- d. Of the total dwelling units, the project shall comply with the following: 11.3% of all units on the SDP/PPL will be rented to households whose incomes are up to and including 80% of the Area Median Income (AMI) for Collier County and 11.3% of all units on the SDP/PPL will be rented to households whose incomes are up to and including 100% of the AMI for Collier County and the corresponding rent limits. These units will be committed for a period of 30 years from the date of issuance of certificate of occupancy of the first unit. Income and rent limits may be adjusted annually based on combined income and rent limit table published by the Florida Housing Finance Corporation or as otherwise provided by Collier County. At time of SDP, the Developer will specify the total number of rental unit types to be constructed, such as one-bedroom, two-bedroom and three-bedroom units, and at least 22.6% of each unit type will be affordable as specified herein.
- e. To achieve the maximum allowable density of 350 dwelling units, the redemption of a total of 23 TDR Credits from the Sending Lands is required.
- f. The project may preserve forty percent of existing native vegetation on-site, not to exceed twenty-five percent of the total site area, or may provide off-site preservation, subject to the following:
 1. Off-site preservation shall be allowed at a ratio of 1 acre of off-site preservation for each 1 acre of required preserve if such off-site preservation is located within RFMU sending lands.
 2. Off-site preservation shall be allowed at a ratio of 1.5 acres of off-site preservation for each 1 acre of required preserve if such off-site preservation is located outside of Sending Lands.
 3. Like for like preservation shall be required for Tropical Hardwood and Oak Hammock vegetative communities.

Leo @ Naples Residential Overlay
GMPA-PL20220008004
September 15, 2023

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

FUTURE LAND USE MAP SERIES

TEXT BREAK

LEO @ Naples Residential Overlay

Leo @ Naples Residential Overlay
GMPA-PL20220008004
September 15, 2023

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797