

LAND FOR SALE

Collier County, Florida



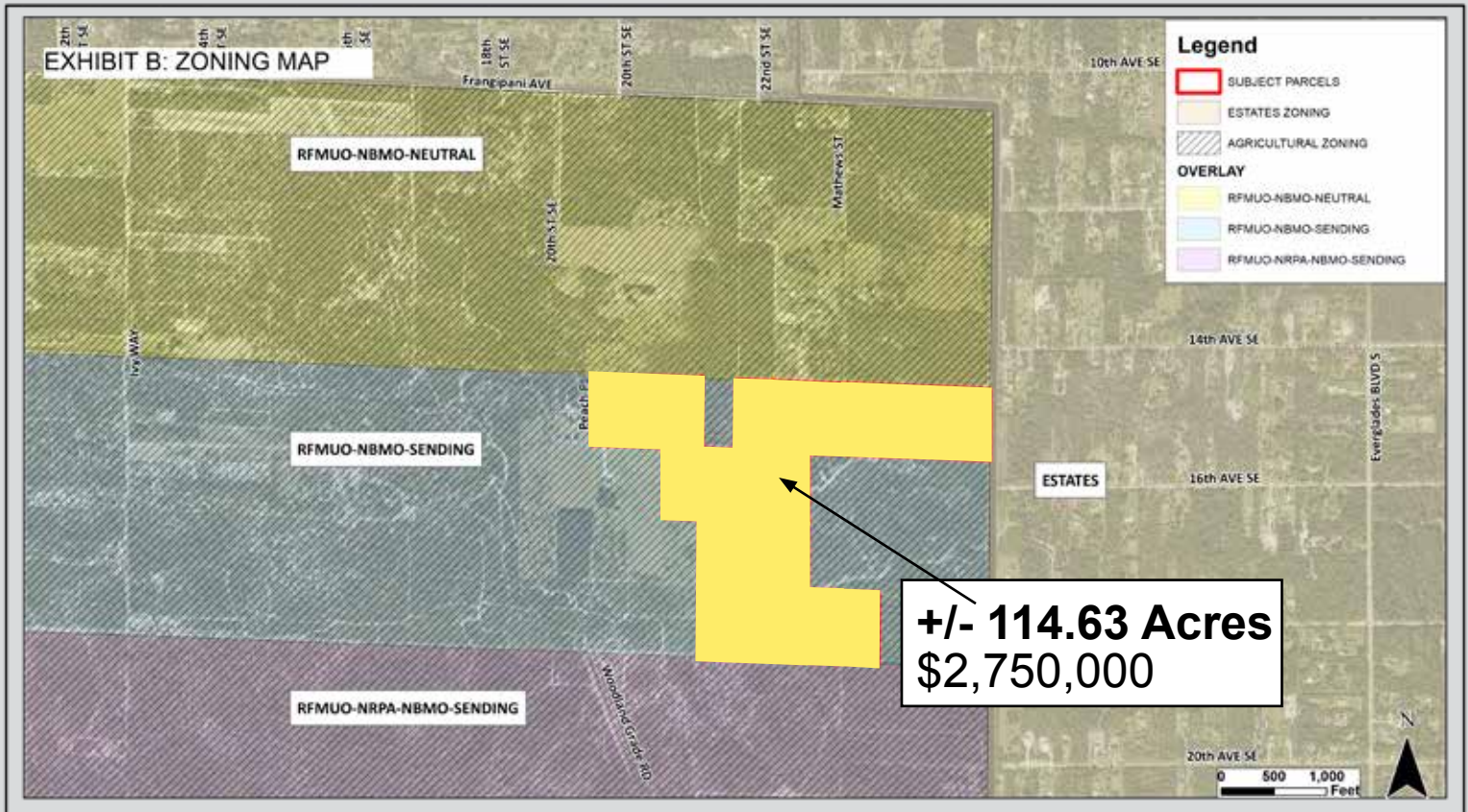
Collier County Parcel #'s: 300880001, 299120005, 300800007, 299800008, 299440002, 301800006, 299480004, 299680008, 299560005 and 299920001

Location: Section 13, Township 49 South, Range 27 East
East of 20th Street SE, south of Frangipani Avenue

Area: ±114.63 acres
\$2,750,000

Zoning: Agricultural (A), Rural Fringe Mixed Use Overlay – Sending (RFMU-Sending), North Belle Meade Overlay (NBMO)

EXHIBIT B: ZONING MAP



POTENTIAL TDR CREDITS

TDR Credits

TDR Credits can be generated from the 114.63-acres designated as Sending Lands. Per proposed Comprehensive Plan amendments to the RFMU, Sending Lands have a base severance rate of 2 TDR credits per 5-acres (0.4 TDR/ac) or 2 TDR credits per nonconforming parcel.

The following Bonus TDR Credits are available:

1. Environmental Restoration and Maintenance TDR Bonus: 1 additional TDR bonus credit for each 5-acre parcel or nonconforming lot shall be granted upon the County's acceptance of a Restoration and Management Plan (RMP). The RMP must be consistent with a listed species plan, removal of exotics. Financial assurance is required that the RMP will remain until either viable and sustainable ecological and hydrological functionality has been achieved or property is conveyed to a county, state or federal agency.
2. Conveyance TDR Bonus: 1 TDR bonus credit for each 5-acre parcel or nonconforming lot for conveyance of fee simple title to a federal state, or local government agency by gift, or to a non-profit entity or land trust approved by BOCC by gift.

Total TDR Credits and Bonus Credits that can be generated from the subject sending lands is shown in the following table.

114.63-acres Sending Lands	TDR Rate	Total TDRs
Base Severance	2 du per 5 acres	45.85
Environmental Restoration Bonus	1 du per 5 acres	22.93
Conveyance Bonus	1 du per 5 acres	22.93
TOTAL		91.70

PROPERTY ZONING AND USE SUMMARY

The subject property is included within the Rural Fringe Mixed Use Overlay, designated as Sending Land (114.63 acres), and is part of the North Belle Meade Overlay.

The RFMUD is intended to provide a transition between the Urban and Estates designated areas of the County and the Agricultural, Rural and Conservation designated lands. The RFMUD designates lands as Receiving, Neutral or Sending, depending on the existing environmental characteristics of the land, and provides regulations and incentives such as the transfer of development rights (TDR) to direct development away from environmentally sensitive lands designated (Sending Lands) to areas more appropriate for development (Receiving Lands). The uses and development standards established in the RFMUD supersede those of the underlying zoning designation.

Neutral lands have been identified for limited semi-rural residential development. Available data indicates that neutral lands have a higher ratio of native vegetation, and thus higher habitat values, than lands designated as RFMU receiving lands, but these values do not approach those of RFMU sending lands. Therefore, these lands are appropriate for limited development, if such development is directed away from existing native vegetation and habitat.

RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be converted into Transfer of Development Rights (TDR) credits, which could then be sold or transferred to projects in Receiving Lands or other areas of the County that can accommodate TDRs.

PERMITTED USES

Uses permitted in the RFMU-Neutral and RFMU-Sending are identified in the Table below.

USE	NEUTRAL	SENDING	NOTES
Agricultural activities	P	P	
Single-family residential dwelling	P	P	
Dormitories, duplexes and staff housing in support of conservation uses	P		
Family Care Facilities	P		1 per 5 acres
Group Care Facilities	P		FAR of 0.45
Farm Labor Housing	P		Max 10-acres
Sporting and Recreational Camps	P	P	Lodging limited to 1/5-acres
Essential Services	P	P	Limitations per 2.01.03
Golf courses or driving ranges	P		Design standards apply
Public educational plants (school)	P		
Habitat preservation and conservation uses	P	P	
Passive Parks and other passive recreation uses		P	
Oil and Gas exploration	P	P	
Zoo, aquarium, botanical garden	CU		
Community facilities such as place of worship, childcare, cemeteries, social and fraternal organizations	CU		
Multi-family structures	CU		
Earth mining and extraction and relate processing	CU		
Facilities for collection, transfer, processing, and reduction of solid waste	CU		
Oil and gas field development	CU	CU	

P = Permitted Use

CU = Conditional Use (requires approval by Board of County Commissioners)

FOR MORE INFORMATION



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