



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Application for a Public Hearing for PUD Rezone, Amendment to PUD or PUD to PUD Rezone

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

- ☐ PUD Rezone (PUDZ): LDC subsection 10.02.13 A.-F., Ch. 3 G. 1 of the Administrative Code
- ☒ Amendment to PUD (PUDA): LDC subsection 10.02.13 E. and Ch. 3 G. 2 of the Administrative Code
- ☐ PUD to PUD Rezone (PUDR): LDC subsection 10.02.13 A.-F.

APPLICANT CONTACT INFORMATION

Name of Applicant(s): Trail Boulevard LLLP

Address: 2600 Golden Gate Parkway City: Naples State: FL ZIP: 34105

Telephone: 239-262-2600 Cell: _____ Fax: _____

E-Mail Address: dgenson@barroncollier.com

Name of Agent: D. Wayne Arnold, AICP / Richard D. Yovanovich

Firm: Q. Grady Minor and Associates, P.A. / Coleman, Yovanovich & Koester, P.A.

Address: 3800 Via Del Rey City: Bonita Springs State: FL ZIP: 34134

Telephone: 239-947-1144 Cell: _____ Fax: _____

E-Mail Address: warnold@gradyminor.com / ryovanovich@cyklawfirm.com

Be aware that Collier County has lobbyist regulations. Guide yourself accordingly and ensure that you are in compliance with these regulations.



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DISCLOSURE OF INTEREST INFORMATION

Please complete the following information, if space is inadequate use additional sheets and attach to the completed application packet.

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

- b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership
Goodlette Pine Ridge II LLC	
Please see Exhibit I	

- c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership

- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership
Trail Boulevard LLLP	
Please see Exhibit I	



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- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: _____

- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

- g. Date subject property acquired 12/2010, 12/2009, 10/2002

☐ Leased: Term of lease _____ years /months

If, Petitioner has option to buy, indicate the following:

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

- h. Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.



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REZONE REQUEST

This application is requesting a rezone from: CPUD Zoning district(s) to the MPUD zoning district(s).

Present Use of the Property: Commercial, retail and offices

Proposed Use (or range of uses) of the property: Commercial, retail, offices and residential dwelling units

Original PUD Name: Pine Ridge Commons CPUD

Ordinance No.: 99-94

PROPERTY INFORMATION

On a separate sheet attached to the application, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include a separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Section/Township/Range: 10 / 49 / 25

Lot: _____ Block: _____ Subdivision: _____

Metes & Bounds Description: Please see Exhibit 2

Plat Book: _____ Page #: _____ Property I.D. Number: Please see Exhibit 3

Size of Property: _____ ft. x _____ ft. = _____ Total Sq. Ft. Acres: 30.65+/-

Address/ General Location of Subject Property: Northeast quadrant of Pine Ridge Road and Goodlette-Frank Road

PUD District (refer to LDC subsection 2.03.06 C):

- ☒ Commercial ☐ Residential ☐ Community Facilities ☐ Industrial
☐ Mixed Use ☐ Other: _____



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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	MPUD	Church and sports field
S	PUD	Residential and commercial
E	A and C-1	Middle School, fire station, offices and retail
W	A	Residential

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property on a separate sheet attached to the application.

Section/Township/Range: ____/____/____

Lot: ____ Block: ____ Subdivision: _____

Plat Book: ____ Page #: ____ Property I.D. Number: _____

Metes & Bounds Description: _____

ASSOCIATIONS

Complete the following for all registered Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at <http://www.colliergov.net/Index.aspx?page=774>.

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____



EVALUATION CRITERIA

Pursuant to LDC subsections 10.02.13 B, 10.02.08 F and Chapter 3 G. of the Administrative Code, staff's analysis and recommendation to the Planning Commission, and the Planning Commission's recommendation to the Board of County Commissioners shall be based upon consideration of the applicable criteria. **On a separate sheet attached to the application, provide a narrative statement describing the rezone request with specific reference to the criteria below. Include any backup materials and documentation in support of the request.**

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.
- b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the county attorney.
- c. Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)
- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.
- e. The adequacy of usable open space areas in existence and as proposed to serve the development.
- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.
- g. The ability of the subject property and of surrounding areas to accommodate expansion.
- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

Deed Restrictions: The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.



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Previous land use petitions on the subject property: To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

Not applicable

Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☒ Yes ☐ No if so please provide copies.

PUBLIC NOTICE REQUIREMENTS

This land use petition requires a Neighborhood Information Meeting (NIM), pursuant to Chapter 3 E. of the Administrative Code and LDC section 10.03.06. Following the NIM, the applicant will submit a written summary and any commitments that have been made at the meeting. Refer to Chapter 8 B. of the Administrative Code for the NIM procedural requirements.

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer (specify name) at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of Chapter 695, FS. A recorded copy of the Memorandum or Notice shall be provided to the Collier County Planned Unit Development Monitoring staff within 15 days of recording of said Memorandum or Notice.

LDC subsection 10.02.08 D

This application will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. The application will be considered "closed" when the petitioner withdraws the application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the rezoning, amendment or change, for a period of 6 months. An application deemed "closed" will not receive further processing and an application "closed" through inactivity shall be deemed withdrawn. An application deemed "closed" may be re-opened by submission of a new application, repayment of all application fees and the grant of a determination of "sufficiency". Further review of the request will be subject to the then current code.



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Pre-Application Meeting and Final Submittal Requirement Checklist for:

- ☐ PUD Rezone- Ch. 3 G. 1 of the Administrative Code
☐ Amendment to PUD- Ch. 3 G. 2 of the Administrative Code
☐ PUD to PUD Rezone- Ch. 3 G. 1 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

REQUIREMENTS	# OF COPIES	REQUIRED	NOT REQUIRED
Cover Letter with Narrative Statement including a detailed description of why amendment is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Completed Application with required attachments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-application meeting notes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affidavit of Authorization , signed and notarized	2	<input type="checkbox"/>	<input type="checkbox"/>
Notarized and completed Covenant of Unified Control	2	<input type="checkbox"/>	<input type="checkbox"/>
Completed Addressing Checklist	2	<input type="checkbox"/>	<input type="checkbox"/>
Warranty Deed(s)	3	<input type="checkbox"/>	<input type="checkbox"/>
List Identifying Owner and all parties of corporation	2	<input type="checkbox"/>	<input type="checkbox"/>
Signed and sealed Boundary Survey	4	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Rendering of proposed structures	4	<input type="checkbox"/>	<input type="checkbox"/>
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	5	<input type="checkbox"/>	<input type="checkbox"/>
Statement of Utility Provisions	4	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements pursuant to LDC section 3.08.00	4	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) packet at time of public hearings. Coordinate with project planner at time of public hearings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.	4	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Study	7	<input type="checkbox"/>	<input type="checkbox"/>
Historical Survey	4	<input type="checkbox"/>	<input type="checkbox"/>
School Impact Analysis Application, if applicable	2	<input type="checkbox"/>	<input type="checkbox"/>
Electronic copy of all required documents	2	<input type="checkbox"/>	<input type="checkbox"/>
Completed Exhibits A-F (see below for additional information)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
List of requested deviations from the LDC with justification for each (this document is separate from Exhibit E)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revised Conceptual Master Site Plan 24" x 36" and One 8 ½" x 11" copy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Original PUD document/ordinance, and Master Plan 24" x 36" – Only if Amending the PUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Checklist continued onto next page...			



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Revised PUD document with changes crossed thru & underlined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Official Interpretation and/or Zoning Verification	1	<input type="checkbox"/>	<input type="checkbox"/>
*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement			

⁺The following exhibits are to be completed on a separate document and attached to the application packet:

- ☐ **Exhibit C: Master Plan- See Chapter 3 E. 1. of the Administrative Code**
- ☐ **Exhibit D: Legal Description**
- ☐ **Exhibit E: List of Requested LDC Deviations and justification for each**
- ☐ **Exhibit F: List of Development Commitments**

If located in RFMU (Rural Fringe Mixed Use) Receiving Land Areas

Pursuant to LDC subsection 2.03.08.A.2.a.2.(b.)i.c., the applicant must contact the Florida Forest Service at **239-690-3500** for information regarding "Wildfire Mitigation & Prevention Plan."

PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

<input type="checkbox"/> School District (Residential Components): Amy Lockheart	<input type="checkbox"/> Conservancy of SWFL: Nichole Ryan
<input type="checkbox"/> Utilities Engineering: Kris VanLengen	<input type="checkbox"/> Parks and Recreation: Vicky Ahmad
<input type="checkbox"/> Emergency Management: Dan Summers	<input type="checkbox"/> Immokalee Water/Sewer District:
<input type="checkbox"/> City of Naples: Robin Singer, Planning Director	<input type="checkbox"/> Other:

FEE REQUIREMENTS

- ☐ **Pre-Application Meeting:** \$500.00
- ☐ **PUD Rezone:** \$10,000.00* plus \$25.00 an acre or fraction of an acre
- ☐ **PUD to PUD Rezone:** \$8,000.00* plus \$25.00 an acre or fraction of an acre
- ☐ **PUD Amendment:** \$6,000.00* plus \$25.00 an acre or fraction of an acre
- ☐ **Comprehensive Planning Consistency Review:** \$2,250.00
- ☐ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** \$2,500.00
- ☐ **Listed or Protected Species Review (when an EIS is not required):** \$1,000.00
- ☐ **Transportation Review Fees:**
 - Methodology Review: \$500.00, to be paid directly to Transportation at the Methodology Meeting*
 - *Additional fees to be determined at Methodology Meeting.
 - Minor Study Review: \$750.00
 - Major Study Review \$1,500.00
- ☐ **Legal Advertising Fees:**
 - CCPC: \$925.00
 - BCC: \$500.00
- ☐ **School Concurrency Fee, if applicable:**



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- Mitigation Fees, if application, to be determined by the School District in coordination with the County

**Additional fee for the 5th and subsequent re-submittal will be assessed at 20% of the original fee.
All checks may be made payable to: Board of County Commissioners*

Pine Ridge Commons PUD

Exhibit 1 Disclosure of Interest Information

- B. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Goodlette Pine Ridge II LLC 100%
2600 Golden Gate Parkway
Naples, FL 34105

Name and Address	Percentage of Stock
------------------	---------------------

Manager	
<u>The Residences at the Mercato, Inc.</u>	<u>50%</u>
<u>Juliet C. Sproul Family Inheritance Trust</u>	<u>12.50%</u>
<u>1998 Barron Collier III Irrev Children's Trust</u>	<u>12.50%</u>
<u>Phyllis G. Alden Irrevocable Trust</u>	<u>6.25%</u>
<u>R. Blakeslee Gable</u>	<u>3.125%</u>
<u>Michael Wells Gable</u>	<u>3.125%</u>
<u>Christopher D. Villere</u>	<u>2.08333%</u>
<u>Mathilde V. Currence</u>	<u>2.08333%</u>
<u>Lamar G. Villere</u>	<u>2.08333%</u>
<u>S Brent Keller</u>	<u>1.25%</u>
<u>Chelsea Keller Kunde</u>	<u>1.25%</u>
<u>Ashleigh N Keller</u>	<u>1.25%</u>
<u>Matthew D Keller</u>	<u>1.25%</u>
<u>Kathryn E Keller</u>	<u>1.25%</u>

- D. If the property is in the name of a **GENERAL** or **LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Trail Boulevard LLLP 100%
2600 Golden Gate Parkway
Naples, FL 34105

Name and Address	Percentage of Ownership
------------------	-------------------------

<u>Barron Collier Corporation</u>	<u>0.1000%</u>
<u>Juliet C. Sproul Family Inheritance Trust</u>	<u>24.9750%</u>
<u>1998 Barron Collier III Irrev Children's Trust</u>	<u>37.4625%</u>
<u>Phyllis G. Alden Irrevocable Trust</u>	<u>12.4875%</u>

Pine Ridge Commons PUD

Exhibit 1 Disclosure of Interest Information

<u>R. Blakeslee Gable</u>	<u>6.2438%</u>
<u>M. Wells Gable</u>	<u>6.2438%</u>
<u>Christopher D. Villere</u>	<u>4.1625%</u>
<u>Mathilde V. Currence</u>	<u>4.1625%</u>
<u>Lamar G. Gable</u>	<u>4.1625%</u>

Pine Ridge Commons PUD

Exhibit 2 Legal Description

All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:

COMMENCING at the southerly 1/4 corner of Section 10, Township 49 South, Range 25 East, Collier County, Florida;

thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on

the northerly boundary of Pine Ridge Road (S.R. 896) and the POINT OF BEGINNING of the parcel herein described;

thence along said boundary, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right of way of Frank Boulevard, 100 foot right-of-way as recorded in Plat Book 13, Page 58 of the Public Records of Collier County, Florida:

thence along said right of way 454.08 feet along the arc of a circular curve concave the east, having a

radius of 5679.65 feet, through a central angle of 04°34'51" and being subtended by a chord which bears North 04°48'48" East 453.96 feet;

thence continuing along said right-of-way North 07°06'13" East 1102.02 feet;

thence leaving said right-of-way North 89°29'57" East 783.65 feet to a point on the boundary of the parcel of land described in O.R. Book 503, page 206;

thence along said boundary South 00°46'24" East 1324.29 feet to a point on the boundary of the parcel described in O.R. Book 1037, pages 1602-1605;

thence along said boundary South 89°29'57" West 190.00 feet

thence continuing along said boundary South 00°46'24" East 232.40 feet to the northerly boundary of said Pine Ridge Road;

thence along the northerly boundary of Pine Ridge Road, North 89°35'25" West 779.46 feet to a point on the north/south 1/4 section line of Section 10 and the POINT OF BEGINNING of the parcel herein described;

Parcel contains 30.65 acres more or less.

Subject to easements, restrictions and reservations of record.

Bearings are based on the northerly boundary line of Pine Ridge Road (SR 896) being South 89°35'25" West.

Pine Ridge Commons PUD

Exhibit 3 Property I.D. Numbers

Parcel ID: 00240280606
Name: GOODLETTE PINE RIDGE II LLC
Street# & Name: 5980 GOODLETTE RD N

Parcel ID: 00240280703
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1415 PANTHER LN

Parcel ID: 00240280800
Name: TRAIL BOULEVARD LLLP

Parcel ID: 00240280101
Name: TRAIL BOULEVARD LLLP
Street# & Name: 6170 GOODLETTE RD N

Parcel ID: 00240281003
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5920 GOODLETTE-FRANK RD N

Parcel ID: 00240282002
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1435 PINE RIDGE RD

Parcel ID: 00240283001
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5926 PREMIER WAY

Parcel ID: 00240284000
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1421 PINE RIDGE RD

Parcel ID: 00240285009
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1427 PINE RIDGE RD

Parcel ID: 00240286008
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5926 PREMIER WAY

Parcel ID: 00240287007
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5926 PREMIER WAY

Pine Ridge Commons MPUD

Exhibit 4 Evaluation Criteria

Pursuant to LDC subsections 10.02.13 B, 10.02.08 F and Chapter 3 G. of the Administrative Code, staff's analysis and recommendation to the Planning Commission, and the Planning Commission's recommendation to the Board of County Commissioners shall be based upon consideration of the applicable criteria. On a separate sheet attached to the application, provide a narrative statement describing the rezone request with specific reference to the criteria below. Include any backup materials and documentation in support of the request.

The Pine Ridge Commons MPUD is a previously approved and partially developed PUD, which authorizes up to 275,000 square feet of gross leasable area for retail commercial and office and financial institution uses. To date, approximately 205,000 square feet of commercial development has been constructed within the PUD. The applicant proposes to add a maximum of 400 multi-family residential land uses. A Traffic Impact Analysis and market analysis has been submitted in support of the proposed amendment.

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

Pine Ridge Commons PUD lies within the Goodlette/Pine Ridge Commercial Infill Subdistrict of the Future Land Use Map. All infrastructure is in place to support the proposed multi-family residential land uses.

- b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the county attorney.

The applicant is an owner of a portion of the PUD. The owner has authorized the applicant to file the necessary PUD amendment application.

- c. Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)

Pine Ridge Commons PUD is located in the Goodlette/Pine Ridge Commercial Infill Subdistrict of the Future Land Use Map of the Collier County Growth Management Plan. The subdistrict permits a variety of commercial land uses. A companion GMPA has been submitted for the property. The amendment proposes to add the residential dwellings as a permitted use within the subdistrict.

Pine Ridge Commons MPUD

Exhibit 4 Evaluation Criteria

- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.

The permitted uses have previously been determined to be compatible with surrounding land uses. The proposed multi-family dwelling units are compatible with the existing commercial development within the PUD and the nearby elementary school, commercial and residential land uses. Development standards for the residential uses have been included in the revised PUD document.

- e. The adequacy of usable open space areas in existence and as proposed to serve the development.

Usable open space will be provided within the PUD as required by the LDC for the commercial development. Native preservation areas have been previously designated and are provided consistent with Section 3.05 of the LDC.

- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

The project is subject to concurrency and adequate infrastructure must be in place to support future development on the site. There are no known capacity issues that will impact this project.

- g. The ability of the subject property and of surrounding areas to accommodate expansion.

Pine Ridge Commons PUD is an existing CPUD now proposed to be MPUD, which is surrounded by zoned and developed land. Expansion of the CPUD boundary is not proposed.

- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

The Pine Ridge Commons PUD was originally approved December 14, 1999 by Ordinance Number 99-94. The proposed PUD includes uses and development standards appropriate for the site and consistent with the policies expressed in the proposed Growth Management Plan amendment. This application proposes to add 400 residential dwelling units to the PUD.

LDC Section 10.02.08 F - Requirements for Amendments to the Official Zoning Atlas

- F. Nature of requirements of Planning Commission report. When pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the Board of County Commissioners required in LDC section 10.02.08 E shall show that the Planning Commission



Pine Ridge Commons MPUD

Exhibit 4 Evaluation Criteria

has studied and considered the proposed change in relation to the following findings, when applicable:

1. Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map and the elements of the Growth Management Plan.

A companion growth management plan amendment has been filed which modifies the existing subdistrict to add a maximum of 400 multi-family dwelling units. If the plan amendment is approved, the proposed PUD will be consistent with the growth management plan.

2. The existing land use pattern.

The subject property is located at the intersection of two 6-lane arterial roadways and the property is partially developed with office and retail uses. The site has good proximity to both public and private schools as well as additional retail and restaurants, making the site appropriate for a mixed use project.

3. The possible creation of an isolated district unrelated to adjacent and nearby districts.

The subject property is within an existing PUD zoning district and due to existing development patterns, there is no opportunity to expand the PUD boundary.

4. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The PUD boundary includes all property owned by the applicant. The existing PUD boundary is logically drawn.

5. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The Urban area of Collier County has a limited supply of undeveloped property, making the redevelopment of the existing vacant commercial center viable for a mixed use development.

6. Whether the proposed change will adversely influence living conditions in the neighborhood.

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The addition of multi-family housing within the PUD should have no impact to any nearby residential development. The nearest residence are located across Pine Ridge Road from the site. The residential project has existing commercial and public facilities located in closer proximity than the proposed residential development.

7. Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.

The proposed amendment to add residential development would result in decreased traffic from the proposed project compared to the existing entitlements for retail and office development. A residential component would result in the demolition of a portion of an existing retail center and would further displace the potential for additional retail or office development on the site.

8. Whether the proposed change will create a drainage problem.

The site has surface water management permit approvals from the South Florida Water Management District. A modification to the permit will be required to reflect the residential development scenario, which would not create any drainage problems.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed amendment will not seriously reduce light and air to adjacent areas.

10. Whether the proposed change will adversely affect property values in the adjacent area.

The addition of market rate multi-family housing at this location will have no impact to property values on surrounding properties.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

All adjacent properties are developed, and the addition of multi-family housing should have no impact on improvements to surrounding properties. Having a

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Exhibit 4 Evaluation Criteria

successful residential project in lieu of the vacant retail center should be a catalyst for improvement and redevelopment of the surrounding area.

12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The property is zoned PUD and modifying the PUD to include a residential component will not grant a special privilege to the owner. The property owner provided public benefits by providing right-of-way for Goodlette-Frank Road improvements as part of the initial development of the site.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The property owner has determined that a mixed use project represents the highest and best use of the site in the current market. The current PUD does not permit residential dwelling units, making the PUD amendment necessary.

14. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

The scale of the project which will be mixed use, is appropriate for the location at the intersection of two 6-lane arterial roadways.

15. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.

There are no other sites in Collier County which are adequately zoned to permit the proposed mixed use project.

16. The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.

The site has previously been cleared and filled and minimal additional site preparation is necessary to develop a residential project on the site.

17. The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth

Pine Ridge Commons MPUD

Exhibit 4 Evaluation Criteria

Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance [Code ch. 106, art. II], as amended.

There are adequate roadways and utilities available at the site. There are no public facilities deficiencies at the present time and none will occur as a result of this project.

18. Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.

The project is consistent with the Growth Management Plan and it is compatible with surrounding development.