

Goodlette/Pine Ridge Commercial Infill Subdistrict

163.3177(6)(2) and (8), F.S. Criteria

Chapter 163.3177

(6) 2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.

The subject property is already designated for urban land use intensity and is located in the Pine Ridge Commercial Infill Subdistrict of the Future Land Use Element. In addition to the various commercial uses permitted by this land use category, all other uses permitted in the Urban Residential Future Land Use District are also permitted. Residential is one of those permitted land uses. The property owner proposes to permit a higher residential density than that currently permitted by the Future Land Use Element. The proposed maximum number of units proposed within this 31 acre Subdistrict are supported by a market analysis identifying the need for the proposed number of dwelling units.

- b. The projected permanent and seasonal population of the area.

The analysis of public facility impacts submitted in support of the application makes assumptions of the total estimated additional population that will reside within the Subdistrict. The proposed maximum of 400 multi-family dwelling units will result in an estimated total population of approximately 960 full time residents.

- c. The character of undeveloped land.

The property within the Subdistrict has been largely cleared and filled and supports a variety of retail and office development. A portion of an existing retail building will need to be raised in order to provide sufficient land area to support the proposed 400 units.

- d. The availability of water supplies, public facilities, and services.

Public facilities with adequate capacities to serve the proposed 400 units are available at the site.

- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

The proposed development of multi-family dwelling units would represent a redevelopment of a site in order to respond to a changing market. There is great demand for dwelling units in close proximity to other urban services and employment

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areas. The redevelopment of the site as a mixed-use project is also consistent with other goals, objectives and policies of the Growth Management Plan which promote mixed use development patterns.

- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

NA, no military installations are near the subject property.

- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

NA, the site is not proximate to an airport.

- h. The discouragement of urban sprawl.

The redevelopment of the site will discourage urban sprawl consistent with the goals, objectives and policies of the State, Regional, and Collier County Growth Management Plan.

- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

The proposed multi-family dwellings support job creation and capital investment during construction phases, and after construction, the dwellings will provide needed housing for employees to support the local economy. The provision of a variety of housing types is supported by the Future Land Use Element and Economic Element of the Growth Management Plan.

- j. The need to modify land uses and development patterns within antiquated subdivisions.

Although the project is not a typical subdivision, there is a demand for housing in close proximity to urban services and employment opportunities.

- 8. Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.

The applicant has analyzed the proposed impacts of the addition of dwelling units on all public facilities. There are no existing or projected deficiencies on public facilities resulting from the proposed amendment.

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- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

The subject Subdistrict consists of 31 acres of land located at the intersection of two 6-lane arterial roadways. The site is located adjacent to additional commercial development and is within walking distance of public and private school, making the site an ideal candidate for higher density residential development. There are no natural resource constraints impacting development potential of the site.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

A market feasibility analysis has been prepared which identifies the demand in this area of Collier County for increased dwelling units. The proposed mixed-use project on the 31 acres does represent the minimum area necessary to support the proposed mix of residences and non-residential development.