

PINE RIDGE COMMONS PUD  
AMEND ORDINANCE NUMBER 99-94

**Title page of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge commons PUD, is hereby amended as follows:**

Pine Ridge Commons

A

PLANNED UNIT DEVELOPMENT

31± Acres Located in Section 10  
Township 49 South, Range 25 East  
Collier County, Florida

PREPARED FOR:

G-4 Partnership

PREPARED BY:

WilsonMiller, Inc.  
3200 Bailey Lane, Suite 200  
Naples, FL 34105

And

Young, vanAssenderp, Varnadoe & Anderson, P.A.  
801 Laurel Oak Drive  
Suite 300  
Naples, FL 34108

Amended January 2017

BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.  
VIA DEL REY, BONITA SPRINGS, FL 34134

and

COLEMAN YOVANOVICH AND KOESTER, P.A.  
4001 Tamiami Trail North, Suite 300  
, NAPLES, FL 34102

DATE FILE 8/27/99  
DATE APPROVED BY CCPC 11/18/99  
DATE APPROVED BY BCC 12/14/99  
ORDINANCE NUMBER 99-94

**“Table of Contents” of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended as follows:**

## TABLE OF CONTENTS

EXHIBIT “A”            PINE RIDGE COMMONS PUD MASTER PLAN  
~~(WMB&P File No. D-2885-15)~~

EXHIBIT “B”            LEGAL DESCRIPTION

**“Statement of Compliance” of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended as follows:**

## STATEMENT OF COMPLIANCE

1. The subject property is within the Goodlette/Pine Ridge Commercial Infill Sub-district as identified in the FLUE of the Growth Management Plan and on the Future Land Use Map. In addition to other uses allowed by the Plan, the intent of the Sub-district is to provide multi-family residential development, shopping, personal services and employment for the surrounding residential area within a convenient travel time and contains development intensity standards to insure that development is compatible with surrounding land uses.

**SECTION I entitled “Legal Description, Property Ownership, and General Description” of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended as follows:**

## SECTION I

### LEGAL DESCRIPTION, PROPERTY OWNERSHIP, AND GENERAL DESCRIPTION

#### 1.4 GENERAL DESCRIPTION OF PROPERTY

- A. The project site is located in Section 10, Township 49 South, Range 25 East, and is generally bordered on the west by Goodlette-Frank Road, to the south by Pine Ridge Road and the North Naples fire station, to the east by the Naples Area Board of

Realtors commercial building, the North Naples fire station and Pine Ridge Middle School; and to the north by ~~undeveloped agriculturally~~ North Naples United Methodist Church Mixed Use Planned Unit Development ~~zoned property~~.

- B. The zoning classification of the subject property at the time of original PUD application is A, Rural Agricultural and RSF-3.

## 1.5 PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is Trail Boulevard LLLP, 2600 Golden Gate Parkway, Naples, FL 34105. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

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**SECTION II entitled "Project Development" of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended as follows:**

## SECTION II

### PROJECT DEVELOPMENT

## 2.2 GENERAL DESCRIPTION OF THE PROPERTY AND PROPOSED LAND USES

- A. Pine Ridge Commons is a 31 acre mixed use residential, retail commercial and office development oriented to serve surrounding residential areas within a convenient travel distance, which will consist of general and specialty retail shops, restaurants, business, medical and professional offices, and financial institutions. Emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.
- B. The PUD Master Plan is illustrated graphically on Exhibit A ~~(WMB&P, Inc. File No.~~

~~D-2885-15~~). A Land Use Summary indicating approximate land use acreages is shown on the plan. The location, size, and configuration of individual tracts shall be determined at the time of County development approvals in accordance with the Collier County Land Development Code (LDC).

- C. The Project shall contain a maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution uses. Retail commercial uses shall be located south of the northern entrance and limited to 125,000 square feet of gross leasable area, and no individual retail tenant may exceed 65,000 square feet of gross leasable area. A maximum of 375 multi-family or townhome residential dwellings may be permitted within the PUD.
- D. If an agreement is reached with the School Board of Collier County then the main northern access drive may be shared with the School as access to Pine Ridge Middle School and the parcel of land the access road lies on may be deeded to the School Board. One or both parties, depending on the agreement between the School Board and the Developer, shall maintain the road. The Developer, School Board or both may request the road be public. If the access road right-of-way is donated to the Collier County School Board, it shall be considered an internal road or drive and not as a property line for purposes of setbacks and buffering.
- E. The minimum preserve requirement is as follows: 9.65 acres of existing native vegetation x 15% = 1.47 acres. The developer shall provide 1.00 acre of native vegetation preservation on-site and shall provide 0.47 acres off-site vegetation retention in accordance with LDC Section 3.05.07.H.f.

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## 2.15    TRANSPORTATION

- A. The Developer will pay an appropriate fee required by the County's Road Impact Fee Ordinance 92-22, as may be amended, as building permits are issued for the proposed project.
- B. The Developer will provide for a reservation of land a maximum of 50 feet in width along the western property boundary to accommodate the programmed Goodlette-Road Road four-laning improvements. Dedication of this land to Collier County shall be in conjunction with final subdivision plat or site development plan approval of the first phase of development or within 120 days of any written request to the Developer from the County or at the initiative of the Developer, whichever is earlier. The Developer will be entitled to impact fee credits as permitted by and pursuant to the Road Impact Fee Ordinance for this dedication. The developer is not responsible for resolving any conflicts created with other easement holders within the dedication area, such as, but not limited to, Florida Power and Light. (Commitment complete)
- C. The Developer shall dedicate required land up to a maximum of fifteen feet in width for a right turn lane from Goodlette-Frank Road. The Developer shall dedicate this

land as part of the Goodlette-Frank Road right-of-way and the dedication shall not be eligible for impact fee credits. Dedication of the land to Collier County shall be in conjunction with final subdivision plat or site development plan approval or within 120 days of any written request to the Developer from the County. (Commitment complete)

- D. All project access points shall be consistent with the Collier County Access Management Policy, including turn-lane specifications. Types of access and locations of access to the project from Goodlette-Frank Road and Pine Ridge Road shall be as depicted on the approved Master Plan exhibit. The Developer will provide appropriate turn lanes at the project entrances as required at the time of SOP approval. These improvements are considered site related and are not subject to impact fee credits. (Commitment complete)
- E. Arterial level street lighting shall be provided by the Developer at project entrances to be utilized by that phase of development, prior to issuance of the first certificate of occupancy for that phase. (Commitment complete)
- F. The Developer shall provide a fair share contribution toward the capital cost of a traffic signal at the intersection of the northern entrance road and Goodlette- Frank Road when warranted by the Collier County Transportation Department. The signal will be designed, installed, owned, operated and maintained by Collier County. (Commitment complete)
- G. The Developer will provide the opportunity for a mutually acceptable interconnection to adjoining commercial properties to the east.

## 2.16 COMMON AREA MAINTENANCE

Common area maintenance, including maintenance of the surface water management system, will be provided by the Developer.

## 2.17 DESIGN GUIDELINES AND STANDARDS

- A. The Collier County Planned Unit Development District is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land under unified ownership as set forth in the LDC, Section 2.2.20.
- B. The Pine Ridge Commons PUD is planned as a neighborhood-oriented residential, retail commercial, office and financial institution site. The Developer will establish guidelines and standards to ensure quality for both the common areas and the individual parcel developments. All development will meet and enhance the LDC, ~~Division 2.8~~ Section 5.05.08, Architectural and Site Design Standards ~~and Guidelines~~.

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## 2.18 LANDSCAPING, BERMS, FENCES AND WALLS

- D. Landscape buffers contiguous to the eastern boundary not adjacent to the school shall be a minimum 10' wide Type "A" buffer if developed with commercial or a minimum 15' wide Type "B" buffer if developed with multi-family.

**SECTION III entitled "Commercial" of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended as follows:**

### SECTION III

#### COMMERICAL

##### 3.1 PURPOSE

The purpose of this section is to identify permitted uses and development standards for areas within Pine Ridge Commons Designated Commercial on the Master Plan.

##### 3.2 GENERAL DESCRIPTION

Areas designated as "C" Commercial on the PUD Master Plan are intended to provide a maximum of 275,000 square feet (gross leasable area) for retail commercial, office and financial institution uses. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the ±23 acres of the site south of the northernmost entry road depicted on the Master Plan. A maximum of 375 multi-family or townhome residential dwellings shall be permitted. Multi-family and townhome residential dwellings shall be permitted in the locations depicted on Exhibit 'A' PUD Master Plan.

##### 3.3 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

###### A. Permitted Principal Uses and Structures:

1. All permitted and conditional uses in the C-1, C-1/T, C-2, and C-3 Zoning Districts of the Collier County Land Development Code, in effect as of June 22, 1999, except those uses identified as prohibited in Section 3.3.C below.
2. Real Estate (Group 6512)
3. Miscellaneous Personal Services, Not Elsewhere Classified, (Group 7299) except escort service; massage parlors; steam baths; tattoo parlors; Turkish baths.

#### 4. Multi-family and townhome residential dwellings

### 3.4 DEVELOPMENT STANDARDS (COMMERCIAL)

- A. Minimum Lot Area: 20,000 square feet
- B. Minimum Lot Width: 100 feet
- C. Minimum Yard Requirements:
  - 1. Principal Permitted Uses
    - a) Goodlette-Frank Road: Zero feet (0') to the east edge of the FPL easement
    - b) Pine Ridge Road: Forty feet (40') from edge of pavement.
    - c) Minimum Building Setback from North and East Perimeter Project Boundary of the PUD: Thirty feet (30').
    - d) Internal Drives: Fifteen feet (15') from rights-of-way line.
    - e) Distance between Free-standing Uses: Thirty feet (30')
    - f) Water management structures: Zero feet (0') to bulkhead or riprap at top of bank.
    - g) Buildings or portions of buildings under separate ownership including connected units: Zero feet (0').

#### h) Preserves: Twenty-five feet (25')

### 2. Accessory Structure Setbacks:

- a) Perimeter
  - (1) Roofed parking facilities- Twenty feet (20')
- b) Side Yard:
  - (1) Common Architectural Features- Zero feet (0')
  - (2) Roofed parking facilities- Ten feet (10')
- c) Lake Bank:
  - (1) Common Architectural Features- Zero feet (0')
  - (2) Seating areas- Zero feet (0')

#### d) Preserve: Ten feet (10')

D. Maximum Height:

1. Retail Buildings: One story, not to exceed forty feet (40').
2. Office and Financial Institution Buildings: Three-stories, not to exceed fifty feet (50').
3. Architectural features: Sixty feet (60')

E. Individual Retail Tenant Size

1. No individual retail tenant may exceed 65,000 square feet of gross leasable area.

3.5 DEVELOPMENT STANDARDS (RESIDENTIAL)

| <u>PRINCIPAL STRUCTURES</u>                           | <u>TOWNHOUSE</u> | <u>MULTI-FAMILY</u> |
|---|------------------|---------------------|
| <u>Minimum Lot Area</u>                               | <u>1,200 SF</u>  | <u>1 acre</u>       |
| <u>Minimum Lot Width</u>                              | <u>20 feet</u>   | <u>N.A.</u>         |
| <u>Minimum Lot Depth</u>                              | <u>60 feet</u>   | <u>N.A.</u>         |
| <u>Minimum Front Yard Setback</u>                     | <u>10 feet</u>   | <u>10 feet</u>      |
| <u>Minimum Side Yard Setback</u>                      | <u>5 feet</u>    | <u>5 feet</u>       |
| <u>Minimum Rear Yard Setback*1</u>                    | <u>10 feet</u>   | <u>10 feet</u>      |
| <u>Minimum Lake Maintenance Easement Setback*1</u>    | <u>0 feet</u>    | <u>0 feet</u>       |
| <u>Minimum FPL Easement Setback</u>                   | <u>0 feet</u>    | <u>0 feet</u>       |
| <u>Maximum Building Height</u>                        |                  |                     |
| <u>    Zoned</u>                                      | <u>55 feet</u>   | <u>55 feet</u>      |
| <u>    Actual</u>                                     | <u>60 feet</u>   | <u>60 feet</u>      |
| <u>Minimum Distance Between Buildings</u>             | <u>10 feet</u>   | <u>10 feet</u>      |
| <u>Floor Area Min. (S.F.), per unit, ground floor</u> | <u>700 SF</u>    | <u>700 SF</u>       |
| <u>Minimum PUD Boundary Setback</u>                   | <u>25 feet</u>   | <u>25 feet</u>      |
| <u>ACCESSORY STRUCTURES</u>                           |                  |                     |
| <u>Minimum Front Yard Setback</u>                     | <u>10 feet</u>   | <u>10 feet</u>      |
| <u>Minimum Side Yard Setback</u>                      | <u>0 feet</u>    | <u>0 feet</u>       |
| <u>Minimum Rear Yard Setback</u>                      | <u>10 feet</u>   | <u>10 feet</u>      |
| <u>Minimum Drainage Easement Setback</u>              | <u>0 feet</u>    | <u>0 feet</u>       |
| <u>Minimum FPL Easement Setback</u>                   | <u>0 feet</u>    | <u>0 feet</u>       |
| <u>Minimum PUD Boundary Setback</u>                   | <u>15 feet</u>   | <u>15 feet</u>      |
| <u>Minimum Distance Between Buildings</u>             | <u>0/10 feet</u> | <u>0/10 feet</u>    |
| <u>Maximum Height</u>                                 |                  |                     |
| <u>    Zoned</u>                                      | <u>20 feet</u>   | <u>20 feet</u>      |
| <u>    Actual</u>                                     | <u>25 feet</u>   | <u>25 feet</u>      |



Minimum lot areas for any unit type may be exceeded. The unit type, and not the minimum lot area, shall define the development standards to be applied by the Growth Management Division during an application for a building permit.

\*1 –The Landscape Buffer Easements shall be located within open space tracts and Lake Maintenance Easements shall be located within lake tracts and not be located within a platted residential lot.

Note: nothing in this PUD Document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.