

EXECUTIVE SUMMARY

Recommendation to approve the single petition within the 2016 Cycle 3 of Growth Management Plan Amendments for transmittal to the Florida Department of Economic Opportunity for review and Comments response for an amendment specific to the Goodlette/Pine Ridge Commercial Infill Subdistrict at the northeast corner of Pine Ridge Road and Goodlette-Frank Road. (*Transmittal Hearing*) (PL20160002360/CP-2016-3) [Companion to Petition PUDZ-PL20160002306]

OBJECTIVE: For the Board to approve the single petition in the 2016 Cycle 3 of amendments to the Collier County Growth Management Plan (GMP) for transmittal to the Florida Department of Economic Opportunity.

CONSIDERATIONS:

- Chapter 163, F.S., provides for an amendment process for a local government's adopted Comprehensive Plan.
- Collier County Resolution No. 12-234 provides for a public petition process to amend the GMP.
- The Collier County Planning Commission (CCPC), sitting as the "local planning agency" under Chapter 163.3174, F.S., held their Transmittal hearing for the 2016 Cycle 3 petition on November 16, 2017 (one petition only, PL20160002360/CP-2016-3).
- This Transmittal hearing for the 2016 Cycle 3 considers an amendment to the Future Land Use Element (FLUE).

The GMP amendment requested is specific to the entire Subdistrict, approximately 30.65 acres, and is located in the northeast quadrant of Pine Ridge Road (CR 896) and Goodlette-Frank Road North (CR 851) in Section 10, Township 49 South, Range 25 East (Central Naples Planning Community). The subject site encompasses the Pine Ridge Commons PUD and is already approved for 275,000 sq. ft. of office and retail commercial uses and preserve – and has been partially developed with approximately 205,000 square feet.

This petition seeks to amend the GMP, adopted by Ordinance No. 89-05, as amended, specifically amending the Future Land Use Element (FLUE) and Map Series by:

Removing the text of the Goodlette/Pine Ridge Commercial Infill Subdistrict from the Urban Commercial District and adding the Goodlette/Pine Ridge Mixed Use Subdistrict text to the Urban Mixed Use District; allowing up to 375 multi-family residential rental dwelling units and 275,000 square feet of commercial development; and, creating a new Goodlette/Pine Ridge Mixed Use Subdistrict map, for inclusion in the Future Land Use Element map series to replace the existing Goodlette/Pine Ridge Commercial Infill Subdistrict map.

The proposed amended Subdistrict text, as recommended by the Collier County Planning Commission (CCPC), is depicted in Ordinance Exhibit "A."

Based on the review of this large-scale GMP amendment petition, including the supporting data and analysis, staff makes the following findings and conclusions.

- There are no adverse environmental impacts as a result of this petition.
- No historic or archaeological sites are affected by this amendment.
- The proposed uses are generally compatible with surrounding development.
- The proposed Subdistrict shares characteristics of the Mixed Use Activity Center Subdistrict, including mixed use, high density, location at a major intersection, and proximity to residential development.
- The infrastructure needed to serve the development can be provided without related levels of service concerns.
- Transportation-related concerns were brought forward by citizens at the Neighborhood Information Meeting; however, Transportation Planning has determined there would be a net decrease in the number of vehicle trips.
- Based on data and analysis submitted for the supply of, and demand for, existing and potential multi-family residential rental development within the study area for the subject property, the need for the maximum of 375 dwelling units contemplated by this amendment has been demonstrated. This location fulfills the localized need to provide market-rate rental housing near employment and shopping.
- The Pine Ridge Commons PUD was approved via Ordinance #99-94 for commercial/office uses in December 1999, almost 18 years ago.
- Correlating amendments to the Pine Ridge Commons PUD have been submitted and may be heard subsequent to, or concurrent with, the Adoption phase of this GMPA application.

The data and analysis provided for the amendment generally supports the proposed changes to the FLUE. The complete staff analysis of this petition is provided in the CCPC Staff Report.

FISCAL IMPACT: No fiscal impacts to Collier County result from this amendment, as this approval is for the Transmittal of this proposed amendment. Petition fees account for staff review time and materials, and for the cost of associated legal advertising/public notice for the public hearings.

GROWTH MANAGEMENT IMPACT: Approval of the proposed amendment by the Board for Transmittal and its submission to the Florida Department of Economic Opportunity will commence the Department's thirty (30) day review process and ultimately return the amendment to the CCPC and the Board for Adoption hearings tentatively to be held in the Spring of 2018.

LEGAL CONSIDERATIONS: This Growth Management Plan (GMP) amendment is authorized by, and subject to the procedures established in, Chapter 163, Part II, Florida Statutes, The Community Planning Act, and by Collier County Resolution No. 12-234, as amended. The Board should consider the following criteria in making its decision: "plan amendments shall be based on relevant and appropriate data and an analysis by the local government that may include but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue." Section 163.3177(1)(f), FS. In addition, Section 163.3177(6)(a)2, FS provides that FLUE plan amendments shall be based on surveys, studies and data regarding the area, as applicable including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of non-conforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The need to modify land uses and development patterns with antiquated subdivisions.
- i. The discouragement of urban sprawl.
- j. The need for job creation, capital investment and economic development that will strengthen and diversify the community's economy.

And FLUE map amendments shall also be based upon the following analysis per Section 163.3177(6)(a)8.:

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

This item is approved as to form and legality. It requires a majority vote for approval because this is a transmittal hearing. [HFAC]

STAFF RECOMMENDATION TO THE COLLIER COUNTY PLANNING COMMISSION: That the CCPC forward petition PL20160002360/CP-2016-3 to the Board with a recommendation of approval.

COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION: The CCPC heard this petition at their November 16, 2017 meeting and voted unanimously 6-0 to forward the subject petition to the Board with a recommendation to approve for transmittal to the Florida Department of Economic Opportunity.

Prepared by: Sue Faulkner, Principal Planner, and David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section, Zoning Division