

RESOLUTION NO. 17- _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING AMENDMENT TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND MAP SERIES TO REMOVE THE GOODLETTE/PINE RIDGE COMMERCIAL INFILL SUBDISTRICT FROM THE URBAN COMMERCIAL DISTRICT AND TO ADD THE GOODLETTE/PINE RIDGE MIXED-USE SUBDISTRICT TO THE URBAN MIXED-USE DISTRICT, TO ALLOW UP TO 375 MULTI-FAMILY RESIDENTIAL RENTAL DWELLING UNITS AND 275,000 SQUARE FEET OF GROSS LEASABLE COMMERCIAL DEVELOPMENT, AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. THE SUBJECT PROPERTY IS 31 ACRES AND LOCATED AT THE NORTHEAST QUADRANT OF PINE RIDGE ROAD AND GOODLETTE-FRANK ROAD IN SECTION 10, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA. [PL20160002360]

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, Petitioners, Trail Boulevard LLLP and Goodlette Pine Ridge II, LLC, have initiated this amendment to the Future Land Use Element; and

WHEREAS, on November 16, 2017, the Collier County Planning Commission considered the proposed amendment to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, F.S., and has recommended approval of said amendment to the Board of County Commissioners; and

WHEREAS, on December 12, 2017, the Board of County Commissioners at a public hearing approved the transmittal of the proposed amendment to the state land planning agency in accordance with Section 163.3184, F.S.; and

Words underlined are additions; Words struck through are deletions
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WHEREAS, upon receipt of Collier County's proposed Growth Management Plan Amendment, various State agencies and the Department of Economic Opportunity (DEO) have thirty (30) days to review the proposed amendment and DEO must transmit, in writing, to Collier County its comments within said thirty (30) days pursuant to Section 163.3184, F.S.; and

WHEREAS, Collier County, upon receipt of the written comments from DEO must adopt, adopt with changes or not adopt the proposed Growth Management Plan Amendment within one hundred and eighty (180) days of such receipt pursuant to Section 163.3184, F.S.; and

WHEREAS, the DEO, within five (5) days of receipt of Collier County's adopted Growth Management Plan Amendment, must notify the County of any deficiencies of the Plan Amendment pursuant to Section 163.3184(3), F.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

The Board of County Commissioners hereby approves the proposed Growth Management Plan Amendment, attached hereto as Exhibit "A" and incorporated by reference herein, for the purpose of transmittal to the Department of Economic Opportunity and other reviewing agencies thereby initiating the required State evaluation of the Growth Management Plan Amendment prior to final adoption.

THIS RESOLUTION ADOPTED after motion, second and majority vote this _____ day of _____, 2017.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

Deputy Clerk

BY: _____, Chairman

Approved as to form and legality:

Heidi Ashton-Cicko
Managing Assistant County Attorney

11-3-17
HICAL

Attachment: Exhibit "A"

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EXHIBIT A**FUTURE LAND USE ELEMENT**

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II. IMPLEMENTATION STRATEGY

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FUTURE LAND USE MAP SERIES

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- Orange Blossom Mixed Use Subdistrict Map
- Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map
- Goodlette/Pine Ridge ~~Commercial Infill~~ Mixed Use Subdistrict Map
- Henderson Creek Mixed Use Subdistrict Map
- Buckley Mixed Use Subdistrict Map

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Policy 1.5

The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

A. URBAN – MIXED USE DISTRICT

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17. Hibiscus Residential Infill Subdistrict
18. Vincentian Mixed Use Subdistrict
19. Goodlette/Pine Ridge Mixed Use Subdistrict

C. URBAN – COMMERCIAL DISTRICT

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9. Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict
- ~~10. Goodlette/Pine Ridge Commercial Infill Subdistrict~~
- ~~11. 10. Orange Blossom/Airport Crossroads Commercial Subdistrict~~
- ~~12. 11. Davis – Radio Commercial Subdistrict~~

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FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

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I. URBAN DESIGNATION

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b. Non-residential uses including

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12. Commercial uses subject to criteria identified in the Urban – Mixed Use District, PUD Neighborhood Village Center Subdistrict, Office and Infill Commercial Subdistrict, Residential Mixed Use Neighborhood Subdistrict, Orange Blossom Mixed-Use Subdistrict, Buckley Mixed Use Subdistrict, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, Commercial Mixed Use Subdistrict, Goodlette/Pine Ridge Mixed Use Subdistrict, Henderson Creek Mixed Use Subdistrict, Livingston/Radio Road Commercial Infill Subdistrict, Vanderbilt Beach Road Neighborhood Commercial Subdistrict, Vincentian Mixed Use Subdistrict, Davis – Radio Commercial Subdistrict; and, in the Urban Commercial District, Mixed Use Activity Center Subdistrict, Interchange Activity Center Subdistrict, Livingston/Pine Ridge Commercial Infill Subdistrict, Livingston Road/Eatonwood Lane Commercial Infill Subdistrict, Livingston Road Commercial Infill Subdistrict, Commercial Mixed Use Subdistrict, Livingston Road/Veterans Memorial Boulevard Commercial Infill Subdistrict, ~~Goodlette/Pine Ridge Commercial Infill Subdistrict~~, Orange Blossom/Airport Crossroads Commercial Subdistrict, in the Bayshore/Gateway Triangle Redevelopment Overlay; and, as allowed by certain FLUE policies.

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A. Urban Mixed Use District

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19. Goodlette/Pine Ridge Mixed Use Subdistrict

This Subdistrict consists of 31 acres and is located at the northeast quadrant of two major arterial roadways, Pine Ridge Road and Goodlette-Frank Road. In addition to uses generally allowed in the Urban designation, the intent of the Goodlette/Pine Ridge Mixed Use Subdistrict is to provide shopping, personal services and employment for the surrounding residential areas within a convenient travel distance. The Subdistrict also permits multi-family rental residential dwelling units. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle school and nearby residential development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.

Access to the Goodlette/Pine Ridge Mixed Use Subdistrict may feature a signalized traffic access point on Goodlette-Frank Road, which may provide for access to the neighboring

Pine Ridge Middle School. Other site access locations will be designed consistent with the Collier County access management criteria.

Commercial development intensity within the Subdistrict will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this Subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail commercial use may exceed 65,000 square feet of gross leasable area. Residential development within the Subdistrict will be a maximum of 375 multi-family rental dwelling units. The maximum height for residential buildings shall be 4 stories over parking.

Unless otherwise required by the South Florida Water Management District, the 0.87± acre wetland area located on the northeastern portion of the site will be preserved. A total of 1.47 acres of native vegetation shall be provided within this Subdistrict.

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C. Urban Commercial District

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10. Goodlette/Pine Ridge Commercial Infill Subdistrict

~~This Subdistrict consists of 31 acres and is located at the northeast quadrant of two major arterial roadways, Pine Ridge Road and Goodlette-Frank Road. In addition to uses generally allowed in the Urban designation, the intent of the Goodlette/Pine Ridge Commercial Infill Subdistrict is to provide shopping, personal services and employment for the surrounding residential areas within a convenient travel distance. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.~~

~~Access to the Goodlette/Pine Ridge Commercial Infill Subdistrict may feature a signalized traffic access point on Goodlette-Frank Road, which may provide for access to the neighboring Pine Ridge Middle School. Other site access locations will be designed consistent with the Collier County access management criteria.~~

~~Development intensity within the Subdistrict will be limited to single-story retail commercial uses, while professional or medical related offices, including financial institutions, may occur in three-story buildings. A maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution development may occur within this Subdistrict. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the south +/- 23 acres. No individual retail commercial use may exceed 65,000 square feet of gross leasable area.~~

~~Unless otherwise required by the South Florida Water Management District, the .87 ± acre wetland area located on the northeastern portion of the site will be preserved.~~

14. **10. Orange Blossom/Airport Crossroads Commercial Subdistrict**

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12. 11. Davis – Radio Commercial Subdistrict

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FUTURE LAND USE MAP SERIES

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Orange Blossom Mixed Use Subdistrict Map
 Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map
 Goodlette/Pine Ridge ~~Commercial Infill~~ Mixed Use Subdistrict Map
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 Buckley Mixed-Use Subdistrict Map

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GOODLETTE/PINE RIDGE MIXED-USE INFILL SUBDISTRICT
COLLIER COUNTY, FLORIDA

DRAFT

Autumn Woods BLVD

Ridge DR

**SUBJECT
SITE
CP-2016-3**

Goodlette-Frank RD N

Panther LN

Premier WAY

East AVE

Pine Ridge RD

Milano DR

Lastrada LN

Napoli DR

Cortina CT

Kristin CT

Alpha CT

Northgate DR

Mel Jen DR

Burning Tree DR

LEGEND



SUBDISTRICT

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
DATE: 7/2017

0 230 460 920 Feet



Collier County Florida

DRAFT

SUBJECT

PL20160002360

CP-2016-3

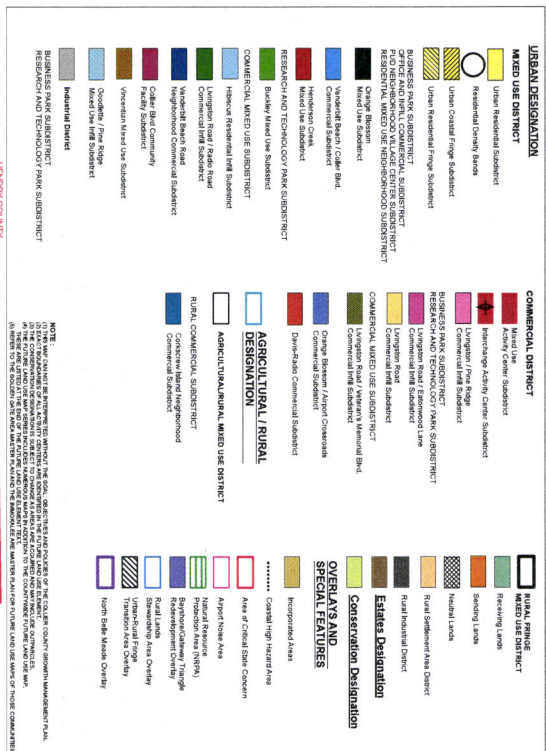


FIGURE LAND USE MAP
ADOPTED - JANUARY 1986 AMENDED - JANUARY 1980 REMOVED - FEBRUARY 1991 AMENDED - MAY 1992 AMENDED - MAY 1993 REMOVED - APRIL 1994 AMENDED - OCTOBER 1997 AMENDED - JANUARY 1998 AMENDED - FEBRUARY 1999 AMENDED - FEBRUARY 2000 REMOVED - MAY 2000 AMENDED - DECEMBER 2000 AMENDED - MARCH 2001 AMENDED - MAY 2002 (Ord No. 2002-24) AMENDED - JUNE 2002 (Ord No. 2002-44) AMENDED - OCTOBER 22, 2002 (Ord No. 2002-44) AMENDED - OCT 2002-44 AMENDED - Q4 2003 (Ord No. 2003-7) AMENDED - SEPTEMBER 9, 2003 (Ord No. 2003-7) AMENDED - SEPTEMBER 10, 2003 (Ord No. 2003-46) AMENDED - DECEMBER 18, 2004 (Ord No. 2004-46) AMENDED - OCTOBER 28, 2004 (Ord No. 2004-22) AMENDED - JUNE 7, 2005 (Ord No. 2005-22) AMENDED - JANUARY 26, 2007 (Ord No. 2007-19) AMENDED - DECEMBER 2, 2007 (Ord No. 2007-47) AMENDED - JULY 26, 2008 (Ord No. 2008-47) AMENDED - SEPTEMBER 13, 2011 (Ord No. 2011-27) AMENDED - NOVEMBER 16, 2013 (Ord No. 2013-46) AMENDED - MAY 28, 2014 (Ord No. 2014-41) AMENDED - FEBRUARY 11, 2015 (Ord No. 2015-20) AMENDED - APRIL 4, 2015 (Ord No. 2015-26) AMENDED - JUNE 3, 2015 (Ord No. 2015-36) AMENDED - JULY 2, 2015 (Ord No. 2015-36) AMENDED - MAY 2, 2016 (Ord No. 2016-15)