

ORDINANCE NO. 18- \_\_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS AMENDING ORDINANCE 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, 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 Community Planning Act, formerly the Florida Local Government Comprehensive Planning and Land Development Regulation Act, 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, Collier County transmitted the Growth Management Plan amendments to the Department of Economic Opportunity for preliminary review on November 20, 2013, after public hearings before the Collier County Planning Commission and the Board of County Commissioners; and

WHEREAS, the Department of Economic Opportunity reviewed the amendments to the Future Land Use Element to the Growth Management Plan and transmitted its comments in writing to Collier County within the time provided by law; and

WHEREAS, Collier County, has 180 days from receipt of the Comments Report from the Department of Economic Opportunity to adopt, adopt with changes or not adopt the proposed amendments to the Growth Management Plan; and

WHEREAS, Collier County has gathered and considered additional information, data and analysis supporting adoption of these amendments, including the following: the Collier County Staff Report, the documents entitled Collier County Growth Management Plan Amendments and other documents, testimony and information presented and made a part of the record at the public hearings of the Collier County Planning Commission held on \_\_\_\_\_, and the Collier County Board of County Commissioners held on \_\_\_\_\_; and

WHEREAS, all applicable substantive and procedural requirements of the law have been met.

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

SECTION ONE: ADOPTION OF AMENDMENTS TO THE GROWTH MANAGEMENT PLAN

The amendments to the Future Land Use Element attached hereto as Exhibit "A" and incorporated herein by reference, are hereby adopted in accordance with Section 163.3184, Florida Statutes, and shall be transmitted to the Florida Department of Economic Opportunity.

SECTION TWO: SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

ATTEST:  
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

\_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
ANDY SOLIS, Chairman

Approved as to form and legality:

\_\_\_\_\_  
Heidi Ashton-Cicko  
Managing Assistant County Attorney

HEAC  
4-18-18

Attachment: Exhibit A – Text and Map

## EXHIBIT A

### FUTURE LAND USE ELEMENT

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

### TABLE OF CONTENTS

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

### II. IMPLEMENTATION STRATEGY

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

### FUTURE LAND USE MAP SERIES

[Page vi]

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

- 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

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

#### Policy 1.5

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

#### A. URBAN – MIXED USE DISTRICT

[Page 9]

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

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

#### C. URBAN – COMMERCIAL DISTRICT

[Page 10]

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

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~~

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

## FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

### I. URBAN DESIGNATION

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

b. Non-residential uses including [Page 26]

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

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.

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

A. Urban Mixed Use District [Page 47]

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

#### **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 Goodlett-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.

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    TEXT BREAK    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

#### C. Urban Commercial District

[Page 63]

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    TEXT BREAK    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

##### **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.~~

#### **11. 10. Orange Blossom/Airport Crossroads Commercial Subdistrict**

Page 3 of 4

Words underlined are added; words ~~struck-through~~ are deletions

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

**42- 11. Davis – Radio Commercial Subdistrict**

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

**FUTURE LAND USE MAP SERIES**

[Page 144]

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

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

\*\*\* \*\* TEXT BREAK \*\*\* \*\*

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

**DRAFT**



**LEGEND**



**SUBDISTRICT**

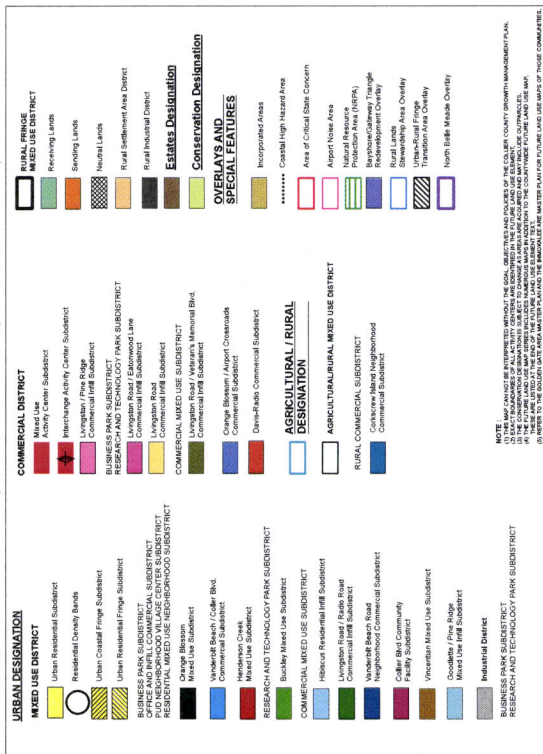


**2012-2025  
FUTURE LAND USE MAP**  
Collier County Florida

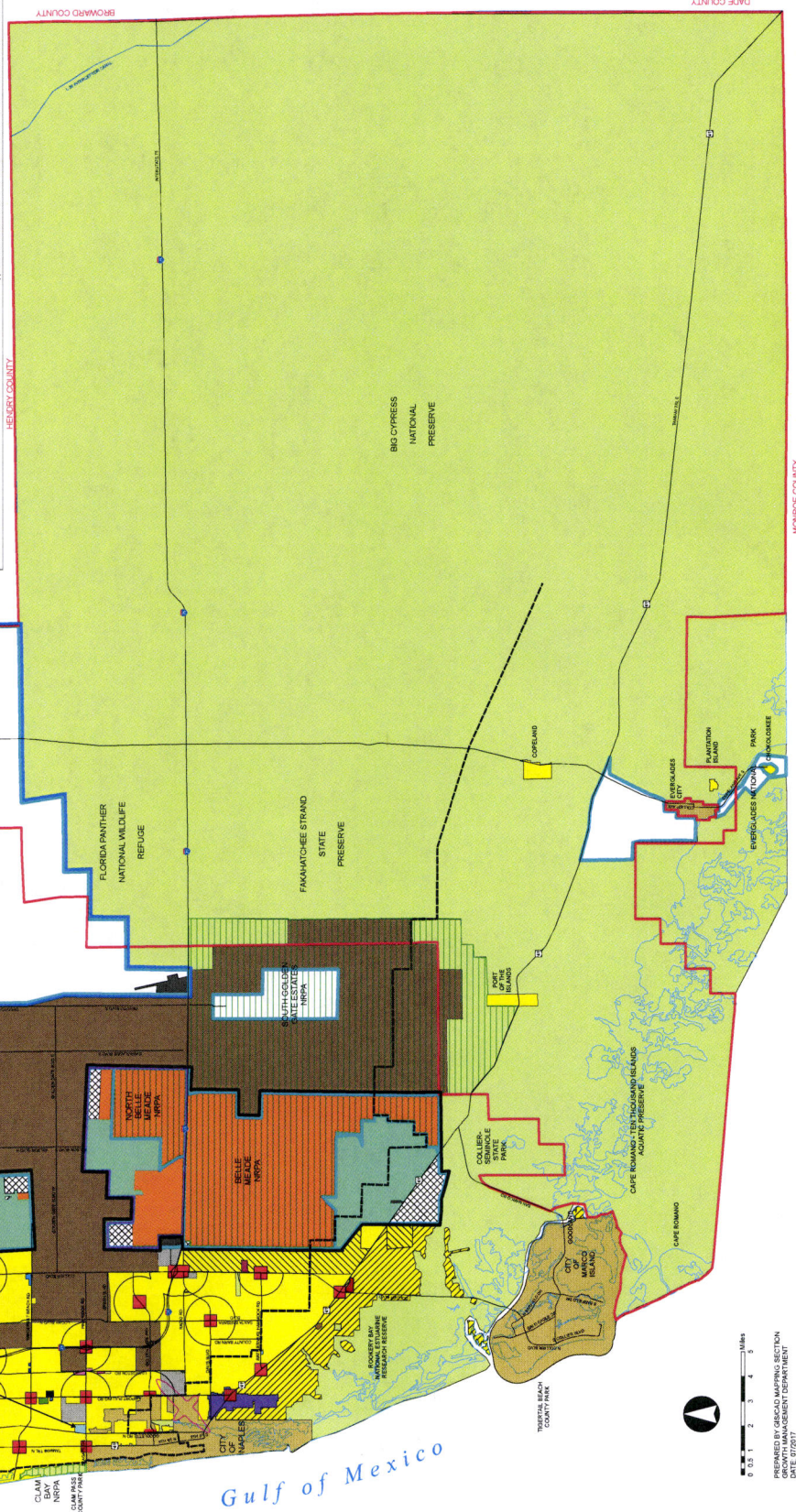
DETAILS OF THE RLSA OVERLAY AREA ARE SHOWN  
ON THE FUTURE LAND USE MAP TITLED:  
"COLLIER COUNTY RURAL & AGRICULTURAL  
AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"

**DRAFT**

SUBJECT SITE  
PL201600023  
CP-2016-3



**NOTE:** MAPS CANNOT BE INTERPRETED WITHOUT THE GOAL, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN. (1) EXACT LOCATIONS OF ALL ACTIVITY CENTERS ARE DETERMINED IN THE FUTURE LAND USE ELEMENT. (2) EXACT COORDINATES OF ALL ACTIVITY CENTERS ARE DETERMINED IN THE FUTURE LAND USE ELEMENT. (3) THE RECOMMENDATION DESIGNATIONS ARE SUBJECT TO CHANGE AS AREAS ARE ACQUIRED AND MAY INCLUDE OUTLINES. (4) THE FUTURE LAND USE MAP SERIES INCLUDES NUMEROUS MAPS IN ADDITION TO THE COUNTYWIDE FUTURE LAND USE MAP. (5) THE GOLDEN GATE AREA MASTER PLAN AND THE BAYVIEW ARE MASTER PLANS FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.

[illegible]