

## EXECUTIVE SUMMARY

**Recommendation to approve the single, 2016 Cycle 3 Growth Management Plan Amendment petition PL20160002360, specific to the proposed Goodlette/Pine Ridge Mixed Use Subdistrict at the northeast corner of Pine Ridge Road and Goodlette-Frank Road. (*Adoption Hearing*) [Companion to zoning petition PUDA-PL20160002306, Pine Ridge Commons Planned Unit Development - Agenda Item #5601]**

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

### **CONSIDERATIONS:**

Petition PL20160002360 seeks to remove the text of the Goodlette/Pine Ridge Commercial Infill Subdistrict from the Urban Commercial District and add the Goodlette/Pine Ridge Mixed Use Subdistrict text to the Urban Mixed Use District; to allow up to 375 multi-family residential rental dwelling units and 275,000 square feet of commercial development; and, to create a new map, 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. *Note: A companion PUD rezone petition is scheduled for this same hearing.*

- Chapter 163, F.S., provides for an amendment process for a local government's adopted Growth Management Plan.
- Collier County Resolution No. 12-234 provides for a public petition process to amend the Collier County GMP.
- For this Adoption Hearing, the sole petition in the 2016 Cycle 3 of GMP amendments being considered is PL20160002360.
- The Collier County Planning Commission (CCPC), sitting as the "local planning agency" under Chapter 163.3174, F.S., held its Transmittal hearing for the 2016 Cycle 3 petition on November 16, 2017. The Board held its Transmittal hearing on December 12, 2017 (one petition only, PL20160002360).
- After review of the Transmitted amendment within each reviewing agency's authorized scope of review, the DEO rendered its Comment Letter indicating "no comment" as did the Florida Department of Environmental Protection (DEP), South Florida Water Management District (SFWMD), and Florida Department of Transportation (FDOT).

The remaining reviewing agencies did not provide a Comment Letter. All review agency Comments Letters received are contained in the back-up materials.

- The CCPC held its Adoption Hearing on June 21, 2018. The staff and CCPC Adoption Hearing recommendations are presented further below.
- This Adoption hearing for the 2016 Cycle 3 considers an amendment to the Future Land Use Element (FLUE).

Staff analysis of this petition is included in the Transmittal CCPC Staff Report. Several public speakers addressed the CCPC and the BCC in the Transmittal public hearings, but not expressly to this amendment, with their remarks focusing on the companion PUD amendment. No opposition was voiced to the adoption of this amendment.

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.

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, over 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. 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:** This is an Adoption public hearing for the single petition in the 2016 Cycle 3 of amendments to the GMP. Based upon statutory changes that occurred during the 2011 Florida Legislative session, this GMP amendment is presumed to be “in compliance” with applicable Florida Statutes. After Adoption, the DEO and other applicable review agencies will have 30 days (from the date DEO determines the Adoption packages are complete) to review the adopted Plan amendment and, should they believe the amendment is not “in compliance,” file a challenge [appeal] to the presumed “in compliance” determination with the Florida Division of Administrative hearings. Similarly, any affected party also has 30 days (from the date of Board Adoption) in which to file a challenge. If a timely challenge is not filed by DEO or an affected party, then the amendment will become effective.

**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.” 163.3177(1)(f), FS. In addition, s. 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 an affirmative vote of four for approval because this is an Adoption hearing of the GMP amendment. [HFAC]

**STAFF RECOMMENDATION TO THE COLLIER COUNTY PLANNING COMMISSION:** That the CCPC forward petition PL20160002360 to the Board with a recommendation of approval for adoption.

**COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION:** The Collier County Planning Commission held its required Adoption public hearing on June 21, 2018. The CCPC recommended that the Board adopt petition CP-2016-3, as recommended with staff modifications (vote: X/X).

**RECOMMENDATION:** To transmit the adoption petition PL20160002360/CP-2016-2 to the Florida Department of Economic Opportunity, as recommended by the CCPC.

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