

ORDINANCE NO. 18-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 99-94 THE PINE RIDGE COMMONS PLANNED UNIT DEVELOPMENT (PUD), TO ADD 325 MULTI-FAMILY DWELLING UNITS AS PERMITTED USES IN THE COMMERCIAL DISTRICT IN THE AREAS DESIGNATED ON THE MASTER PLAN; BY ADDING DEVELOPMENT STANDARDS FOR RESIDENTIAL STRUCTURES; BY REVISING EXHIBIT A, THE PUD MASTER PLAN AND PROVIDING FOR AN EFFECTIVE DATE. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHEAST QUADRANT OF THE INTERSECTION OF PINE RIDGE ROAD AND GOODLETTE-FRANK ROAD IN SECTION 10, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA. [PL20160002306]

WHEREAS, on December 14, 1999, the Board of County Commissioners approved Ordinance Number 99-94, which changed the zoning classification of the described property to Pine Ridge Commons Planned Unit Development (PUD); and

WHEREAS, Trail Boulevard, LLLP, represented by Richard Yovanovich, Esq. of Coleman, Yovanovich and Koester, PA and D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., has petitioned the Board of County Commissioners to amend the Pine Ridge Commons PUD.

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

SECTION ONE: Amendments to the PUD Document attached to Ordinance Number 99-94, the Pine Ridge Commons PUD.

The PUD Document attached to Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended in accordance with the PUD Document attached hereto and incorporated herein by reference.

SECTION TWO: Effective Date.

This Ordinance shall become effective upon filing with the Department of State and on the date that the Growth Management Plan Amendment in Ordinance No. 2018-____ becomes effective.

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this _____ day of _____, 2018.

ATTEST:
CRYSTAL K. KINZEL, INTERIM CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
ANDY SOLIS, Chairman

Approved as to form and legality:

Heidi F. Ashton-Cicko
Managing Assistant County Attorney

HFAC
7-25-18

Attachments: Exhibit A – Revised PUD Document

Exhibit "A"

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 February 2018

BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.
3800 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

Amended Ordinance Number

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STATEMENT OF COMPLIANCE

The purpose of this section is to express the intent of the G-4 Partnership, and its successors and assigns, hereinafter referred to as the Developer, to create a Planned Unit Development (PUD) on 31± acres of land located in Section 10, Township 49 South, Range 25 East, Collier County, Florida. The name of this Planned Unit Development shall be Pine Ridge Commons. The development of this site will be in compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan. The development will be consistent with the policies and land development regulations adopted thereunder of the Growth Management Plan's Future Land Use Element (FLUE) and other applicable regulations for the following reasons:

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 rental 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.
2. Pine Ridge Commons is compatible with and complementary to existing and zoned future land uses surrounding the project as required in Policy 5.46 of the FLUE.
3. Site and building improvements will be in compliance with applicable land development regulations unless and to the extent amended herein.
4. The development of Pine Ridge Commons will result in a well-designed commercial project, through coordinated and regulated signage, building design, vehicular, bicycle, and pedestrian access and landscaping, and will further the intent of Policies 3.42.E and F of the FLUE.
5. The development of Pine Ridge Commons will be designed in a manner consistent with Objective 7, Policies 7.1, 7.2, 7.3 and 7.54, which address access management, on-site traffic, bicycle and pedestrian circulation.
6. The development of Pine Ridge Commons will result in an efficient and economical extension of community facilities and services as required in ~~Policies 3.1 H and L~~ Objective 3 of the Future Land Use Element.
7. The Pine Ridge Commons PUD will be developed consistent with the Collier County Access Management Plan, as required in Section 2.6.38 of the Collier County Land Development Code.
8. All final local development orders for this project are subject to the Collier County Adequate Public Facilities Ordinance, Division 3.15 of the Land Development Code.
9. Pine Ridge commons has received a waiver from the historical/archaeological survey and assessment requirements of Section 2.2.25.3.10. of the Land Development Code due to the sit's location in a low potential area for containing historical/archaeological artifacts. The Developer will comply with Section 2.2.25.8.2. of the Land Development Code should

accidental discovery of any historic or archaeological site, significant artifact, or other indicator occur during site development or building construction.

SHORT TITLE

This ordinance shall be known and cited as the "PINE RIDGE COMMONS PLANNED UNIT DEVELOPMENT ORDINANCE".

SECTION I

LEGAL DESCRIPTION, PROPERTY OWNERSHIP, AND GENERAL DESCRIPTION

1.1 PURPOSE

The purpose of this section is to set forth the legal description and ownership of Pine Ridge Commons, and to describe the existing condition of the property proposed to be developed.

1.2 LEGAL DESCRIPTION

Please refer to Exhibit "B," attached.

1.3 PROPERTY OWNERSHIP

The subject property is currently under the equitable ownership or control of G-4 Partnership, a Florida partnership, or its assigns, whose address is 2600 Golden Gate Parkway Suite 200, Naples, FL 34105.

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.
- C. Elevations within the site are approximately 7.5 to 9 feet-NGVD. Per FEMA Firm Map Panels No. 1200670193D, dated June 3, 1986, the Pine Ridge Commons property is located within zones "AE-11" of the FEMA flood insurance rate map.
- D. Prior to development, vegetation on the site primarily consists of fallow croplands with lesser amounts of low quality pine flatwoods, xeric oak, and palmetto prairie vegetation which was regenerated on the farm ditch berms since the cessation of farming. With the exception of a cypress wetland located near the northeastern corner of the property, all site habitats were previously cleared and farmed and thus have been extensively disturbed. The site has been invaded by exotic plant species, including Brazilian pepper, melaleuca, and downy rose myrtle.

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.

SECTION II

PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to generally describe the plan of development for Pine Ridge Commons PUD, and to identify relationships to applicable County ordinances, policies, and procedures.

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 325 multi-family rental dwelling units 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.

2.3 COMPLIANCE WITH COUNTY ORDINANCES

- A. Regulations for development of Pine Ridge Commons shall be in accordance with the contents of this PUD Ordinance, and to the extent they are consistent with this PUD Ordinance and applicable sections of the LDC and Growth Management Plan which are in effect at the time of issuance of any development order to which such

regulations relate. Where this PUD Ordinance does not provide development standards, then the provisions of the specific section of the LDC that is otherwise applicable shall apply.

- B. Unless otherwise defined herein, or as necessarily implied by context, the definitions of all terms shall be the same as the definitions set forth in the LDC in effect at the time of development order application.
- C. Development permitted by the approval of this PUD will be subject to the Adequate Public Facilities Ordinance, Division 3.15 of the LDC.
- D. All conditions imposed herein or as represented on Pine Ridge Commons Master Plan are part of the regulations which govern the manner in which the land may be developed.
- E. The Developer shall submit to the County an annual PUD monitoring report in accordance with LDC Section 2.7.3.6.

2.4 LAND USES

- A. The location of land uses and general project configuration are shown on the PUD Master Plan, Exhibit A. Changes and variations in building tracts, location and acreage of these uses shall be permitted at time of County development approval to accommodate utilities, topography, vegetation, and other site and market conditions, subject to the provisions of Section 2.7.3.5. of the Collier County LDC. The specific location and size of individual tracts and the assignment of square footage or units shall be determined at the time of County development approval.
- B. Roads and other infrastructure may be public, private or a combination of public and private, depending on location, design and purpose. The Developer shall make the request for a road to be public at the time of final County development approval. The Developer shall be responsible for maintaining the roads, streets, drainage, common area, and water and sewer improvements where such systems are not dedicated to the County. Standards for roads shall be in compliance with the applicable provisions of the County LDC unless otherwise approved during County development approval. The Developer reserves the right to request substitutions to Code design standards in accordance with Section 3.2.7.2. of the LDC.

2.5 WATER MANAGEMENT SITING, EXCAVATION AND SETBACK REQUIREMENTS

- A. As depicted on the Master Plan, lakes and wet or dry detention areas have been preliminarily sited, with the ultimate location and configuration to be determined during the site development review stages of project development.
- B. Fill material from lakes and wet and dry detention areas is planned to be utilized within the project site; however, excess fill material may be transported off-site. The volume of material to be removed shall be limited to ten percent of the calculated

excavation volume to a maximum of 20,000 cubic yards. If the Developer wishes to remove additional material from the project site, a commercial excavation permit will be required. Collier County government shall be offered first refusal rights to purchase surplus fill for construction of improvements to Goodlette-Frank Road.

- C. Lake and wet or dry detention area banks and edge of water may be sculpted for aesthetic purposes and to complement the overall project theme and may use combinations of vertical bulkhead (rock, concrete, wood), vegetation and earthen berms for aesthetic purposes, consistent with the intent of Section 2.8.3.7.4 of the LDC.
- D. Final lake and wet or dry detention area siting determinations shall be in accordance with South Florida Water Management District criteria and the LDC.
 - 1. Setbacks: Lake excavation shall be located so that the control elevation shall adhere to the following minimum setback requirements, unless bulkheading is provided, per LDC and Florida Department of Transportation (FDOT) standards:
 - a) Lakes and stormwater management features may be located adjacent to internal roads. The roads will be designed to AASHTO road standards and shall incorporate such factors as road alignment, travel speed, bank slope, road cross sections, curbs and need for barriers.
 - b) Lakes and wet or dry detention areas shall be set back a minimum of twenty feet (20') from external property boundaries.

2.6 FILL STORAGE

- A. Fill storage is generally permitted as a principal use throughout the Pine Ridge Commons PUD during development phases of the project. the following standards shall apply for stockpiled excavation material:
 - 1. Stockpile maximum height: Thirty-five feet (35')
 - 2. Fill storage areas in excess of five feet (5') in height shall be separated from developed areas by fencing, excavated water bodies or other physical barriers if the side slope of the stockpile is steeper than 4:1.
 - 3. Soil erosion control shall be provided in accordance with LDC, Division 3.7.

2.7 USE OF RIGHTS-OF-WAY

The Developer may place landscaping, signage, lighting, water management facilities, berms, decorative walls and fences, utilities or decorative entry features within any public or private rights-of-way adjacent to or within the Pine Ridge Commons PUD, if the applicable agency's permits and approvals are acquired.

2.8 SALES OFFICE AND CONSTRUCTION OFFICE

Sales offices, construction offices, and other uses and structures related to the promotion, leasing and sale of real estate such as, but not limited to, pavilions, parking areas, and signs, shall be permitted principal uses throughout Pine Ridge Commons PUD. These uses may be either wet or dry facilities. These uses shall be subject to the requirements of Section 2.6.33.4 Section 3.2.6.3.6. and Division 3.3. of the LDC, with the exception that the temporary use permit shall be valid through the life of the project with no extension of the temporary use required. These uses may use temporary septic tanks or holding tanks for waste disposal subject to permitting under F.A.C. Rule 10D-6 and may use potable water or irrigation wells, except that no septic systems or holding tanks shall be permitted upon issuance of the Certificate of Occupancy for the specific facility.

2.9 CHANGES AND AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN

- A. Changes and amendments may be made to this PUD Ordinance or PUD Master Plan as provided in Section 2.7.3.5. of the LDC. Minor changes and refinements as described herein may be made by the Developer in connection with any type of development or permit application required by the LDC.
- B. The Community Development and Environmental Services Administrator shall be authorized to approve minor changes and refinements to the Pine Ridge Commons Master Plan upon written request of the Developer.
- C. The following limitations shall apply to such requests:
 - 1. The minor change or refinement shall be consistent with the Collier County Growth Management Plan and Pine Ridge Commons PUD document.
 - 2. The minor change or refinement shall not constitute a substantial change pursuant to Section 2.7.3.5.1 of the LDC.
 - 3. The minor change or refinement shall be compatible with external adjacent land uses and shall not create detrimental impacts to abutting land uses, water management facilities and conservation areas.
- D. The following shall be deemed minor changes or refinements:
 - 1. Reconfiguration of lakes, ponds, canals, or other water management facilities where such changes are consistent with the criteria of the South Florida Water Management District and Collier County.
 - 2. Internal realignment of rights-of-way or internal drives.
 - 3. Reconfiguration of parcels per Section 2.4 of this PUD.
- E. Minor changes and refinements as described above shall be reviewed by appropriate Collier County staff to ensure that said changes and refinements are otherwise in compliance with all applicable County Ordinances and regulations prior to

Community Development and Environmental Services Administrator's consideration for approval.

- F. Written approval by the Community Development and Environmental Services Administrator of a minor change or refinement may occur independently from and prior to any application for Subdivision or Site Development Plan approval, however such approval shall not constitute an authorization for development or implementation of the minor change or refinement without first obtaining all other necessary County permits and approvals.

2.10 PRELIMINARY SUBDIVISION PLAT AND PHASING

In the event platting is required, submission, review, and approval of Preliminary Subdivision Plats for the project may be accomplished in phases to correspond with the planned development of the property. Platting or subdivision of building tracts for separate ownership for a building within typically connected buildings shall not require setbacks and other requirements from the building to a property line.

2.11 OPEN SPACE

The PUD will comply with Section 2.6.32. of the LDC relating to open space.

2.12 SURFACE WATER MANAGEMENT

- A. A South Florida Water Management District (SFWMD) Environmental Resource Permit will be required and obtained.
- B. A portion of the surface water management system for the northern entrance road may be supplied by the School Board on the Pine Ridge Middle School property.
- C. The surface water management system will be designed and permitted in accordance with requirements of the SFWMD and the County's Wellfield Protection regulations. Pursuant to SFWMD, Volume IV, Basis of Review 5.2.2.(e), unlined wet detention areas will be placed no closer than 300 feet from the City of Naples water supply wells.
- D. Pine Ridge Commons will discharge to either the existing ditch located west of Goodlette-Frank Road or to the future outfall provided during the widening of Goodlette-Frank Road that serves the upper reach of the Gordon River Extension Drainage Basin. This basin discharges into the Gordon River and ultimately into the Gulf of Mexico. The Developer shall coordinate the design of the project's outfall connection to the County's drainage system, at the time of construction permitting, with the County Public Works and Engineering Department.

2.13 ENVIRONMENTAL

- A. An Environmental Impact Statement waiver was requested by the Developer and approved by the Collier County Planning Services Department, pursuant to Section

3.8.9. of the Land Development Code.

- B. The PUD will comply with Division 3.9 of the LDC, Retention of Native Vegetation. In addition, the $\pm$ 0.9 acre cypress wetland indicated on the Master Plan will be preserved and credited towards the retention of native vegetation requirements. The landscape buffers along Pine Ridge Road and Goodlette-Frank Road will incorporate scrub vegetation trees to the maximum extent practical, which also will be credited towards the Retention of Native Vegetation requirements.
- C. A Florida Fish and Wildlife Conservation Commission Gopher Tortoise Incidental Take Permit for the gopher tortoises on-site will be obtained. The Developer shall relocate the tortoises into an elevated site buffer with native vegetation and/or appropriate landscaping. The tortoise relocation areas shall be fenced and maintained per Code requirements.
- D. Land uses shall meet all federal, state, regional and local rules for operation and location within the regulated distances of potable water wellfields.
- E. An exotic vegetation, removal, monitoring, and maintenance (exotic free) plan for the site shall be submitted to Current Planning Environmental Staff for review and approval prior to final site plan/construction plan approval.
- F. The owner shall provide 1.47 acres of native vegetation preservation on site in accordance with the Goodlette/Pine Ridge Mixed Use Subdistrict of the Urban Designation Urban Mixed Use District of the Growth Management Plan.

2.14 UTILITIES

- A. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities in compliance with applicable regulations in effect at the time approvals are requested.
- B. Collier County government may replace and/or relocate existing FPL power transmission poles within the 100 foot wide existing FPL utility easement as part of the Goodlette-Frank Road four laning improvement project. The Developer does not represent that relocation can be done without approval of FPL and any other utilities that might have rights within the easement. The Developer will not object to the relocation of the power transmission poles so long as they do not interfere with access or drainage to the projects.

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 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.
- H. The maximum net external trip generation for the PUD shall not exceed 736 two-way PM peak hour trips as a commercial project only or 660 two-way PM peak hour trips as a mixed-use commercial/residential rental apartment project. The trips will be based on the applicable land use codes in the Institute of Transportation Engineers Trip Generation Manual in effect at the time of SDP or Plat approval.

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~~.
- C. The Pine Ridge Commons PUD will feature an integrated and compatible architectural building style or theme, which will be incorporated into the primary retail center, office buildings and free-standing uses. Massing of building facades will be reduced by transitioning building heights, widths and colors, and adding architectural building details. Building architectural styles shall be compatible and complementary throughout the project and shall feature unifying and complementary elements such as roof treatments, signage, landscaping and building materials and building colors.
- D. The Pine Ridge Commons PUD will be a fully integrated planned site, where attention to the overall site design is achieved by providing well-designed and integrated vehicular use areas, pedestrian and bicycle paths, and architecturally unified signage, landscaping, and lighting throughout the site.

1. Common Areas

- a) Internal roadways will provide efficient vehicular circulation and will be designed with streetscapes that create pedestrian-friendly environments. The intent is to link uses throughout the project by designing appropriately located and scaled pedestrian and bicycle paths and vehicular circulation routes.
- b) Architectural features shall be permitted throughout the site.
- c) Lake banks and wet or dry detention features shall be permitted to provide edge offsets to complement the building architectural style and landscape features of the project.

2. Free-Standing Uses

- a) Site Planning: Each free-standing use will provide a visually appealing, articulated, identifiable path of entry for pedestrians and vehicles from the internal drive to the site and from the site to the buildings themselves. The orientation of a building or structure upon a site will not only reflect the project's functional need, but will also be responsive to the individual parcel's characteristics and relationship to the project and vehicle and pedestrian and bicycle access ways. When adjacent to a project lake or detention area feature, buildings may be oriented to the feature and may provide decks, walkways, and/or seating areas adjacent to or over the feature, depending upon the compatibility of such features with the type of business located on the parcel.
- b) Architectural standards: Design elements for free-standing use shall be compatible and complementary with the architectural theme of the project, including building materials, roof materials, colors, signage, lighting and landscaping.
- c) Landscaping: Landscape design guidelines for free-standing uses will create a harmonious and visually pleasing landscape that is cohesive and complementary to the overall master landscape plan. The Pine Ridge Commons PUD landscape concept will feature combinations of native plants and ornamental varieties which will be designed to define and accent pedestrian and bicycle and vehicular spaces, as well as enhance the building architectural style. Landscape designs will create a coherent theme, which emphasizes plant material as a primary unifying element.
 - (1) Landscape elements along public rights-of-way will be complementary to streetscape landscaping. Hedge material required to be installed in separate parking areas from rights-of-way shall be installed adjacent to the parking areas. Parcel entries will be designed to harmonize with adjacent streetscape landscaping and clearly accentuate, the parcel entry.
 - (2) Landscaping materials will be utilized to define the main site and building entrances.
- d) Graphics/signage: Sign graphics serve to provide continuity of design for all signage in the project, consistent with the overall visual impression of the project. All monument signage shall be housed within an architecturally uniform sign structure.

2.18 LANDSCAPING, BERMS, FENCES AND WALLS

Landscaping, berms, fences and walls are permitted as a principal use throughout Pine Ridge Commons. Required buffer treatments shall terminate at entrances to accommodate entrance treatments and at lakes to accommodate views into the project. The following

standards shall apply:

A. Landscape buffers contiguous to public right-of-ways:

Pine Ridge Road:

1. Minimum width of 20'-0", measured from the property line. The minimum number of required trees shall be calculated at 1 tree per 25 linear feet. Plantings shall not be required to be planted on 25 foot centers in a linear manner, but may be clustered or planted in irregular patterns to provide greater buffers in certain areas and to provide view corridors of key project features in order to create greater visual interest.
2. The height of required trees within the buffers shall be 12 feet on average. Canopy trees shall have a 6 foot canopy spread at the time of planting.
3. Hedges, where required by the LDC shall be installed in accordance with LDC, Division 2.4, Landscaping and Buffering.

Goodlette-Frank Road:

1. The Florida Power and Light Company and City of Naples water line easements provide the buffer width. The required trees may be planted within the easements with approval of the easements holders. If approval is not received, the trees can be placed immediately adjacent to the easements. The minimum number of required trees shall be calculated at 1 tree per 25 linear feet. Plantings shall not be required to be planted on 25 foot centers in a linear manner, but may be clustered or planted in irregular patterns to provide greater buffers in certain areas and to provide view corridors of key project features in order to create greater visual interest.
2. The height of required trees within the buffers shall be 12 feet on average. Canopy trees shall have a 6 foot canopy spread at the time of planting.
3. Hedges, where required by the Collier County Land Development Code (LDC) shall be installed in accordance with LDC, Division 2.4, Landscaping and Buffering.

B. Landscape buffers contiguous to the Pine Ridge Middle School, immediately east of the Pine Ridge Commons, shall be installed at the time of site development improvement adjacent to the school property and will have the following supplementary landscaping requirements:

1. Canopy trees will be planted at an initial height of 12 feet on average, with a 6 foot spread.
2. The buffer shall have a minimum average width of 10 feet, measured from the property line except where wetland or other native preservation and

enhanced areas are provided. The minimum number of required trees shall be calculated at 1 tree per 30 linear feet.

3. An existing fence lies on the School property. No additional fence or wall is required.
- C. Landscape buffers contiguous to the agriculturally zoned parcel immediately north of the Pine Ridge Commons PUD shall be at a minimum a Type "A" buffer and will be installed at time of site development of the northern parcel.
- 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.
- E. Landscape buffers, berms, fences and walls may be constructed along the perimeter of the Pine Ridge Commons PUD boundary concurrent with site development improvements.
- F. Sidewalks, signage, water management systems, drainage structures, project architectural features, walls, fences and utilities shall be permitted within landscape buffers per LDC, Division 2.4.
- G. Landscape berms located within the Pine Ridge Commons PUD boundary and contiguous to a property line and/or right-of-way line may be constructed such that they encroach into the right-of-way when approved by the applicable owner or agency.

2.19 SIGNAGE

A. General

1. All ground mounted project and free-standing use signs shall be of consistent architectural style and shall feature like building materials and sign structures. Sign structures will be uniform in size, color and building material. Pole signs shall be prohibited.
2. Pursuant to Sections 2.8.3.6.2.1 of the LDC, the following conditions provide for the required comprehensive sign plan for the Pine Ridge Commons. All sign regulation, pursuant to LDC, Division 2.5 shall apply unless such regulations are in conflict with any conditions established in this PUD, in which case the PUD Document shall govern.
 - a) Free-standing use parcels shall be considered a separate single use parcel of land for each use for the purposes of this PUD so that signage may comply with the LDC requirements.
 - b) Signs and decorative landscaped entrance features within a public right-of-way shall require a right-of-way permit subject to the review and

approval of the County and FDOT where applicable.

- c) A minimum setback of 5 feet from edge of pavement shall be required, except that no sign shall be located so as to create a vehicular line of site obstruction.
- d) All project sign structures may feature architectural treatments, which shall be permitted to extend above the maximum height of the sign specified herein.

B. Project Identification Signs

- 1. One project directory sign, with a maximum of 150 square feet of sign copy per side and a maximum sign copy height of 20 feet, shall be permitted per entrance per public right-of-way frontage. The directory sign may be permitted within the medians of project entry drives generally depicted on the Master Plan.
- 2. Project identification signs shall be located as generally depicted on the PUD Master Plan. Project identification signs shall be monuments or wall mounted signs and feature only the project name, insignia or motto of the development.
- 3. Project identification sign copy will not exceed 80 square feet in size on any side, and shall not exceed a maximum height of 8 feet above finished grade, except for architectural detail treatments.
- 4. No minimum setback shall be required, except that no sign shall be so located so as to create vehicular line of site obstructions.

C. Free-Standing Use Monument Signs

- 1. Each free-standing use shall be permitted one monument sign per public road and private drive frontage. Maximum permissible sign copy shall be 80 square feet per side for public road frontage and 60 square feet for private road frontage.
- 2. For public road frontage, the maximum height of the sign copy shall be 8 feet above finished grade. Architectural details of the sign structure may project above the 8 foot height; however, no part of the sign or sign structure shall exceed 10 feet in height above finished grade.
- 3. For private drive frontage, the maximum height of the sign copy shall be 6 feet above finished grade. Architectural details of the sign structure may project above the 6 foot height; however, no part of the sign or sign structure shall exceed 8 feet in height above finished grade.

D. Traffic Signs

Traffic signs such as street name signs, stop signs, and speed limit signs, may be designed to reflect an alternative specification and common architectural theme upon approval by the Development Services Director, in accordance with Section 3.2.8.3.19. of the LDC.

E. School Signs

One directional/identification sign for the Pine Ridge Middle School shall be permitted at the Goodlette-Frank Road project entrance. Directional/identification signage shall be ground-mounted and may not exceed 50 square feet in area, nor exceed a height of 8 feet above finished grade. The sign can be located independently of the project directory sign within the central median of the entrance road or on one side of the entrance road.

2.20 PEDESTRIAN AND BICYCLE PATHWAY NETWORK

- A. A pedestrian and bicycle path-way network shall be established throughout the project as shown conceptually on the PUD Master Plan. The pedestrian and bicycle system will serve to link the primary shopping and office areas with free-standing uses at the perimeter of the project site, by providing a landscaped walkway. Any required breaks in the pedestrian and bicycle network for vehicular access to the site shall be identified through the use of pavers, signage, or other traffic calming techniques deemed appropriate to reduce the speed of vehicles and provide safe pedestrian and bicycle movements throughout the site.
- B. This pedestrian and bicycle way shall be 6 feet wide. This pathway network area will feature canopy trees or palms with ground level landscape plantings. Canopy trees or palms will be planted within adjacent parking landscape islands. Canopy trees or palms shall be planted along the pathway system and shall be a minimum 12 feet high with a 6 foot spread for canopy trees and equivalent specification for shade palms, at the time of planting.
- C. An 8 foot wide pedestrian and bicycle path shall be provided on the north side of the possible shared school access road to Pine Ridge Middle School as depicted on Exhibit "A".

2.21 GENERAL PERMITTED USES

- A. Certain uses shall be considered general permitted uses throughout the Pine Ridge Commons PUD. General permitted uses are those uses, which generally serve the Developer and tenants of Pine Ridge Commons and are typically part of the common infrastructure.
- B. General Permitted Uses:
 - 1. Essential services as set forth under LDC, Section 2.6.9.1.
 - 2. Water management facilities and related structures.

3. Lake and wet or dry detention features, including features with bulkheads or other architectural or structural bank treatments.
 4. Architectural features and elements including walls, fences, arbors, gazebos and the like.
 5. Temporary construction, sales, and administrative offices for the Developer and Developer's authorized contractors and consultants, including necessary access ways, parking areas, utilities and related uses.
 6. Landscape features including, but not limited to, landscape buffers, berms, fences and walls subject to the standards set forth in Section 2.11 of this PUD.
 7. Pedestrian and bicycle pathways.
 8. Kiosk vendors.
 9. Fill storage subject to the standards set forth in Section 2.7 of this PUD. Site filling and grading as set forth in Section 2.7 of this PUD.
 10. Any other use which is comparable in nature with the foregoing uses and which the Planning Services Director determines to be compatible.
- C. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein are to be in accordance with the LDC provision in effect at the time of Site Development Plan Approval.
- D. Shared parking between the ~~primary retail commercial facilities~~ and free standing commercial uses shall be permitted throughout the site. Each free-standing commercial use shall not be required to provide 100% of the LDC minimum parking on the project site; however, the total parking provided for the Pine Ridge Commons shall meet or exceed the minimum parking required for the combined land uses. This paragraph does not apply to the residential component.

SECTION III

COMMERICAL-MIXED USE

3.1 PURPOSE

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

3.2 GENERAL DESCRIPTION

A. 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 325 multi-family rental residential dwelling units shall be permitted. Multi-family rental residential dwelling units shall be permitted in the locations depicted on Exhibit 'A' PUD Master Plan. All uses are subject to the trip cap in Section 2.15.H.

B. Site Development Plan submittals shall provide tracking of the residential unit count and associated commercial square footage adjustment, as applicable to aid PUD monitoring.

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 (outside amplified music is prohibited after 9 p.m.):

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 rental residential dwellings.

B. Permitted Accessory Uses and Structures

1. Accessory uses and structures customarily associated with principal uses permitted in this District.
2. Outdoor dining shall be permitted as an accessory use to an eating establishment.

C. Prohibited Uses and Structures

1. Any use that would be subject to regulation under Ordinance No. 91-83 and any amendment or successor ordinances thereto regulating sexually oriented businesses.
2. 4493 – Marinas
3. 4311 – Department Stores
4. 5941 – Sporting Goods Stores and Cycle, only: ammunitions; firearms; hunters' equipment.
5. 5999 – Miscellaneous Retail Stores, Not Elsewhere Classified, only fireworks.
6. 7361 – Employment Agencies, only labor contractors
7. 7363 – Help Supply Services, only : Labor pools; Manpower pools
8. 7389 – Business Services, Not Elsewhere Classified, only: automobile recovery services; automobile repossession service; bondspersons; gas systems, contract conversion from manufactured to natural gas; metal slitting and shearing on a contract or fee basis; repossession service; solvent recovery service on a contract or fee basis.
9. 7922 – Theatrical Producers, only burlesque companies
10. 7993 – Coin-Operated Amusement Devices, only: Gambling Establishments primarily operating coin-operated machines; Gambling machines, coin-operated; Slot machines.
11. 7999 – Amusement and Recreation Services, Not Elsewhere Classified, only: aerial tramways, amusement or scenic; amusement concessions; amusement rides; animal shows in circuses, fairs and carnivals; bath houses, independently operated; betting information services; billiard parlors; bingo parlors; bookies; bookmakers, race; card rooms; carnival operation; circus companies; fireworks display service; fortune tellers; gambling establishments not primarily operating coin-operated machines; gambling machines, except coin-operated; game parlors, except coin operated; go-cart raceway operation; go-cart rentals; motorcycle rental;

off-track betting; pack trains for amusement; pool parlors; shooting galleries; shooting ranges; skeet shooting facilities; trapshooting facilities.

12. Homeless shelter, as defined by the LDC.
13. Soup kitchens, as defined by the LDC.
14. 8063 – Psychiatric Hospitals.
15. 8069 – Specialty Hospitals, Except Psychiatric, only: alcoholism rehabilitation hospitals; drug addiction rehabilitation hospitals; rehabilitation hospitals drug addiction and alcoholism; tuberculosis and other respiratory illness hospitals.
16. 8322 – Individual and Family Social Services, only: alcoholism counseling, nonresidential; crisis center; crisis intervention centers; hotlines; offender rehabilitation agencies; offender self-help agencies; outreach programs; parole offices; probation offices; public welfare centers; referral services for personal and social problems; refugee services; self-help organizations for alcoholic and gamblers; settlement houses.
17. 8361 – Residential Care
18. 8399 – Social Services, Not Elsewhere Classified, only Social service information exchanges: e.g., alcoholism, drug addiction.
19. 9211 – Courts.
20. 9222 – Legal Counsel and Prosecution, only: public defenders' offices; public prosecutors' offices; U.S. attorneys' offices.
21. 9223 – Correctional Institutions.

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)

PRINCIPAL STRUCTURES	MULTI-FAMILY
Minimum Lot Area	1 acre
Minimum Lot Width	N.A.
Minimum Lot Depth	N.A.
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback* 1	10 feet
Minimum Lake Maintenance Easement Setback*1	0 feet
Minimum Setback from FPL Easement	0 feet
Minimum PUD Boundary Setback *2, excluding boundary abutting FPL Easement	25 feet
Maximum Building Height *3	
Zoned	50 feet
Actual	60 feet
Minimum Distance Between Buildings	20 feet
Floor Area Min. (S.F.), per unit, ground floor	700 SF
ACCESSORY STRUCTURES	
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	0 feet
Minimum Rear Yard Setback	10 feet
Minimum Drainage Easement Setback	0 feet
Minimum Setback from FPL Easement	0 feet
Minimum PUD Boundary Setback *2, excluding boundary abutting FPL Easement	15 feet
Minimum Distance Between Buildings	0/10 feet
Maximum Height	
Zoned	20 feet
Actual	25 feet

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.

*2-The minimum distance for all residential units from the southern PUD boundary shall be 350 feet.

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.

*3-Not to exceed 4 stories.

WilsonMiller

New Directions in Planning, Design & Engineering

EXHIBIT B

Description of part of
Section 10, township 49 South,
Range 25 east, Collier County, Florida
(Parcel "A")

All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:

COMMENCING at the southerly 1/4 corner of Section 10, Township 49 South, Range 25 East, Collier County, Florida;

thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on the northerly boundary of Pine Ridge Road (S.R. 896) and the POINT OF BEGINNING of the parcel herein described;

thence along said boundary, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right of way of Frank Boulevard, 100 foot right-of-way as recorded in Plat Book 13, Page 58 of the Public Records of Collier County, Florida;

thence along said right of way 454.08 feet along the arc of a circular curve concave the east, having a radius of 5679.65 feet, through a central angle of 04°34'51" and being subtended by a chord which bears North 04°48'48" East 453.96 feet;

thence continuing along said right-of-way North 07°06'13" East 1102.02 feet;

thence leaving said right-of-way North 89°29'57" East 783.65 feet to a point on the boundary of the parcel of land described in O.R. Book 503, page 206;

thence along said boundary South 00°46'24" East 1324.29 feet to a point on the boundary of the parcel described in O.R. Book 1037, pages 1602-1605;

thence along said boundary South 89°29'57" West 190.00 feet

thence continuing along said boundary South 00°46'24" East 232.40 feet to the northerly boundary of said Pine Ridge Road;

thence along the northerly boundary of Pine Ridge Road, North 89°35'25" West 779.46 feet to a point on the north/south 1/4 section line of Section 10 and the POINT OF BEGINNING of the parcel herein described;

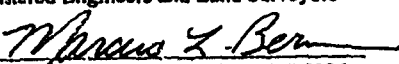
Parcel contains 30.65 acres more or less.

Subject to easements, restrictions and reservations of record.

Bearings are based on the northerly boundary line of Pine Ridge Road (SR 896) being South 89°35'25" West.

WILSON, MILLER, BARTON & PEEK, INC.

Registered Engineers and Land Surveyors

By: 

Marcus L. Berman, P.S.M. # 5086

Certificate of authorization LB-#43.

Not Valid unless embossed with the Professional's seal.

Ref. 2G-496

W.O.: 00011-00N-SRV-GO000

Date: April 17, 1998

Naples Fort Myers Sarasota Bradenton Tampa

3200 Bailey Lane, Suite 200 Naples, Florida 34105-8507 941-649-4040 941-643-5716 (F)

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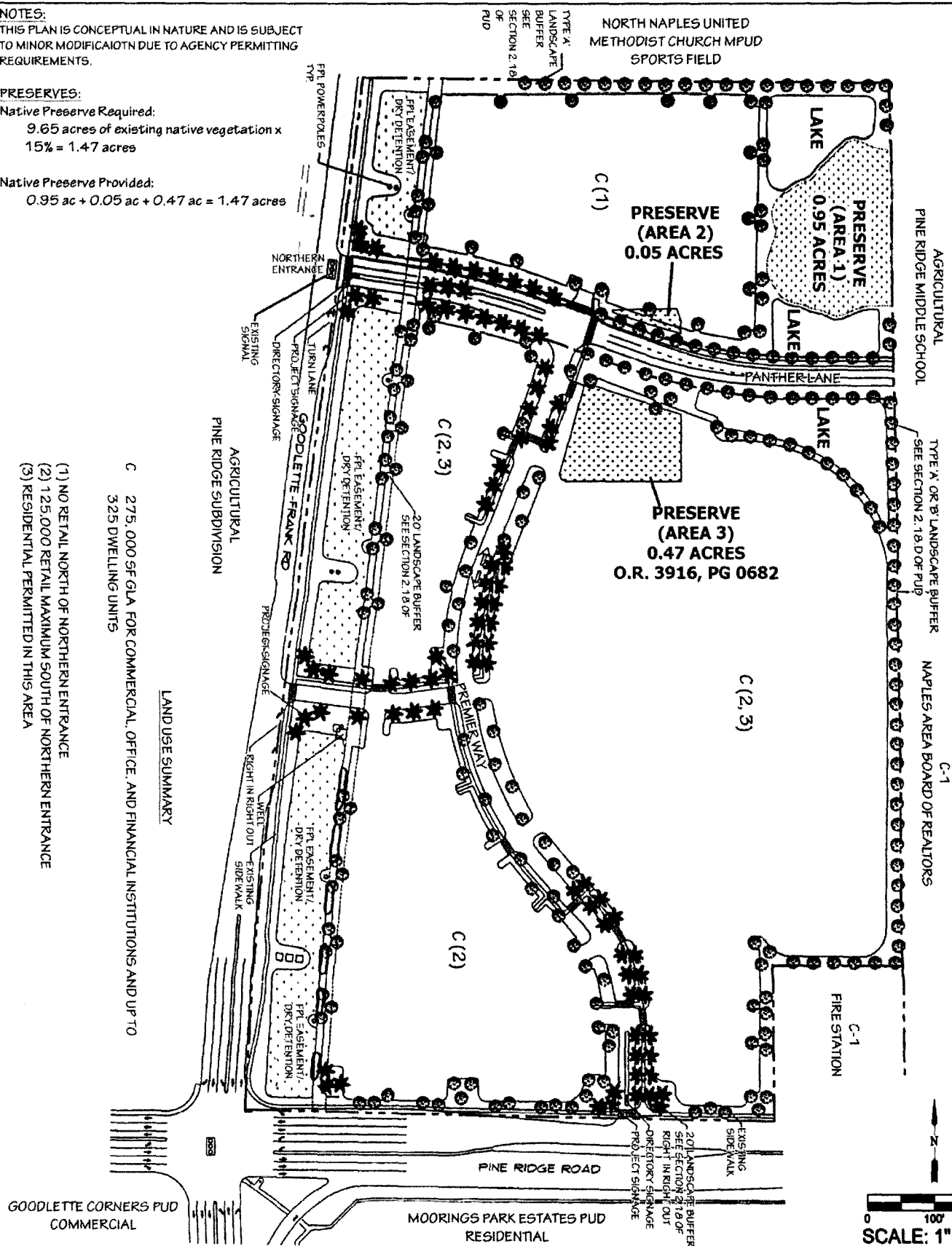
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WilsonMiller Inc. - P.L.L.C. 000110

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

Native Preserve Required:

9.65 acres of existing native vegetation x
15% = 1.47 acres

$$0.95 \text{ ac} + 0.05 \text{ ac} + 0.47 \text{ ac} = 1.47 \text{ acres}$$


SCALE: 1" = 200'
WHEN PLOTTED @ 8.5" X 11"



GradyMinor

Q. Greedy Minor and Associates, P.A.
3800 Via Del Ray
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0006151 Cert. of Auth. LB 0006151 Business LC 20000266

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Port Moresby: 220 890 4390

PINE RIDGE COMMONS MPUD

EXHIBIT A
PUD MASTER PLAN

REVISED
06/21/2018

SCALE:	1" = 300'
JOB CODE:	PROPAIS
DATE:	JUN 2017
FILE NAME:	DRWST A-WATER PLAN
SHEET 1 OF 1	