

PINE RIDGE COMMONS PUD
AMEND ORDINANCE NUMBER 99-94

Title page of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge commons PUD, is hereby amended as follows:

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 January 2017

BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.
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

- 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.

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SECTION II entitled “Project Development” of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended as follows:

SECTION II

PROJECT DEVELOPMENT

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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 400 multi-family and townhome

residential dwellings may be permitted within the PUD.

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SECTION III entitled “Commercial” of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge Commons PUD, is hereby amended as follows:

SECTION III

COMMERICAL

3.1 PURPOSE

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

3.2 GENERAL DESCRIPTION

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 400 multi-family and townhome residential dwellings shall be permitted. Multi-family and townhome residential dwellings shall be permitted in the locations depicted on Exhibit ‘A’ PUD Master Plan.

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:

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 and townhome residential dwellings

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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 fee (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)

<u>PRINCIPAL STRUCTURES</u>	<u>TOWNHOUSE</u>	<u>MULTI-FAMILY</u>
<u>Minimum Lot Area</u>	<u>1,200 SF</u>	<u>1 acre</u>
<u>Minimum Lot Width</u>	<u>20 feet</u>	<u>N.A.</u>
<u>Minimum Lot Depth</u>	<u>60 feet</u>	<u>N.A.</u>
<u>Minimum Front Yard Setback</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Minimum Side Yard Setback</u>	<u>5 feet</u>	<u>5 feet</u>
<u>Minimum Rear Yard Setback*1</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Minimum Lake Maintenance Easement Setback*1</u>	<u>0 feet</u>	<u>0 feet</u>
<u>Maximum Building Height</u>		
<u>Zoned</u>	<u>55 feet</u>	<u>55 feet</u>
<u>Actual</u>	<u>60 feet</u>	<u>60 feet</u>
<u>Minimum Distance Between Buildings</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Floor Area Min. (S.F.), per unit, ground floor</u>	<u>700 SF</u>	<u>700 SF</u>
<u>Minimum PUD Boundary Setback</u>	<u>25 feet</u>	<u>25 feet</u>
<u>ACCESSORY STRUCTURES</u>		
<u>Minimum Front Yard Setback</u>	<u>15 feet</u>	<u>15 feet</u>
<u>Minimum Side Yard Setback</u>	<u>0 feet</u>	<u>10 feet</u>
<u>Minimum Rear Yard Setback</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Minimum Drainage Easement Setback</u>	<u>0 feet</u>	<u>0 feet</u>
<u>Minimum PUD Boundary Setback</u>	<u>15 feet</u>	<u>15 feet</u>
<u>Minimum Distance Between Buildings</u>	<u>0/10 feet</u>	<u>0/10 feet</u>
<u>Maximum Height</u>		
<u>Zoned</u>	<u>20 feet</u>	<u>20 feet</u>
<u>Actual</u>	<u>25 feet</u>	<u>25 feet</u>

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. Where a home site is adjacent to a Landscape Buffer Easement or Lake Maintenance Easement within open space tracts or lake tracts, the structure setback on the platted residential lot may be reduced to zero (0) feet where it abuts the easement.

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.