

Marco Shores Golf Course Community PUD

Exhibit 1 Evaluation Criteria

Pursuant to LDC subsections 10.02.13 B, 10.02.08 F and Chapter 3 G. of the Administrative Code, staff's analysis and recommendation to the Planning Commission, and the Planning Commission's recommendation to the Board of County Commissioners shall be based upon consideration of the applicable criteria.

Narrative statement

The applicant proposes to amend the Marco Shores Golf Course Community PUD to permit the option to develop Group Housing for seniors, aged 55 and over on a 5.5+/- acre tract on one of the two tracts now identified as Residential Parcel Two on the PUD master plan. This application will distinguish the tract for which Group Housing is proposed by relabeling it as Residential Parcel Two A on the PUD master plan. The PUD document will be modified to create a new Residential Parcel Two A, which will permit all current uses permitted for Residential Parcel Two, and add Group Housing for Seniors as a permitted use on the new Residential Parcel Two A, along with appropriate development standards. A maximum of 240 Group Housing for Seniors units will be permitted on the new Residential Parcel Two A and subject to the proposed deviation to allow a 0.6 FAR for the Group Housing use. The applicant has a deeded commitment of 100 dwelling units within the Marco Shores Golf Course Community PUD. The attached traffic analysis demonstrates that the proposed 240 Group Housing for Seniors units equal the traffic volumes associated with the 100 multi-family dwelling units allocated to this tract. The applicant also proposes to modify the allowable building height, which now is expressed as three stories over parking, to permit a maximum building height of four stories over parking. No other changes are proposed to the PUD other than those described above. The revisions are shown in strike-through and underline format.

PUD Rezone Considerations (LDC Section 10.02.13.B)

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

Residential Parcel Two A of the Marco Shores PUD is well suited for development for senior housing. The site has been cleared and filled and has existing utilities available at the site. There are no immediate residential neighbors thereby providing a quiet environment with water and preserve views. Property to the south is developed as the the Hammock Bay Golf and Country Club and the property immediately to the east is an existing wastewater treatment facility, which is anticipated to be removed in the near future.

- b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the county attorney.

The proposed Residential Parcel Two A is under the unified control of the applicant.

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- c. Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)

The Marco Shores Golf Course Community PUD is an existing PUD which has been determined to be consistent with the Collier County Growth Management Plan. The Future Land Use Element of the of Growth Management Plan permits group housing uses throughout the Urban Designated areas of Collier County.

- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.

The Marco Shores Golf Course Community PUD is located within the Urban Coastal Fringe Subdistrict of the Urban Mixed Use Designation on the Future Land Use Map. Paragraph b.5 of the Urban Designation description specifically lists group housing as a permitted non-residential use that may be permitted throughout the Urban Designation. The proposed group housing use is consistent with the Future Land Use Element.

- e. The adequacy of usable open space areas in existence and as proposed to serve the development.

The Marco Shores Golf Course Community PUD contains extensive open spaces that include native vegetation preserves, golf course, and other open space. The proposed senior housing use will feature its own on-site amenities for the enjoyment of the residents. Although no specific amenity program has been established for the group housing, it is anticipated that it will contain recreational facilities to serve the residents.

- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

The project will most likely be constructed in a single phase once the senior housing receives local site plan approval. The senior housing is an optional development scenario for the site, and construction will not occur until a senior housing provider decides to acquire this parcel.

- g. The ability of the subject property and of surrounding areas to accommodate expansion.

The entirety of the parcel owned by the applicant is included in the application. The only opportunity for expansion would be onto the site now occupied by the wastewater treatment plant. Although the plant is proposed to be dismantled, there are no definitive time frames established for the removal or disposal of the site to another entity.

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- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

The project is in conformity with the existing PUD except as proposed for modification in this application. One deviation has been requested to permit the increase in FAR for the senior housing use from 0.45 to 0.6. The justification for this deviation is included in the separate attachment titled Deviation Justification.

LDC Section 10.02.08 F - Requirements for Amendments to the Official Zoning Atlas

- F. Nature of requirements of Planning Commission report. When pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the Board of County Commissioners required in LDC section 10.02.08 E shall show that the Planning Commission has studied and considered the proposed change in relation to the following findings, when applicable:

- 1. Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map and the elements of the Growth Management Plan.

Group housing uses are permitted throughout the Urban designated areas of Collier County in accordance with the Future Land Use Element Urban Designation description. The PUD amendment is consistent with the Growth Management Plan.

- 2. The existing land use pattern.

The existing land use pattern near the site is conducive to senior housing uses. There are no residential dwelling units in the vicinity of the site. The development occurring on Tract Two A will be consistent with the existing building setbacks for the currently approved multifamily dwellings.

- 3. The possible creation of an isolated district unrelated to adjacent and nearby districts.

The property is already zoned PUD and the amendment will not create an isolated district.

- 4. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The amendment does not modify the existing PUD boundary; therefore, this criteria is not applicable.

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5. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The amendment proposes to add senior housing as an optional development scenario to the already approved multifamily dwelling units for the subject property. The demand for senior housing in Southwest Florida makes this a viable option for development of the site.

6. Whether the proposed change will adversely influence living conditions in the neighborhood.

There will be no adverse impacts to the living conditions in the neighborhood.

7. Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.

The traffic analysis submitted with this application demonstrates that the proposed 240 senior housing units generate the same amount of vehicular traffic as that for the currently authorized 100 multifamily dwelling units.

8. Whether the proposed change will create a drainage problem.

The property has previously been filled and drainage structures exist on the site. The existing SFWMD permit will need to be modified if senior housing units are ultimately developed on the site. No drainage problems will result from the change in potential use of the site.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

There will be no reduction in light or air to adjacent areas. The most immediate neighboring property is a wastewater treatment plant.

10. Whether the proposed change will adversely affect property values in the adjacent area.

There should be no impact to property values as a result of the modification to offer senior housing as an alternative development opportunity on the site.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

The addition of the senior housing development option for this parcel should have no impact on redevelopment on adjacent parcels. The site is not adjacent to other residentially designated parcels within the PUD.



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12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The PUD amendment will not grant a special privilege to the property owner as contrasted to the public welfare.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The existing zoning does not permit development of group housing for seniors; therefore, the PUD must be amended to permit this use.

14. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

The proposed amendment to permit up to 240 senior housing units is comparable in scale to other senior housing projects that have been approved and developed in the community.

15. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.

There are other sites available in Collier County that permit group housing for seniors; however, there are no other sites within the Marco Shores Golf Course Community PUD that permit this use, nor does the applicant own any other property within the PUD.

16. The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.

The site has previously been cleared and filled. Minor site work will be required for construction of the currently approved multifamily residential or the proposed senior housing use.

17. The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance [Code ch. 106, art. II], as amended.

Adequate public facilities exist to serve the existing and proposed use.

18. Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.

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The PUD is substantially built out and the owner of the subject property has deeded rights to 100 multifamily dwelling units within the PUD. Nothing in the proposed PUD amendment will have a detrimental effect on public health, safety and welfare.