



GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION

CONSISTENCY REVIEW MEMORANDUM

To: Timothy Finn, Principal Planner, Zoning Services Section
From: Corby Schmidt, AICP, Principal Planner, Comprehensive Planning Section
Date: April 12, 2018
Subject: *Future Land Use Element (FLUE) Consistency Review of Proposed Commercial Planned Unit Development Amendment (PUDA) Petition*

PETITION NUMBER: PUDA-PL20180000049

PETITION NAME: I-75 Alligator Alley Commercial Planned Unit Development (CPUD)

REQUEST: This petition requests a PUD amendment to the I-75 Alligator Alley CPUD in accordance with provisions of Mixed Use Activity Center Subdistricts (MUAC), and specifically, to add a residential option (to the "commercial" PUD) for multi-family dwelling units to develop up to 425 multi-family dwelling units, which equates to a density of 10.4 dwelling units per acre, and giving mixed-use identity to entire PUD.

LOCATION: The subject property, consisting of ± 40.8 acres, is in the southwest corner of I-75 & Collier Blvd. (CR 951), and northwest corner of Davis Blvd. (SR 84) & Collier Blvd., in Section 34, Township 49 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject property is designated Urban Commercial District, Mixed Use Activity Center Subdistrict (AC#9, I-75 and Collier Boulevard and Davis Boulevard (Interchange Activity Center). In addition to the full array of commercial uses; residential uses, up to 16 units per gross acre, may be allowed, as identified on the Future Land Use Map and on the Activity Center #9 (CR 951 – Interstate 75) Inset Map within the Growth Management Plan (GMP). Residential density is based upon the total project acreage and an Interchange Master Plan (IMP), which has its implementing provisions adopted into the Land Development Code.

FLUE Policy 5.6 requires development to be compatible with, and complementary to, surrounding land uses, as set forth in the Land Development Code. **Comprehensive Planning leaves these reviews for, and determinations for making further recommendations on, compatibility complementary matters to the Zoning Services staff as part of their review of the petition in its entirety. However, Comprehensive Planning staff notes that in reviewing the appropriateness of the requested residential intensity and density on the subject site, that present the most potential for compatibility and complementary issues. The Submittal 1 document entitled "Evaluation Criteria" has been submitted to support the PUD amendment with calculations regarding how the desired density of 10.4 residential units per gross acre is derived.**

Comprehensive Planning staff encourages the compatibility analysis to be further inclusive in nature, and include reviews of both the subject property and surrounding or nearby properties regarding allowed use intensities and densities, development standards (building heights, setbacks, landscape buffers, etc.), building mass, building location and orientation, architectural features, amount and type of open space and location, traffic generation/attraction, etc.

The County recognizes *Smart Growth* policies and practices in its consideration of future land use arrangements and choice-making options. FLUE Objective 7 and Policies 7.1 through 7.4 promote Smart Growth policies for new development and redevelopment projects pertaining to access, interconnections, open space, and walkable communities. Each Policy is followed by staff analysis ***[in bold italicized text]***.

Objective 7:

Promote smart growth policies, reduce greenhouse gas emissions, and adhere to the existing development character of the Collier County, where applicable, and as follows:

Policy 7.1:

The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code. ***[Exhibit 'B' Master Plan, indicates two (2) primary direct ingress/egress points connecting the interior ±29.4 acre, "C/R" area with Bedzel Circle, a local street, to the south, and a handful of secondary direct ingress/egress points connecting with Bedzel Circle to the east. Bedzel Circle provides street connections at Joyrose Place and Bedzel Drive, local one-lot deep connectors, to the south, on to Davis Boulevard (SR 84). The ±40.8 ac. I-75 Alligator Alley CPUD is bounded by arterial or collector roads (I-75, CR 951 and SR 84) on three sides. These connections enable the project to be consistent with this Policy.]***

Policy 7.2:

The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals. ***[Exhibit 'B' Master Plan, indicates two (2) primary direct ingress/egress points connecting the interior ±29.4 acre, "C/R" area with Bedzel Circle, a local street, to the south, and a handful of secondary direct ingress/egress points connecting with Bedzel Circle to the east. These accesses enable the project to be consistent with this Policy.]***

Policy 7.3:

All new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element. ***[The interior ±29.4 acre, "C/R" area connections to the south, via Bedzel Circle, Joyrose Place and Bedzel Drive, provide immediate access to the hotel, fast food restaurants, and other businesses. The I-75 Alligator Alley CPUD Exhibit 'B' Master Plan, proposes extending Bedzel Circle to the west – connecting this street with the adjoining development. These interconnection points enable the project to be consistent with this Policy.]***

Policy 7.4:

The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types. ***[With respect to providing walkability, this policy promotes projects that make it safe and convenient to walk and encourages pedestrian activity. Exhibit 'B' Master Plan, illustrates a perimeter walk on, or in the adjacent right-of-way to, the interior ±29.4 acre, "C/R" area of the subject property. There is no deviation requested pertaining to sidewalks; therefore, the project will be subject to LDC requirements for provision of sidewalks.]***

With respect to providing a blend of densities, this policy promotes projects that offer a range of housing prices and types. Submittal 1 document entitled "Proposed Ordinance", Section IV, Permitted Uses and Dimensional Standards for Commercial and Residential Development, provides for the addition of only "Multi-family-residential dwelling units". Table 3, Residential Development Standards, provides each of the 425 units may be a minimum of 700 sq. ft. in floor area. Recognizing this as minimum floor area, development of project allows for a blend of densities, range of housing prices or types.

Open space will be provided as required per the LDC, and generally includes boardwalks and walking trails in preserve areas. No civic facilities are provided for.]

Based upon the above analysis, the proposed PUD rezone may be deemed consistent with the Future Land Use Element of the GMP.

cc: Ray Bellows, Zoning Manager, Zoning Services Section

David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section

Michael Bosi, AICP, Director, Zoning Division

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