Youth Haven PUD (PL20180000646)

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. On a separate sheet attached to the application, provide a narrative statement describing the rezone request with specific reference to the criteria below. Include any backup materials and documentation in support of the request.

Narrative

The Youth Haven PUD (Ordinance 89-12), is a partially developed 24+/- acre institutional project, which permits group housing uses for children. The proposed amendment will add an approximate 1-acre RMF-6 (3) zoned parcel to the PUD, and the PUD will be modified to permit group housing for children and senior adults. A revised master plan is proposed to identify the areas with the PUD, which will identify the areas proposed for youth and senior group housing. The maximum intensity currently permitted is 240 group-housing beds, which is based on a maximum of 10 beds per acre. With the addition of the 1-acre parcel the new PUD acreage will be 25+/- acres; therefore, the PUD will permit up to 250 group-housing beds.

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.

The area is suitable for group housing for senior adults and children. The site has water, sewer and a surface water management system in place. The proposed access will remain on Whitaker Road as originally anticipated for the Youth Haven PUD.

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 property is under unified control. The PUD is proposed to be modified to include language approved by the County Attorney's Office, requiring a single entity to provide the required annual monitoring reports.

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.)

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The existing and permitted group housing use has been previously deemed consistent with the Growth Management Plan. The addition of senior adult group housing has no impact on consistency with the Growth Management Plan.

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 proposed inclusion of senior group housing will have no bearing on compatibility of the project to surrounding projects. The newly constructed area for senior housing will provide buffering required per the Land Development Code between group housing and the adjacent properties.

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

The PUD will provide a minimum of 30% of the project area as open space consistent with the Growth Management Plan. The site will contain an on-site native vegetation preservation area, water management lakes, and other areas used for outdoor recreation areas.

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

Available infrastructure is in place to serve the entire proposed PUD. There are no existing or anticipated capacity issues near the project.

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

With the addition of the 1 acre parcel located east of the current PUD boundary, there is not an opportunity to expand the PUD boundary in the future. Although the parcel located immediately to the west of the PUD is vacant, it is zoned RMF-6 and is anticipated to develop with residential development in the future. Although it may be possible to expand in the future, if the property were acquired. At present, the applicant has no desire to do so.

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 PUD as proposed is consistent with the Land Development Code. Minor deviations have been requested, which will permit development consistent with the proposed conceptual master plan.

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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.

The existing PUD allows for group housing uses and has been previously deemed consistent with the Growth Management Plan. The Future Land Use of the Plan permits group-housing uses throughout the urban designated areas of the County. The group housing use has previously been determined to be compatible with the surrounding property, and remains consistent with Future Land Use Element Policy 5.4, requiring a finding of consistency with the Growth Management Plan for any rezoning. Since development of the site, the County has acquired right-of-way to the east of the property in which the 6-laning of Santa Barbara Boulevard has occurred, and the County has completed its stormwater management improvements for the Lely Area Stormwater Improvement Project (LASIP). The project as proposed remains compatible with the surrounding area, consistent with Policy 5.6 of the Future Land Use Element, requiring a finding of compatibility. Policy 7.1 of the Future Land Use Element encourages developments to be interconnected where feasible. The existing PUD was not designed or intended to be interconnected with adjacent projects due to the nature of the proposed uses. No interconnection is proposed as part of the PUD as it would not be consistent with the development that has occurred on site, nor would there be a transportation benefit with the provision of an interconnection.

The project will provide on-site native vegetation based on 15% of the existing native vegetation as required by Policy 6.1.1 of the Conservation and Coastal Management Element of the Growth Management Plan. The native vegetation preserve has been identified on Exhibit "A", Conceptual Master Plan and Exhibit "B", Conceptual Master Plan Notes.

The project as proposed is consistent with the Growth Management Plan.

2. The existing land use pattern.

The pattern of development near the project has been established, and the PUD is surrounded by conventional multi-family zoned parcels or PUD's which permit a variety of residential uses.

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The pattern of development remains unchanged, and this area continues to be suitable for the existing group housing use.

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

The proposed inclusion of 1 additional acre of land and the addition of senior group housing in addition to group housing for children 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 zoning district boundaries are logically drawn and encompass all property owned by the existing and contract purchaser.

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

The proposed inclusion of the reference to senior adult group housing was advised by staff as necessary, due to the reference in the PUD to youth/child group housing, without reference to senior adult group housing. The proposed amendment adds the reference to senior adult, and youth/child group housing.

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

The proposed amendment to add 1 acre of property and an additional 10 senior adult or youth beds will not adversely influence 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 increase of 10 senior adult/youth beds will not excessively increase traffic congestion or create types of traffic deemed incompatible. A traffic analysis has been prepared in support of the amendment and concludes that there are no capacity issues associated with the proposed amendment. Group housing has been deemed to be a compatible use near conventional residential development, as is the traffic associated with the use.

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

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The PUD's surface water management system has been previously approved and is in place. With the addition of property, the project will again be reviewed by the South Florida Water Management District to insure that there are no drainage issues associated with the project. No existing drainage issues have been identified.

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

The proposed changes will have no impact on light or air to adjacent properties.

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

The applicant has no evidence that the proposed PUDR application and subsequent limited increase in density, by 10 senior/youth beds, will impact property values in the adjacent area.

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

The proposed changes will not be a deterrent to improvement or development of adjacent property.

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

Approving an amendment to an existing PUD will not grant a special privilege to an individual owner.

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

The existing zoning for both the RMF-6 and PUD currently allow group-housing uses. In order to utilize the property for a unified plan of development, the PUD amendment is necessary.

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

The proposed change to add property and slightly increase the number of senior adult/youth beds is not out of scale with the needs of the neighborhood or County. The County has identified in their Growth Management Plan that group-housing uses are permitted throughout the urban designated area.

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

It is not impossible to find other sites in Collier County for the use. However, the existing PUD has infrastructure in place to serve group-housing uses, and will avoid unnecessary sprawl by utilizing an existing site.

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.

Portions of the site will need to be cleared and filled in order to develop additional group housing buildings whether the PUD amendment is approved or not. This is consistent with almost all other development that occurs in Collier County.

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.

The proposed amendments have no impact on the availability of adequate public facilities or adopted levels of service.

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.

The proposed amendment is consistent with the Growth Management Plan and is compatible with surrounding development.