



Growth Management Department
Zoning Division
Comprehensive Planning Section

MEMORANDUM

To: James Sabo, AICP, Principal Planner
Zoning Services Section, Zoning Division

From: Sue Faulkner, Principal Planner
Comprehensive Planning Section, Zoning Division

Date: June 20, 2018

Subject: Future Land Use Element Consistency Review

PETITION NUMBER: PUDZ – PL20170004414 - REV 2

PETITION NAME: Russell Square RPUD Rezone

REQUEST: The petitioner is requesting to rezone approximately ±32.9-acres from “A,” Agriculture (ST Overlay) Zoning District to a Residential Planned Unit Development (RPUD) Zoning District to allow for a maximum of 230 residential dwelling units. The petitioner is also requesting deviations for sidewalks on one side of road only where homes are located on only one side of the road; to increase the size of temporary signs; reduce setbacks on directional signs; to allow higher fences and walls; deviate from preservation standards so that they are not contiguous within the development; and to increase the maximum height of entrance signage; to comply with the LDC architectural and site design standards only when facing an arterial or collector roadway, but not buildings within the walls of a development; reduce required parking for recreation facilities by 25%. Submittal 2 revised the FLUCCS map and Native Habitat map, bio info on the Senior Ecologist, revised Evaluation criteria, and water and sewer facilities will be extended to site and shown on revised Statement of Utility Provisions. Submittal 2 also modified the Master Plan to show the Cope Lane extension to Sunset Blvd, and to add a new Transportation Commitment to the PUD, in regards to the construction of Cope Lane.

LOCATION: The subject site is located on the east side of Santa Barbara Blvd. approximately 2,000 feet south of Davis Blvd. (SR84), adjacent to the southern boundary of Taormina Reserve Mixed-Use Planned Unit Development (MPUD), in Section 9, Township 50 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject site is identified as Urban Designation, Urban Mixed Use District, Urban Residential Subdistrict, and it’s within a Residential Density Band (Mixed-Use Activity Center #6) on the Future Land Use Map (FLUM) of the Growth Management Plan (GMP).

Policy 5.3 in the Future Land Use Element (FLUE) states, in part, “All rezonings must be consistent with this Growth Management Plan.” Staff reviewed the proposed land use for consistency with the FLUE. The FLUE states, “Urban designated areas will accommodate... (a) Residential uses including single family, multi-family, duplex, and mobile home. The maximum densities allowed are identified in the Districts, Subdistricts, and Overlays...” A base density of 4 residential dwelling units per gross acre may be allowed in the Urban Designated Area, though this is not an entitlement. This base level of density may be adjusted as determined through the Density Rating System depending upon the location and characteristics of the project.

As stated in the Future Land Use Element, “The purpose of the Urban Residential Subdistrict is to provide for higher densities in an area with fewer natural resource constraints and where existing and planned public facilities are concentrated.

The Density Rating System states, “(b). Proximity to Mixed Use Activity Center or Interchange Activity Center: If the project is within one mile of a Mixed Use Activity Center or Interchange Activity Center and located within a residential density band, 3 residential units per gross acre may be added. The density band around a Mixed Use Activity Center or Interchange Activity Center shall be measured by the radial distance from the center of the intersection around which the Mixed Use Activity Center or Interchange Activity Center is situated. If 50% or more of a project is within the density band, the additional density applies to the gross acreage of the entire project. Density bands are designated on the Future Land Use Map.”

Because this project site is located within one mile of Activity Center #6 at the intersection of Davis Blvd. (SR84) and Santa Barbara Blvd., it is eligible for the Residential Density Band Bonus. The FLUE also states, “The final determination of permitted density via implementation of this Density Rating System is made by the Board of County Commissioners through an advertised public hearing process (rezone or Stewardship Receiving Area designation).”

This project is eligible for a base density of 4 residential dwelling units per acre and is eligible for a density bonus of 3 additional dwelling units per acre for being located within the Residential Density Band for Activity Center #6 – for a total eligibility of 7 DU/A (4 DU/A base + 3 DU/A density band bonus = 7 DU/A). The maximum number of dwelling units allowable is 230 dwelling units (32.9 acres * 7.00 DU/A = 230.3 dwelling units rounded to 230.) The petitioner’s request for 230 dwelling units is consistent with the FLUE.

Select *FLUE Policies* are shown below (in *italics*), followed by staff analysis in **[bracketed bold text]**.

FLUE Policy 5.6: New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended). **[Comprehensive Planning staff leaves this determination to Zoning Services staff as part of their review of the petition in its entirety.]**

Objective 7 of the FLUE states: “*Promote smart growth policies, reduce greenhouse gas emissions, and adhere to the existing development character of the 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 “C-1”, Master Plan, shows one ingress/egress point on Santa Barbara Blvd., a major collector as identified in the Transportation Element of the GMP.]**

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 “C-1”, Master Plan, shows a looping road within the project with one north-south road extending the large loop off the ingress/egress roadway (Cope Lane) that ties into Santa Barbara Blvd. Therefore, all lots or tracts will have internal access.]**

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. **[Exhibit “C-1”, Master Plan, shows no interconnections with adjoining neighborhoods or developments; the developer is proposing 8 – 12-foot walls surrounding the entire residential planned unit development. The approved Master Plan for Taormina Reserve MPUD (development directly north of the subject site) indicates a ‘potential’ vehicular and pedestrian interconnection to the south via the extension of Sunset Blvd.]**

The Taormina Reserve MPUD developer agreed to design and permit the Sunset Blvd. road extension within 5 years of the approval of the MPUD (Sept. 29, 2009). Although that time period has expired, and staff recommended (with their first review) having Russell Square RPUD developer coordinate with the Taormina Reserve MPUD developer to provide an interconnection between the two PUDs; staff can see where this might not be feasible due to Sunset Blvd. being a private easement and is to be vacated. The subject petitioner in their response letter dated May 29, 2018, stated that it is no longer feasible to have an interconnection to the north for this reason. Staff will support Collier County Transportation Planning's direction concerning this matter. Interconnections to the east and south are not feasible at this time with single family residences in Agricultural zoning. To the west is Santa Barbara Blvd.]

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.* [Exhibit "A" Permitted Uses list only multi-family dwelling units as permitted housing types for this RPUD. A clubhouse is itemized as an accessory use in the Amenity Area, which is sometimes used for civic uses, e.g. polling place. Exhibit "C-1" Master Plan indicates that the required acreage of open space will be provided for this project; and several allowable common open space uses and structures to serve residents and their guests are itemized in Exhibit "A," including outdoor/indoor recreation facilities and passive recreational features. Comprehensive Planning Staff and Collier County Transportation Planning Staff support the petitioner's request for a sidewalk deviation to only provide sidewalks on one side of the roadway where the property is permitted with single loaded sites.]

Review of PUD Documents

Evaluation Criteria

Several Growth Management Plan references are incorrect and should be modified:

- Page 2, FLUE Policy 5.3 is Policy 5.5
- Page 2, FLUE Policy 5.4 is Policy 5.6
- Page 2, FLUE Policy 5.5 is Policy 5.7
- Page 3 and 6, Transportation Element Policy 5.1 wording in response differs from Element, it is not an impact on the County's AUIR, but "affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR..."
- Page 5, FLUE Policy 5.3 is Policy 5.5
- Page 5, FLUE Policy 5.5 is Policy 5.7

CONCLUSION

Based upon the above analysis, staff concludes the proposed Planned Unit Development Rezone may be deemed consistent with the Future Land Use Element (FLUE).

PETITION ON CITYVIEW

cc: Michael Bosi, AICP, Director, Zoning Division
David Weeks, AICP, Growth Management Manager, Zoning Division, Comprehensive Planning Section
Raymond V. Bellows, Manager, Zoning Division, Zoning Services Section
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