



GROWTH MANAGEMENT DEPARTMENT

ZONING DIVISION

CONSISTENCY REVIEW MEMORANDUM

To: Nancy Gundlach, AICP, Principal Planner, Zoning Services Section

From: Corby Schmidt, AICP, Principal Planner, Comprehensive Planning Section

Date: November 8, 2018

Subject: *Consistency Review of Proposed Planned Unit Development to Planned Unit Development Rezone Petition with the Growth Management Plan*

PETITION NUMBER: PL20180000646 [Rev:3]

PETITION NAME: Youth Haven Planned Unit Development (PUD)-to-PUD Rezone (PUDR)

REQUEST: This petition requests a PUD-to-PUD rezone to the 24-acre Youth Haven PUD, and a rezone for a parcel zoned RMF-6(3) to: add a 1-acre parcel to the PUD bringing the total to ± 25 acres; change the density to allow a maximum of 250 individuals consisting of both children and senior adult individuals to be housed in group care facilities; utilize the additional acreage for stormwater management and buffering from Santa Barbara Blvd.

LOCATION: The subject property, consisting of ± 25 acres, is located south of Whitaker Rd., north of Royal Wood Blvd., and west of Santa Barbara Blvd., in Section 17, Township 50 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject property is designated Urban – Mixed Use District, Urban Residential Subdistrict as identified on the Future Land Use Map within the Growth Management Plan (GMP). Relevant to this petition, Policy 5.10 of the Future Land Use Element (FLUE) states "Group Housing, which may include the following: Family Care Facility, Group Care Facility, Care Units, Assisted Living Facility, and Nursing Home, shall be allowed within the Urban designated area, and may be allowed in other future land use designations, subject to the definitions and regulations as outlined in the Collier County Land Development Code ...and consistent with the locational requirements in Florida Statutes (Chapter 419.001 F.S.)."

Also relevant to this petition, main Urban Designation provisions of the FLUE state, "Urban designated areas will accommodate... Community facilities such as churches, group housing uses, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable."

Youth Haven is presently a 24-acre PUD allowing Group Care Facilities and other uses comparable in nature with a maximum density of 10 children per acre and additional support staff as necessary.

This PUD rezone involves an acreage expansion, incorporating a residual parcel remaining following improvements made to Santa Barbara Blvd.

FLUE Policy 5.6 requires new development to be compatible with, and complementary to, surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, as amended). **Comprehensive Planning leaves this determination to the Zoning Services staff as part of their review of the petition in its entirety.**

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. No individual changes are proposed by this PUD rezone to access, interconnection or sidewalk provisions, and the PUD must comply with open space requirements of the LDC. These Policies were not addressed at the time of original approval in 1989, as they were not adopted until 2004. However, it appears that no changes are proposed to pertinent PUD provisions, and analysis by staff is unnecessary.

Review of PUD Document

Statement of Compliance, and Section IV, General Development Commitments [revisions, dated 6-22-2018], describe the PUD's consistency with the Growth Management Plan, and meet other requirements of the LDC.

- Proposed PUD Revisions, Statement of Compliance, is revised to describe compliance with current FLUE and other GMP Elements.
- Proposed PUD Revisions, General Development Commitments, is revised to provide compliance with Section 5.05.04 of the LDC, for Group Housing, Emergency Environmental Control Plans.

No other revisions to the PUD document held Comprehensive Planning implications.

CONCLUSION:

Based upon the above analysis, this proposed PUD-to-PUD rezone may be deemed consistent with the FLUE.

PETITION ON CITYVIEW

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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