



Growth Management Department  
Zoning Division  
Comprehensive Planning Section

**MEMORANDUM**

**To:** Daniel Smith, AICP, Principal Planner  
Zoning Division, Zoning Services Section

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

**Date:** April 28, 2017

**Subject:** Future Land Use Element Consistency Review

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**PETITION NUMBER:** PUDZ – PL20160001398 - REV 4

**PETITION NAME:** County Barn Road RPUD Rezone

**REQUEST:** The petitioner is requesting to rezone approximately  $\pm 38.23$ -acres from “E” Zoning District to a Residential Planned Unit Development (RPUD) Zoning District to allow for a maximum of 268 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; temporary, on-premises, and ground directional signage; fences or walls; preserves; right-of-way for turn lanes; width of street right-of-way; location of sidewalks and bike lanes; and lengths of cul-de-sacs.

**LOCATION:** The subject site is located on the east side of County Barn Road approximately  $\pm 1600$  feet south of Davis Blvd. (SR 84) in Section 8, 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 on the Future Land Use Map (FLUM) of the Growth Management Plan (GMP).

Policy 5.1 in the Future Land Use Element (FLUE) states, in part, “All rezonings must be consistent with the Growth Management Plan.”

Staff reviewed the proposed land use for consistency with the Future Land Use Element (FLUE) of the GMP. 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. This Subdistrict comprises approximately 93,000 acres and 80% of the Urban Mixed Use District. Maximum eligible residential density shall be determined through the Density Rating System but shall not exceed 16 dwelling units per acre except in accordance with the Transfer of Development Rights Section of the Land

Development Code.” The subject site is located within the Urban Designated Area and therefore is reviewed for consistency with the Density Rating System of the FLUE.

The FLUE 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. (SR 84) and Santa Barbara Blvd., the project, through the Density Rating System, 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).”

The total acreage of this project site was reduced slightly from ±38.59-acres in the first submittal to ±38.23-acres in the subsequent submittals. The acreage adjustment impacted the density calculations. The petitioner is requesting 268 dwelling units on ±38.23 gross acres, which is a density of approximately ±7.00 dwelling units per acre (DU/A). 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 268 dwelling units (38.23 acres \* 7.00 DU/A = 267.61 dwelling units rounded to 268.) The petitioner’s request for 268 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 5.4: 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: “*In an effort to support the Dover, Kohl & Partners publication, Toward Better Places: The Community Character Plan for Collier County, Florida, promote smart growth policies, reduce greenhouse gas emissions, and adhere to the existing development character of Collier County, the following policies shall be implemented for new development and redevelopment projects, where applicable.*” Staff analysis follows each of these policies in bold print.

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”, County Barn Road RPUD Master Plan, shows one ingress/egress access point on County Barn Road, an urban 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”, County Barn Road RPUD Master Plan, shows one main north-south road within the project with three east-west roads branching off of it to access all the residential parcels. Therefore, all lots will have internal access. The two most northern east-west roads form a complete loop.]**

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”, County Barn Road RPUD Master Plan, shows no interconnections with adjoining neighborhoods or developments; nor does staff believe it to be feasible. Water management and preserve areas within Seacrest Upper and Lower School PUD (private school) border the project site to the north; a Collier County water management lake is located to the south; a church and a small (2 ½ acre) agricultural property (both zoned Estates) border the project site to the east.]*

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” Residential A. Principal Uses #1 lists a variety of permitted housing types for this RPUD (multi-family, townhouse, two-family attached, zero lot line and single-family detached). Severable allowable common open space uses and structures to serve residents and their guests are itemized in Exhibit “A” Residential: B. Accessory Uses #4 and in Amenity Area: A. Principal Uses, #3. The PUD Amenity Area Principal Uses #1 allows a clubhouse with cafes, snack bars and similar uses, which are sometimes used for civic uses, e.g. polling place. Comprehensive Planning Staff and Collier County Transportation Planning Staff are supporting the petitioner’s request for a sidewalk deviation to only provide sidewalks on the side of the roadway where the property is platted with single-loaded homesites.]*

## 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  
[PUDZ-PL2016-1398 County Barn Road RPUD R4.docx](#)