

Courthouse Shadows MPUD (PL20180003659)
Activity Center #16

Comprehensive Plan Consistency and Statutory Criteria for Plan Amendments

The project is located within Activity Center #16 on the Future Land Use Map. The project is also located within the Bayshore/Gateway Triangle CRA Overlay. Mixed Use Activity Centers are intended to provide for both commercial and residential development. The PUD amendment is accompanied with a small-scale comprehensive plan amendment, which proposes to permit increased density on a 10-acre portion of the site. The application proposes a total of 300 multi-family apartments on approximately 17.5 acres of the 20.35 acre PUD. The property plans to utilize up to 97 units from the density, in addition to the base density of 4 dwelling units per acre, with the balance of the 300 units resulting from the units permitted by the small-scale amendment.

Chapter 163.3167 Scope of act.—

(9) Each local government shall address in its comprehensive plan, as enumerated in this chapter, the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable plan developed pursuant to s. 373.709.

The City of Naples provides potable water to the site, and there are no existing or anticipated deficiencies. Sanitary Sewer services are provided by Collier County.

Chapter 163.3177

(6) (a) 2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The discouragement of urban sprawl.
- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
- j. The need to modify land uses and development patterns within antiquated subdivisions.

The applicant has provided a market analysis, which demonstrates that the proposed residential option is supported by demand for rental apartments at this location. The property is located in the urban area of Collier County and is within an Activity Center, which supports higher densities of residential uses under the existing Growth Management Plan. The site is appropriate for higher intensity uses.

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The property is located proximate to the Collier County government center, which houses a majority of the County's governmental functions. The site is a largely vacant retail commercial center and the market analysis demonstrates that there is a demand for additional rental units at this location. Redevelopment of the site as a mixed-use property is consistent with the objectives of the Bayshore/Gateway Triangle Redevelopment Overlay.

Commercial and residential development are adjacent to the site. The GMP provides for mixed-use projects within the Activity Centers. Buffers and development standards have been proposed which insure compatibility of the proposed MPUD with surrounding properties. Redevelopment of the site as a mixed use project will support redevelopment and discourage urban sprawl consistent with Chapter 163.3177 of the Florida Statutes. The GMP amendment is necessary under the Collier County GMP in order to permit the proposed intensity for a portion of the applicant's property.

Chapter 163.3177

8. Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Public infrastructure exists to service the proposed uses within the Activity Center.

163.3184 Process for adoption of comprehensive plan or plan amendment.

This Section of statute outlines the process and authority for the agency review of plan amendments. The applicant understands that regional and state reviewing agencies will be responsible for review of any transmitted comprehensive plan amendment per the requirements of Chapter 163.3184 F.S. The applicant's experts are of the opinion that there are no regional or state impacts associated with the application.