



**STAFF REPORT
COLLIER COUNTY PLANNING COMMISSION**

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES
DIVISION, COMPREHENSIVE PLANNING DEPARTMENT

HEARING DATE: MARCH 5, 2007

RE: PETITION NO. CP-2005-13, COLLIER BOULEVARD COMMUNITY
SERVICE SUBDISTRICT
GROWTH MANAGEMENT PLAN AMENDMENT
[*TRANSMITTAL HEARING*]

AGENT/APPLICANT/OWNERS:

Agent: Robert L. Duane, AICP
Hole Montes, Inc.
950 Encore Way
Naples, FL 34110

Applicants: Pastor David Mallory
First Assembly Ministries
3805 The Lord's Way
Naples, FL 34114

Owner: First Assembly of God of Naples
3805 The Lord's Way
Naples, FL 34114

GEOGRAPHIC LOCATION:

The subject property contains 69 acres more or less and is located at the northeast corner of Collier Boulevard (CR-951) – The Lord's Way intersection. The parcel lies within the Royal Fakapalm Planning Community in Section 14, Township 50 South, Range 26 East, Collier County Florida. (See attachment "A")

REQUESTED ACTION:

This petition seeks to amend the Future Land Use Element and Future Land Use Map of the Collier County Growth Management Plan to change a portion of the “Urban Residential Fringe Subdistrict”, “ Urban - Mixed Use District”, “Urban Designation”, in order to establish the “Collier Boulevard Community Service Subdistrict.”

The proposed text change adds language under the Urban - Mixed Use District, [showing the petitioner's proposed amendments in strike-through/underline format, while current Growth Management Plan language appears in plain text], effectively removing the subject property from the Urban Residential Fringe Subdistrict, as follows:

Proposed Future Land Use Element Text Amendment: [page ??]

A. Urban – Mixed Use District
17. Collier Boulevard Community Service Subdistrict

The purpose of this Subdistrict is to provide a community setting to be compatible with the existing and future residential and institutional development in this neighborhood. This land use designation applies to approximately 69 acres as shown on the accompanying location map, located on the east side of Collier Boulevard, approximately one-half mile north of the intersection of Collier Boulevard and Rattlesnake Hammock Road. The Subdistrict is designed to provide a core of community services, such as church assembly halls, chapels, medical care units, doctor’s offices, cafeterias, gymnasiums, administration offices, a transportation building with vocational center and classrooms, radio transmission center and tower, dormitories, and church-related housing. The total floor area of the institutional buildings and church-related housing is approximately 368,000 square feet, subject to minor variations in this development intensity, as may be necessary to accommodate design and facility need considerations, as they may arise. The Subdistrict shall also include market rate housing and housing proposed for the essential services personnel (ESP). The market rate and ESP housing shall not exceed 296 single or multi-family units.

The combination of community social services, church-related housing, market rate housing, housing proposed for essential services personnel (ESP), employees, volunteers and program participants, and the provision of public transportation facilities shall create a self-sufficient environment, minimizing the impacts of off-site traffic and other public services, while serving the needs of the community at large.

[STAFF NOTE: The proposed text language has been revised since initial submission of application materials. Please disregard the amendment entry appearing in Section IV of the Application Form, or other application materials. It is also important to consider, in both text and mapping, that 10 acre portion of the subject property which is deliberately omitted from this request. These considerations extend to all applicable text, any related mapping, the standing PUD, and so forth.]

PURPOSE / DESCRIPTION OF PROJECT:

The purpose of this project is to establish the "Collier Boulevard Community Service Subdistrict" so as to accommodate a future Planned Unit Development rezone to allow mixed use, residential and institutional development. The petitioner proposes to develop a maximum of 306

dwelling units and provide a maximum 368,000 square feet for institutional uses and community services.

These institutional uses and community services include places of worship – an 1,800 seat church and 600 seat chapel – 400 congregational care units, a private school for 300 K-12 students, a 450 child day care center and ancillary uses and structures. 10 housing units incidental to providing these services are for clergy, church employees, church-related staff, and other personnel related to programs offered on-site.

This proposed Subdistrict comprises 69 of the 79 acres already in a Planned Unit Development – approved previously by Ordinance 94-59. These 69 acres will be part of the future PUD rezoned mentioned above. The 10 acre remainder which is presently undeveloped will eventually be removed from the PUD.

Twenty-three of the 69 acres will consist of 150 residences reserved for essential services personnel working in Collier County, and up to 146 more residences. Ten church-related dwelling units for employees and staff will be located on the remaining acreage along with other existing and proposed church and church-related institutional and community service land uses. Vehicular access will be provided via The Lord's Way.

SURROUNDING LAND USE, ZONING AND FUTURE LAND USE MAP DESIGNATION:

Existing Conditions:

The subject property is currently zoned PUD, Planned Unit Development (First Assembly Ministries Education & Rehabilitation Campus). The 79.1-acre PUD is approved for a mixture of land uses for religious, community social services and residential uses in a campus-type setting, including: 1800 seat auditorium, 600 seat chapel, 300 student school (K-12), 450 child/adult care facility, 400 bed care unit facility, 120 travel trailer or park model lots, adult living facility for 400 group housing units, and 57 multi-family units along with numerous inside and outside recreational facilities and accessory uses. All of the PUD-permitted land uses have not been developed.

A 12.3 acre portion of the PUD is a preserve area, where exotics have been removed and its habitat potential enhanced. The subject property is bisected by a utility easement and power transmission lines running north-south. Four lake excavations total about 8.7 surface acres. A major canal lies along the Collier Boulevard frontage.

The current Future Land Use Designation is Urban Mixed-Use District, Urban Residential Fringe Subdistrict.

Surrounding Lands:

N - ZONING: Across The Lord's Way, A, Rural Agricultural

DESCRIPTION: Undeveloped Land.

FLUM DESIGNATION: Urban Mixed-Use District, Urban Residential Fringe Subdistrict

S - ZONING: A, Rural Agricultural; Hammock Park Commerce Center Commercial PUD at Rattlesnake Hammock Road

DESCRIPTION: Undeveloped, Vacant & Residential Land Uses; Commercial Land Uses at Rattlesnake Hammock Road

FLUM DESIGNATION: Urban Mixed-Use District, Urban Residential Fringe Subdistrict; Mixed Use Activity Center Subdistrict, at Rattlesnake Hammock Road

E - ZONING: A, Rural Agricultural, Swamp Buggy Grounds PUD

DESCRIPTION: Swamp Buggy Sports Facility

FLUM DESIGNATION: Urban Mixed-Use District, Urban Residential Fringe Subdistrict; Agricultural/Rural Designation, Rural Fringe Mixed Use District, Sending Lands, Belle Meade NRPA, beyond

W - ZONING: Across Collier Boulevard, Naples Lakes Country Club PUD

DESCRIPTION: Residential – Golf Course Community

FLUM DESIGNATION: Urban Residential Subdistrict

STAFF ANALYSIS:

COMPREHENSIVE PLAN AMENDMENT DATA AND ANALYSIS REQUIREMENT

Chapter 9J-5, Florida Administrative Code, “Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments, Evaluation and Appraisal Reports, Land Development Regulations and Determinations of Compliance” sets forth the minimum data and analysis requirement for comprehensive plan amendments. More specifically, Section 9J-5.005 “General Requirements” delineates criteria for plan amendments in sub-section 9J-5.005 (2) “Data and Analysis Requirements.”

Sub-section 9J-5.005(2) states in part that “All goals, objectives, standards, findings and conclusions within the comprehensive plan and its support documents, and **within plan amendments and its support documents**, shall be based upon relevant and appropriate data and analysis applicable to each element. To be based upon data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or **plan amendment at issue**. . . the Department will review each comprehensive plan [amendment] for the purpose of determining whether the plan [amendment] is based on data and analyses described in this Chapter and whether data were collected and applied in a professionally acceptable manner.”

It is incumbent upon all applicants requesting comprehensive plan amendments to provide supporting data and analyses in conjunction with any relevant support documents. It is not the responsibility of Collier County staff to generate data and analysis for the applicant, although it is staff’s responsibility to identify any shortcomings in the data and analyses during the consistency review process and to request additional information that is deemed essential in the

review of the submitted request for a plan amendment. Any outstanding deficiencies with respect to data and analyses that may remain at the time of any requisite public hearing are the responsibility of the applicant. **A detailed synopsis of the adequacy of the data and analysis for the subject plan amendment is set forth with specificity below.**

Environmental Impacts:

The Protected Species Survey submitted by Boylan Environmental Consultants, Inc. with this petition is dated March 2006.

At the northwest quadrant, a 12.3 acre portion of the PUD is a preserve area, where exotics have been removed and its habitat potential enhanced. As a result, protected species have begun to utilize this area. None were observed during field surveying, but it would be expected that wading birds may utilize the onsite wetlands.

As part of a previous survey conducted in accordance with a 1997 ERP Permit, results reported that there were no Red-Cockaded Woodpeckers (RCWs) or nest cavity trees observed on site or on adjacent viewed properties. There was a sighting of a little blue heron – the only listed species observed.

Environmental Specialists in the Environmental Service Department reviewed this request and stated, [t]he subject property has no special environmental concerns which would prevent it from being added as a new Subdistrict.

Traffic Capacity/Traffic Circulation Analysis:

The petitioner employed the firm of Metro Transportation Group, Inc. to conduct a Comparative Traffic Analysis for the proposed amendment. As the analysis points out, the elimination of 120 TTRV units and 400 care units and the addition of 296 multi-family [dwelling] units results in a general population decrease when compared to the existing PUD zoning. The existing PUD-permitted population of 1144 for these units would be replaced by 746 people with the new arrangement. The difference is estimated to represent a decrease in population of 398.

Staff points out that since the initial Subdistrict application materials were prepared and submitted, the petitioner has re-introduced ten (10) dwelling units reserved for church employees and church-related personnel, representing 25 additional residents. This change equates to an addition of 306 dwelling units (not 296), still resulting with a general population decrease. The existing PUD-permitted population of 1144 for these units would be replaced by 771 people (not 746) with the new arrangement. The difference is estimated to represent a decrease in population of 373 (not 398).

This overall decrease in population does not translate directly to a decrease in trips generated or traffic attributed, as not all previous traffic counts were vested or committed. An actual net trip increase results from GMP revisions. The 2,815 estimated trips per day increases to 3,870.

These trips are generally split equally to north and south at Collier Boulevard. About 17% of the northbound trips remain on Collier, while the majority turns onto westbound Davis Boulevard. About 20% of the southbound trips remain on Collier, while the majority turns onto westbound Rattlesnake Hammock Road.

Traffic on these first road segments of Davis and Rattlesnake Hammock Roads west of Collier significantly impacts their Levels of Service, along with Collier Boulevard segments immediately north and south of The Lord’s Way.

Sufficient capacity is available to all roadway segments except Davis Boulevard west of Collier. Davis Boulevard will have sufficient capacity when programmed improvements widen it to six lanes. However, Davis Boulevard is no longer programmed in the CIE Schedule of Capital Improvements or funded at this time.

Existing Levels of Service on impacted roadway segments are:

Collier Blvrd – Davis Blvrd to Rattlesnake Hammock Rd	LOS C
Collier Blvrd – Rattlesnake Hammock Rd to US 41	LOS C
Davis Blvrd – Santa Barbara to Collier Blvd	LOS D
Rattlesnake Hammock Rd – Polly Ave to Collier Blvrd	LOS E

The adopted minimum LOS Standard for these impacted road segments is D. Rattlesnake Hammock Road is currently deficient but is programmed for construction remedies.

The Metro Transportation Group analysis stated, “the trip generation of the existing PUD will be increased by 60 trips in the AM peak hour and 60 trips in the PM peak hour traffic. Two-way daily trips will increase by 1,055...” to total 3,870 trips daily. Another 1,845 daily trips are figured to never leave the site and are considered “internal capture” trips, as explained below.

Proposed Subdistrict language states, “[t]he combination of community social services, church-related housing, market rate housing, housing proposed for essential services personnel (ESP), employees, volunteers and program participants, and the provision of public transportation facilities shall create a self-sufficient environment, minimizing the impacts of off-site traffic and other public services, while serving the needs of the community at large”. This proposition for providing institutional uses and community services on-site to “create a self-sufficient environment” is represented by an “internal capture” study within the Comparative Traffic Analysis.

Summarizing from the study, it should be noted that a significant portion of traffic generated for the property never leave the site. This traffic, referred to as the “internal capture” traffic, was accounted for in the study. The existing PUD accounted for an internal capture reduction of 40% to the AM peak hour traffic, 50% to the PM peak hour traffic, and 45% to the daily traffic generated. However, this internal capture rate will likely be reduced as a result of the additional housing units proposed as part of this GMPA.

Transportation planning staff has reviewed this petition's Traffic Impact Statement (TIS), and added the following comments:

- The TIS indicates that there is a significant impact to Davis Boulevard between Santa Barbara Boulevard and CR 951 and this segment is currently failing and is not programmed to be widened in the County’s CIE or the FDOT’s five year work program. Based on the analysis, this project is not consistent with the sections 5.1 and 5.2 of the Transportation Element and 1.1.2 in the Capital Improvement Element of the Growth Management Plan.

- Transportation is working with property owners north and south of this development to try and establish another north south corridor east of CR 951 and would like to work with this developer to reserve a right-of-way corridor for a future four lane facility. This roadway, if it can get developed, may help provide the mitigation that is needed to meet the Growth Management Plan requirements.

Public Facilities Impact:

The petitioner prepared a Public Facilities Level of Service Analysis which was submitted with this petition.

Application materials indicate this project will result in *decreased* impacts upon public facilities other than roads (potable water, sanitary sewer, drainage, solid waste, community and regional parks). For potable water, the proposed development *reduces* demand by 20,300 gallons per day. Sanitary sewer demands are *reduced* by 39,800 gallons per day. Solid waste demands are *reduced* by 494 tons. A Water Management Plan for the existing PUD is in place. The modifications to land use are expected to have little effect on the basic drainage system. The decrease in population of 373 persons would result in a *reduced* demand for parks accordingly.

Utilizing the level of service standards identified in the CIE, this project would not impact the County's existing Levels of Service Standards (LOSS).

Appropriateness of Change:

The 79 acre First Assembly Ministries Education & Rehabilitation Campus PUD was approved with a 30,000 square foot church (auditorium) seating 1,800, a 20,000 square foot church (chapel) seating 600, 57 residential dwelling units, 400 congregate care units, 400-bed assisted living facilities, 120 TTRV camp sites, a private school for 300 K-12 students, and a 450 child day care center.

This Subdistrict encompasses 69 of those acres. The remaining 10 acres of the existing PUD are not included in the proposed Subdistrict. This presently undeveloped 10-acre remainder will be removed from the PUD.

Those land uses proposed to remain within the new Subdistrict include the 30,000 square foot church (auditorium) seating 1,800, the 20,000 square foot church (chapel) seating 600, 10 residential dwelling units, 400 congregate care units, the private school for 300 K-12 students, and the 450 child day care center.

Plans for the 400-bed assisted living facilities, and the 120 TTRV camp sites will not be part of the Subdistrict. Of the 120 campsites, 23 have been developed and are occupied. These are to be eliminated within three (3) years.

The 47 remaining residential dwelling units will be increased to 296, of which 150 are earmarked for Collier County essential services personnel; these persons are recognized to be in particular need and demand. At the same time Collier County is experiencing a critical shortage of affordable housing for these people employed by occupations or professions considered essential – including teachers, educators, other school district employees, community college and university employees, police and fire personnel, health care personnel,

skilled building trades personnel and government employees (all earning up to 140 percent of area median income), as well as all other full-time employees earning less the 80 percent of area median income. Approval of this proposed amendment will provide an avenue to request zoning approval for up to 296 dwelling units.

Per the applicant, but not stated in the proposed Subdistrict text, 150 of these 296 units are targeted for ownership by these personnel; and, of these 150 units, 70 would be for those earning 80 to 140% of median income, 10 units for those earning less that 80% of median income, and the remaining 70 units would be at market rate. Therefore, of the total 296 dwelling units, 216 would be market rate (73%) and 80 units would be for those earning • 140% of median income (27%).

However, given that the existing Urban Residential Fringe Subdistrict allows 1.5 dwelling units per acre, the 69-acre subject property is eligible for 104 dwelling units. Given this base residential density of 104, the “bonus” requested through this Growth Management Plan amendment is 192 dwelling units. Therefore, of these 192 dwelling units, the 80 units targeted for those earning • 140% of median income represents 42%.

Staff points out the agreement to provide affordable and workforce housing to essential services personnel is not on record. The status of the agreement between the Collier County Essential Services Personnel Housing Group and the housing developer establishing the program linking the housing to the proper personnel and constructing these residences is unknown. Additionally, this project was not chosen by the Florida Department of Community Affairs for participation in the Community Workforce Housing Innovation Pilot (C-WHIP) Program.

The County’s [EAR-upgraded] annual affordable housing goal is to increase by at least fifteen percent the number of units approved to be built per year, but not less than 1,000 such dwelling units per year pursuant to Objective 2 of the Housing Element. Financial Administration and Housing Department staff concurs with the petitioner that Collier County is experiencing a shortage of affordable and workforce housing and that the shortage is substantiated by two separate studies.

The Comprehensive Planning staff conferred with the Financial Administration and Housing Department staff regarding Policy 5.1 of the Housing Element which states “Affordable housing will be distributed equitably throughout the County using strategies which include, but are not limited to, density bonus agreements, and impact fee waivers or deferrals. In addition, affordable housing will be located where adequate infrastructure and services are available.” Their staff did not believe that anything in Policy 5.1 negatively affects the recommendation of this new project.

Below are some projects and provisions in the Urban Residential Fringe that allow a greater intensity than the typical 1.5 du/ac. scenario.

1. The Swamp Buggy Days a/k/a Florida Sports Park is a 129-acre PUD. The Swamp Buggy PUD is approved for intense out-of-doors sports and recreational activities, including swamp buggy races and a gun shooting range. Section 14, Township 50 South, Range 26 East.
2. Activity Center #7 is located to the south of the subject property at Rattlesnake Hammock Road and Collier Boulevard (CR-951) and will allow for commercial rezoning (C-1 through C-5 zoning districts) and development.

3. Growth Management Plan Amendment CP-2002-1 was approved to expand the “activity center” subdistrict located at the northeast corner of Collier Boulevard (CR-951) and Sports Park Road (Activity Center #7). The area added comprises 18.46± acres and is immediately contiguous to the eastern limit of the original activity center boundary. The approved uses are limited to: “personal indoor self-storage facilities, offices for various contractor/builder construction trade specialists inclusive of the offices of related professional disciplines and services, warehouse space for various contractor/builder construction trade occupants and related businesses including but not limited to lumber and other building materials dealers, paint, glass, and wallpaper stores, garden supply stores as accessory uses only.” Section 14, Township 50 South, Range 26 East.
4. The Urban Designation allows for support medical facilities (such as physicians’ offices, medical clinics, treatment, research and rehabilitative centers, and pharmacies provided the dominate use is medically related) to locate within ¼ mile of existing or approved hospitals or medical centers which offer primary and urgent care treatment for all types of injuries and traumas. Accordingly, if a hospital is approved and built, then the surrounding lands within a ¼ mile could potentially be zoned and developed with support medical uses. Physicians Regional Medical Center recently opened and is located in Section 23, Township 50 South, Range 26 East.
5. The base residential density of 1.5 dwelling units per acre can be increased by up to 6.0 dwelling units per acre via the Affordable-Workforce Housing Density Bonus, for a maximum density of 7.5 dwelling units per acre for one specific property in the Urban Residential Fringe Subdistrict. Section 23, Township 50 South, Range 26 East. This property is known as the Rockedge PUD, and was rezoned in 2006 with a gross density of 5.23 du/ac.

Also, the net density of some projects found in the Urban Residential Fringe Subdistrict is much higher than the allowed gross density of 1.5 du/ac. For example, the San Marino PUD has a net density three times the allowable gross density (352 du’s; 235 acres total, less 156 acres of golf course and preserves; 352 du’s on 79 acres = 4.45 du/ac. net density). Section 11, Township 50 South, Range 26 East.

In light of the net residential densities, non-residential uses and increased densities allowed elsewhere in the Urban Residential Fringe Subdistrict, staff recognizes these as indicators of future development in this Subdistrict – as well as the new Collier Boulevard Community Service Subdistrict – that would be compatible and support this type of development.

Neighborhood Information Meeting Synopsis:

The Neighborhood Information Meeting (NIM) required by LDC Section 10.03.05 F was conducted December 14, 2006, after the agent/applicant duly noticed and advertised the meeting.

Approximately 50 people attended the NIM, held at the First Assembly of God Church, 3805 The Lord’s Way, and heard the following information:

The petitioner, Bill Klohn, of MDG Capital Corporation, and representative Robert Duane, of Hole Montes, spoke throughout the information meeting. They began with overviews of the proposed project and of the State of Florida’s Community Workforce Housing Innovation Pilot

(C-WHIP) Program. The 150 C-WHIP housing units will make up phase one of the residential development. The structure of the program providing housing to essential services personnel disallows the ‘flipping’ of properties.

[Staff Note: This project was not chosen for participation in the State of Florida’s Community Workforce Housing Innovation Pilot (C-WHIP) Program.]

Landscaping upgrades to The Lord’s Way, a third lake, and the shared responsibility for landscaping maintenance were discussed.

Pastor Malory of FAOG Church addressed the audience, explaining that many of the parts of the land’s uses were already approved by PUD – the 368,000 square feet of church related uses, including three-story administrative and residential buildings. The travel trailers present would be removed, and an institutional care facility would be reduced by approximately 400 beds.

Mr. Klohn explained the co-oping arrangement of housing ownership. This co-op style of ownership would be in perpetuity, not for just a limited time like 30 years. The value of the housing is capped by a two percent increase per owner per unit, when sold. This co-op arrangement also limits ownership to a three year period, as residents move on to market rate housing elsewhere, and their affordable unit is again available for other ESP.

Audience speakers commented how this co-op arrangement seems to be a “revolving door” development, where ESP residents would be forced to move out every three years – just when they may be settling into their new homes. Mr. Klohn explained that this time limit is part of the ESP Group’s arrangement, and suggested those concerned take this issue to the ESP Group for their reconsideration.

Some audience members spoke about their concerns with existing residents of this neighborhood entering the Naples Lakes community, directly west, across Collier Boulevard. They are noticeable biking, walking or making their way to a CAT bus stop from the church property. Pastor Malory agreed that he would address these comments as separate security issues if these people would contact him directly.

Another concern voiced by audience members related to traffic safety concerns at the intersection of The Lord’s Way at Collier Boulevard. The increasing amount of traffic on Collier Boulevard and the increase in turning maneuvers from these new residents will need attention. Many thought full signalization would be warranted as these residences are built.

Mr. Klohn presented illustrations of the one, two and three bedroom floor plans – highlighting the “livable” layout in each unit’s design.

People voiced their concern regarding how many people would be allowed in these dwelling units. They felt that if not controlled in some manner, residents would take advantage of some of the larger residences’ size and layout for more than just one family. Mr. Klohn discussed this concern at length and committed to limit the number of persons per unit in some manner.

[Synopsis prepared by L Koehler, Public Information Coordinator, and C. Schmidt, Principal Planner]

FINDINGS AND CONCLUSIONS:

- The proposed uses will allow development generally compatible with uses on surrounding properties.
- The subject property is presently zoned PUD to accommodate a 30,000 square foot church (auditorium) seating 1,800, a 20,000 square foot church (chapel) seating 600, 57 residential dwelling units, 400 congregate care units, 400-bed assisted living facilities, 120 TTRV camp sites, a private school for 300 K-12 students, and a 450 child day care center. The proposed FLUE amendment results with a net decrease to residential density and overall intensity by removing the 400-bed assisted living facilities, and the 120 TTRV camp sites.
- Provision of 150 essential services personnel or affordable-workforce housing units help reach the County's [EAR-upgraded] annual affordable housing goal to increase by at least fifteen percent the number of units approved to be built per year pursuant to Objective 2 of the Housing Element.
- The existing PUD accounts for an internal capture reduction of 40% to the AM peak hour traffic, 50% to the PM peak hour traffic, and 45% to the daily traffic generated. However, these capture rates will likely be reduced as a result of the additional housing units proposed as part of this GMPA.
- The subject property accesses one collector road – Collier Boulevard.
- Sufficient capacity is available to all roadway segments except Davis Boulevard west of Collier Boulevard. Davis Boulevard will have sufficient capacity when programmed improvements widen it to six lanes. Rattlesnake Hammock Road from Polly Avenue to Collier Boulevard is currently deficient but is programmed for construction remedies.
- As a result of this amendment there are no significant impacts to public facilities, as defined in the CIE, with respect to Potable Water, Sanitary Sewer, Stormwater Drainage, Solid Waste, Community and Regional Parks facilities. There is however, significant impact to Davis Boulevard between Santa Barbara Boulevard and CR 951. Transportation Planners are working with the property owner to provide the mitigation that is needed to meet the Growth Management Plan requirements.
- Approval of this petition may lead to other requests for increased density, or non-residential uses, on nearby properties.

LEGAL CONSIDERATIONS:

This Staff Report has been reviewed and approved by the County Attorney's Office.

STAFF RECOMMENDATION:

That the CCPC forward Petition CP-2005-13 to the BCC with a recommendation of approval to transmit to the Florida Department of Community of Affairs.

Staff recommends this approval with further modifications to the proposed language, noted below in double strike-through/double underline format, as follows:

A. Urban – Mixed Use District

17. Collier Boulevard Community Facility Service Subdistrict

The Collier Boulevard Community Facility Subdistrict comprises approximately 69 acres and is located on the east side of Collier Boulevard, approximately one-half mile north of the Collier Boulevard/Rattlesnake Hammock Road intersection. The purpose of this Subdistrict is to provide a community facility uses, primarily institutional uses and other non-commercial uses generally serving the public at large, and residential uses, both market rate and affordable-workforce housing - all in a setting to be compatible with surrounding land uses. The Subdistrict is intended to contain a mix of uses and services in the existing and future residential and institutional development in this neighborhood. This land use designation applies to approximately 69 acres as shown on the accompanying location map, located on the east side of Collier Boulevard, approximately one-half mile north of the intersection of Collier Boulevard and Rattlesnake Hammock Road. The Subdistrict is designed to provide a core of community services, such as church assembly halls, chapels, medical care units, doctor's offices, cafeterias, gymnasiums, administration offices, a transportation building with vocational center and classrooms, radio transmission center and tower, dormitories, and church related housing. The total floor area of the institutional buildings and church related housing is approximately 368,000 square feet, subject to minor variations in this development intensity, as may be necessary to accommodate design and facility need considerations, as they may arise. The Subdistrict shall also include market rate housing and housing proposed for the Essential Services Personnel (ESP). The market rate and ESP housing shall not exceed 206 single or multi-family units.

The combination of community social services, church related housing, market rate housing, housing proposed for Essential Services Personnel (ESP), employees, volunteers and program participants, and the provision of public transportation facilities shall create a self-sufficient environment, which lessens minimizing the impacts upon the external transportation network and public services, of off-site traffic and to public services, while serving the needs of the community at large.

All development in this Subdistrict shall comply with the following requirements and limitations:

- a. Rezoning is encouraged to be in the form of a PUD.
- b. Allowable land uses:
 - 1) Community facilities such as churches, group housing uses, cemeteries, private schools and colleges.
 - 2) Child care facilities.
 - 3) Residential dwelling units, not to exceed 306 units.
 - 4) Essential services.
 - 5) Parks open space, and recreational uses.
- c. The maximum floor area for the Subdistrict, excluding residential units, shall not exceed 368,000 square feet.

- d. The existing, developed travel trailer recreational vehicle camp sites shall be removed no later than three (3) years from the date this Subdistrict is adopted.
- e. Of the 306 dwelling units total, a maximum of ten (10) units shall be reserved for occupancy solely by church employees and church-related personnel and their families.
- f. Of the 296 non-church-related dwelling units, 104 market rate units are allowed based upon the total site acreage multiplied by 1.5 units per acre allowed by the Urban Residential Fringe Subdistrict (69 acres x 1.5 = 103.5 = 104 units).
- g. To achieve the density of approximately 2.78 dwelling units per acre, and to allow development of the 192 non-church-related, non-base density dwelling units, the project shall:
 - 1) comply with the Affordable-workforce Housing Density Bonus provisions in the Collier County Land Development Code as of the date of adoption of this Subdistrict;
or,
 - 2) be designated as a Community Workforce Housing Innovation Pilot Program (CWHIP) Project by the State of Florida and comply with all requirements and limitations of that designation, and provide a minimum of eighty (80) essential services personnel dwelling units – comprised of a minimum of ten (10) dwelling units for those earning less than 80% of the median income of Collier County, and a minimum of seventy (70) dwelling units for those earning between 80% and 140% of the median income of Collier County.
- h. No more than 104 market rate dwelling units shall be constructed prior to the construction of all Affordable-workforce Housing dwelling units or essential services personnel dwelling units, whichever is applicable.
- i. At the time of rezoning, the maximum occupancy per dwelling unit in the 296 non-church-related dwelling units shall be addressed, as deemed appropriate by the Board of County Commissioners.
- j. At the time of rezoning, consideration shall be given to increasing the landscaping requirements along The Lord's Way beyond existing code requirements.
- k. At the time of rezoning, the petitioner shall be required to mitigate for the project's impacts upon affected roadways. This mitigation may include providing full signalization at the Collier Boulevard/The Lord's Way intersection (when warranted) and/or reserving an east-west right-of-way corridor sufficient for a future four-lane facility, and/or other means as determined appropriate by the Board of County Commissioners.

Prepared By: _____ Date: _____
Corby L. Schmidt, Principal Planner
Comprehensive Planning Department

Reviewed By: _____ Date: _____
David C. Weeks, AICP, Planning Manager
Comprehensive Planning Department

Reviewed By: _____ Date: _____
Randall J. Cohen, AICP, Director
Comprehensive Planning Department

Reviewed By: _____ Date: _____
Marjorie M. Student-Stirling
Assistant County Attorney
Office of the Collier County Attorney

Approved By: _____ Date: _____
Joseph K. Schmitt, Administrator
Community Development and Environmental Services Division

PETITION NO.: CP-2005-13
Staff Report for the March 5, 2007 CCPC Meeting.

NOTE: This petition has been scheduled for the June 4, 2007 BCC Meeting.

COLLIER COUNTY PLANNING COMMISSION:

Mark P. Strain, Chairman