

Mini-Triangle MPUD Amendment

Narrative Statement, LDC Evaluation Criteria, and GMP Consistency

I. Introduction

The Mini Triangle Mixed Use Planned Unit Development (MPUD) consists of approximately 5.35 acres and is situated east of the Davis Blvd. and US 41 intersection, with frontage on both Davis Blvd and US 41. The subject property is located within the Bayshore Gateway Triangle Community Redevelopment Area and is currently vacant.

The property was recently replatted to establish three platted development lots (see Exhibits 1 and 2, below).

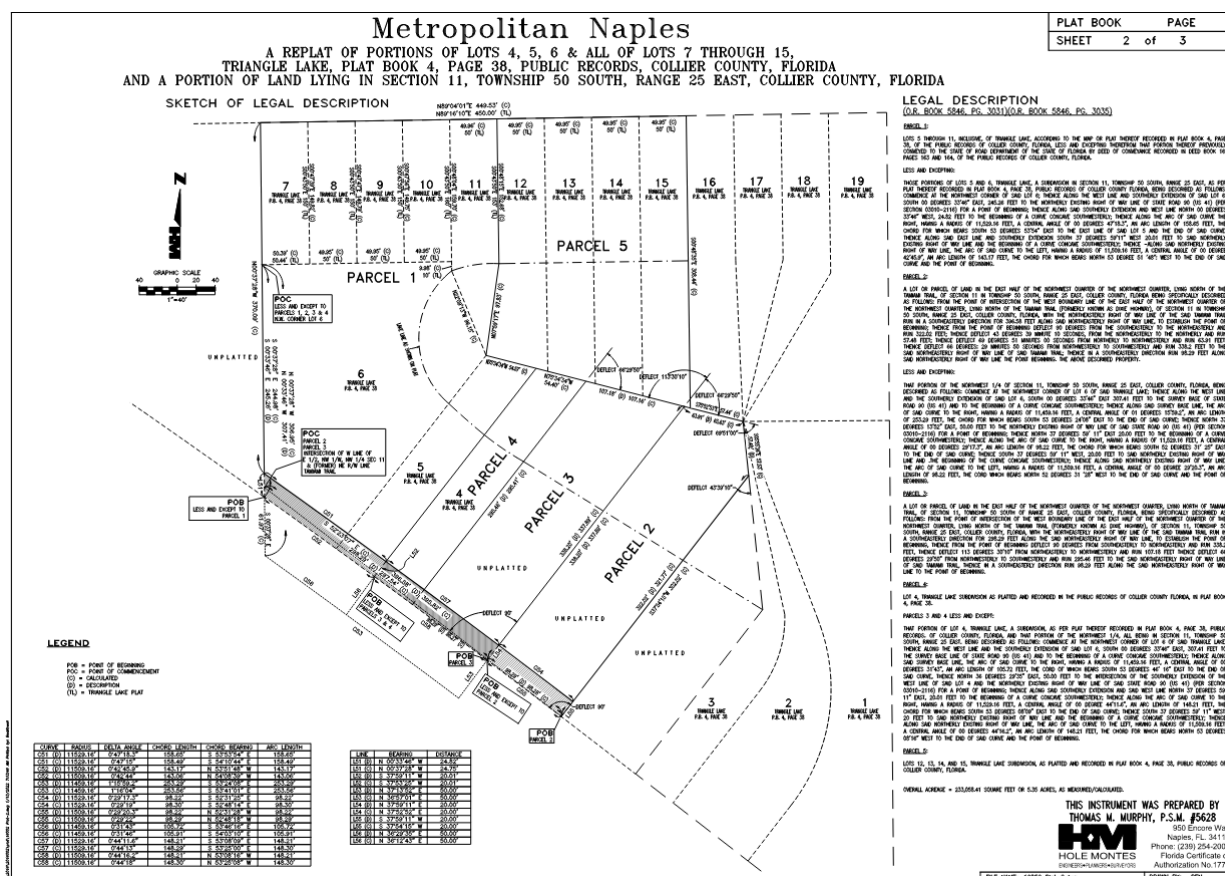


Exhibit 1: Original Plat

as the broader analysis provided in the Market Analysis (prepared by Russ Weyers, Real Estate Econometrics, Inc.) submitted with the companion GMPA clearly establishes significant changes in the marketplace since the original approval.

This MPUDA is companion to a Growth Management Plan Amendment (GMPA) that amends the Mini Triangle Subdistrict within the Future Land Use Element (FLUE).

II. History of Property

In 2002, the Bayshore Gateway Triangle Community Redevelopment Agency (CRA) was established to promote economic development, through private investment, within an area that was seeing a decline in property values and had inadequate infrastructure. The goal of the CRA was to foster redevelopment and attract private investment.

The specific area in which this project is located, known as the Triangle, was previously identified for the location of a catalyst project. Collier County acquired 5.35 acres of land, the Mini Triangle area, in an effort to position the property in a manner that would attract a private investor to develop the property as a catalyst project that focused on the mix of commercial and residential uses.

The property has since been sold and rezoned to a MPUD and subject to a GMPA that created the Mini Triangle Subdistrict designation within the FLUE. At the time of the Mini Triangle MPUD rezone and the Mini Triangle GMPA, the development proposed to have 377 multi-family dwelling units, 228 hotel room/suites and a minimum square footage of commercial development.

III. LDC Evaluation Criteria

A. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic access, drainage, sewer, water and other utilities.

This amendment request will not place an additional burden on the surrounding area, traffic access, drainage, sewer, water and other utilities. The PUDA proposes to increase the number of residential dwelling units in a manner that would exchange hotel units for said residential units. The additional 114 residential units would only be permitted if all the currently allowed (228) hotel units are removed. Additionally, this PUDA decreases the amount of commercial area from the approved maximum of 200,000 square feet to a maximum of 130,000 square feet.

The proposed amendment will have the following demand reduction:

Water	Average Daily: -1,820 GPD
Sewer	Average Daily: -1,300 GPD

Further, this MPUD is located between two major arterial roadways. These unique attributes contribute to the suitability of the parcel for the proposed development. Project access, stormwater drainage, and availability of sewer and water are all addressed as a part of the submittal, with detailed design to follow at time of SDP.

- B. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the County Attorney.**

Evidence of unified control is provided with this application.

- C. Conformity of the proposed PUD with the goals, objectives and policies of the growth management plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)**

1. Urban Residential Subdistrict.

The purpose of this 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.

2. Compliance with Additional GMP Provisions.

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.)

Objective 7 – In an effort to support the Dover, Kohl & Partners publication, *Toward Better Places: The Community Character Plan for Collier County, Florida*, to promote smart growth policies, and adhere to the existing development character of Collier County, the following policies shall be implemented for new development and redevelopment projects, where applicable.

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.

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.

Policy 7.3

All new and existing developments shall be encouraged to connect their local streets and their interconnection points with adjoining neighborhoods or other developments regardless of land use type.

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.

The proposed MPUD amendment is consistent with all applicable provisions in the Collier County Growth Management Plan (GMP). In particular, it is consistent with and furthers FLUE Policy 5.4, and FLUE Policies 7.1 – 7.4 of Objective 7. A companion GMPA has been requested to ensure conformity with the Mini-Triangle Subdistrict, which was created for this development and implemented through the existing Mini-Triangle MPUD.

D. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.

Great care has been given to this urban redevelopment project in terms of design and buffering and screening. As an urban redevelopment project, many of the traditional design schemes, which exhaust significant amounts of land, will not work. Urban redevelopment requires flexibility and utilizes space much more efficiently through under-building parking, reduced buffer widths, multiple uses for green space and open space, increase building height, and lot coverage, and so forth.

E. The adequacy of usable open space areas in existence and as proposed to serve the development.

There are adequate areas with usable open space within and proximate to this development.

F. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

All necessary improvements and facilities are already in place to serve this development.

G. The ability of the subject property and of surrounding areas to accommodate expansion.

There are no issues that would limit the ability of the subject property or the surrounding areas to accommodate this project.

H. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

The MPUD amendment conforms to the LDC PUD provisions and includes requested deviations as are necessary.