

**Collier County Resource Recovery Business Park IPUD
PUD Rezone**

Request & Evaluation Criteria Narrative

Request

The Solid Waste Division of the Collier County Public Utilities Department is requesting an expansion of the Collier County Resource Recovery Business Park Industrial Planned Unit Development (IPUD) approved by Ordinance 17-01. The IPUD is a ± 344 acre site that lies north of the Collier County Landfill and is intended for Resource Recovery activities along with facility support services and governmental administrative offices. The purpose of the request is to add a total of ± 60 acres to the IPUD. This includes ± 20 acres of infill preserves, and ± 40 acres for an access drive to connect from White Lake Boulevard, running north-south along the Landfill's eastern property boundary. As a result of increasing preserve areas, Development Tracts C and D expand by an additional ± 15.3 acres. No change is proposed to the approved development intensity.

- The ± 20 acres of infill preserves are two ± 10 -acre areas which were excepted from the original zoning approval, but have since been acquired by Collier County. These areas are located where native vegetation preserve has been dedicated across the northerly half of the IPUD, therefore these parcels are considered "infill preserve" parcels. The easterly "square" is comprised of two ± 2.5 acre parcels identified by Folio #'s 00291040002 and 00291120003 and a ± 5 acre parcel identified by Folio #00291080004. The westerly "square" is a single ± 10 acre parcel identified by Folio #00289600001.
- ± 40 acres to the east of the Landfill property are being added for an access drive to help connect the IPUD to White Lake Boulevard by interconnecting through the Landfill property. The IPUD Master Plan adopted by Ordinance 17-01 identifies four access points to serve the IPUD development. The approved access points require Resource Recovery associated traffic to connect to City Gate Boulevard North or to connect to unimproved and impassible areas of the Landfill property. The updated Master Plan will resolve incompatible routing of traffic so that IPUD uses that are administrative in nature on Tracts A and B have vehicular connection to City Gate Boulevard North, and IPUD uses that are related to resource recovery on Tracts C and D have vehicular connection to White Lake Boulevard.

A condition of IPUD approval in Ordinance 17-01 was Transportation Commitment 6 in Exhibit F, which states: No access shall be permitted on Garland Road. This commitment is upheld in the proposed PUD Rezone. The Master Plan depicts a separate north-south access drive to serve the IPUD related trips only, and a separated Garland Road and Markley Avenue alignment is proposed for those corridors to continue serving localized vehicle traffic.

PUD Criteria

LDC subsection 10.02.13.B requires the Planning Commission and Board of County Commissioners to consider specific criteria for PUD rezonings. Below are responses to demonstrate this request conforms with the stated 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 and access, drainage, sewer, water, and other utilities.*

The subject site directly abuts the Collier County Landfill. The uses proposed in the IPUD are the same as the current approval (Ordinance 2017-01). The proposed rezone will improve the traffic and access by resolving incompatible routing of traffic, so that IPUD uses that are administrative in nature on Tracts A and B have vehicular connection to City Gate Boulevard North, and IPUD uses that are related to resource recovery on Tracts C and D have vehicular connection to White Lake Boulevard. The Master Plan depicts a separate north-south access drive to serve the IPUD related trips only, and a separated Garland Road and Markley Avenue alignment is proposed for those corridors to continue serving localized vehicle traffic.

- 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.*

Documents submitted with the application, including the Affidavit of Unified Control and warranty deeds, demonstrate unified control of the property.

- 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.)*

The property lies within the Rural Fringe Mixed Use District (RFMUD), Sending Lands and the North Belle Meade Overlay per the Collier County GMP. No change of use is proposed through this PUDR application. The request will incorporate additional “infill” preserve parcels and an additional north-south access road to consolidate the movement of truck traffic through the landfill and north to the IPUD. Buffering is provided to maintain compatibility with the surrounding rural and estates community, with over half of the property (214.15 acres of 404.3 acres) designated as native preserve and a native vegetation buffer that frames the perimeter of the site designated. The Environmental Data package submitted with this application demonstrates consistency with environmental policies of the GMP.

- 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.*

The uses proposed in this IPUD are the same as those approved in Ordinance 2017-01. The Master Plan illustrates that development is concentrated centrally on the site, with preserve areas being expanded and code compliant buffers being located between the developable areas of the subject site and surrounding areas to the north, east and west. The location and design of the proposed access road is meant to provide greater external compatibility, so that truck traffic associated with the IPUD is separated from the travel path frequented by users of the Paradise Coast Sports Complex, as well as end users of the future County administrative/business park via City Gate Boulevard North. The proposed separate realignment of Garland Road and Markley Avenue is also located and designed to eliminate conflict and maintain passenger vehicle traffic patterns separated from truck traffic associated with the IPUD.

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

The Master Plan indicates that ±257.7 acres or 64% of the overall site is open space, which is adequate considering within typical PUD districts containing commercial, industrial, and mixed use including residential, at least thirty percent (30%) of the gross area shall be devoted to usable open space per LDC Section 4.02.01.B.

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

Necessary facilities will be in place at time of development to serve this site's functional needs. The subject site is being developed by Collier County to fulfill this purpose as well to provide for the greater public's service needs. The proposed roadway infrastructure is sufficient to serve the proposed project, as noted in the TIS. Operational impacts will be addressed at time of first development order (SDP or platting), at which time a new TIS will be required to demonstrate turning movements for all site access points. The project will comply with all other applicable concurrency management regulations when development approvals, including site development plans, are requested.

- g. *The ability of the subject property and of surrounding areas to accommodate expansion.*

The subject property is located and designed for accommodating the long term administrative and resource recovery functions that will serve the Collier County community. The proposed accommodation of an access road to facilitate movement of IPUD related traffic separate from passenger traffic will make the property better able to function for its intended purposes.

- 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.*

No change to the uses and development regulations as approved by Ordinance 2017-01 are proposed.