



Growth Management Department
Zoning Division
Comprehensive Planning Section

MEMORANDUM

To: Nancy Gundlach, AICP, PLA # 1244, Principal Planner, Zoning Services Section

From: Sue Faulkner, Principal Planner, Comprehensive Planning Section

Date: September 22, 2017

Subject: *Future Land Use Element (FLUE) Consistency Review*

APPLICATION NUMBER: DOA-20160002727 Rev: 1

APPLICATION NAME: Marco Shores/Fiddler's Creek Development Order Amendment (DOA)

REQUEST: This petition requests a Development Order Amendment to the Marco Shores Development of Regional Impact (DRI). A Planned Unit Development Amendment (PUDA) and a Growth Management Plan Amendment (GMPA) were both submitted concurrently with this Development of Regional Impact (DRI) Development Order Amendment (DOA). The Marco Shores Development Order 84-3, has been previously amended by Resolutions 84-237, 88-117, 89-149, 96-333, 96-530, 98-49, and 2000-458. This proposed amendment is intended to amend Development Order 84-3, as previously amended, as it relates to Unit 30 (Fiddler's Creek) only. The proposed changes are:

- Create a new map 'H' and Replace with updated Master Plan (Exhibit 'FC-A1').
- Add two new project access points on US 41 to the updated Master Plan.
- Add two additional sites of Business/Commercial on the updated Master Plan.
- Increase the total acreage for "Business" from 33.6-acres to 55-acres. The companion PUDA petition stated the maximum floor area for business/commercial uses will remain at 325,000 square feet.
- Amend text in §4.D.1 of DRI DO from 'will' to 'shall' in reference to golf courses, which have not been developed, as well as add a provisional phrase 'if and when constructed' to address additional golf courses and recreational facilities. The petitioner has made similar proposals for the PUDA.

LOCATION: The ±3,932-acre Unit 30 portion of the Marco Shores/Fiddler's Creek PUD (subject property) is located approximately 2.8 miles south of Tamiami Trail East (US 41) and on the east side of Collier Blvd. (SR 951), at the intersection of Fiddler's Creek Parkway and Collier Blvd., extending east approximately 2.9 miles to the intersection of Tamiami Trail East (US 41) and Sandpiper Drive, in Section 11, 13, 14, 15, 18, 19, 21, 22, 23, 24, 26, 29, and 33, Township 51 South, Range 27 East; and Sections 13, 14, 15, 21, 22, 23, 24, 27, and 28, Township 51 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject property is limited to the Unit 30 portion of the Marco Shores/Fiddler's Creek PUD and DRI, otherwise known as Fiddler's Creek. This property is partially designated Urban, Urban Mixed-Use District, Urban Coastal Fringe Subdistrict (approximately 40%), partially Urban Residential Fringe Subdistrict (approximately 25%) and partially Rural Fringe Mixed Use Neutral Land (approximately 35%), and is completely within the Coastal High Hazard Area (CHHA) as depicted on the Future Land Use Map of the Growth Management Plan. According to the Future Land Use Element (FLUE), the Urban

Mixed-Use District is intended to accommodate a variety of residential and non-residential land uses, including mixed-use developments such as Planned Unit Developments.

The DOA petition proposes to increase acreage for areas designated for 'Business' uses, but the total acreage for the DRI will remain unchanged, with a total of 3,932 acres for Unit 30 (Fiddler's Creek). The DOA petition is proposing an increase from 33.6-acres to 55-acres of 'Business' uses (commercial/office land uses). The proposed Master Plan shows the addition of new 'Business' area locations and the re-sizing and re-location of existing 'Business' areas. The companion PUDA petition states that although the number of 'Business' acres are increasing, the total number of square feet of 'Business' will remain unchanged at 325,000 square feet.

The new 'Business' areas will also be addressed in the companion Growth Management Plan Amendment (GMPA). The RFMUD – Neutral Lands subsection of the FLUE already includes a discussion of Fiddler's Creek. The GMPA must be adopted and become effective prior to or concurrent with the approval of the PUDA and DOA petitions.

No increase to the previously approved 6,000 dwelling units for Unit 30 is proposed in the DOA. Due to the increase in the acres for 'Business' there is a slight increase in the density, but it still falls within the maximum density allowed for the designated areas in which Fiddler's Creek is located.

Consistency with FLUE Policies 5.4 and 7.1 – 7.4 is addressed by staff in the companion PUDA consistency review.

CONCLUSION

Based upon the above analysis, Comprehensive Planning staff finds the proposed amendment not consistent with the FLUE. However, the petition may be deemed consistent if the companion Growth Management Plan Amendment (GMPA) is adopted and becomes effective. The DOA needs to contain an effective date linked to the effective date of the companion GMPA.

PETITION ON CITYVIEW

cc: *Mike Bosi, AICP, Director, Zoning Division*
David Weeks, AICP, Growth Management Manager, Zoning Division, Comprehensive Planning Section
Ray Bellows, Manager, Zoning Services Section
[PUDA-PL2016-2727 Marco Shores-Fiddlers Creek DOA R1.docx](#)