



Growth Management Department
Zoning Division
Comprehensive Planning Section

MEMORANDUM

To: James Sabo, AICP, Principal Planner
Zoning Division, Zoning Services Section

From: Sue Faulkner, Principal Planner
Zoning Division, Comprehensive Planning Section

Date: December 8, 2017

Subject: *Immokalee Area Master Plan (IAMP) Consistency Review*

APPLICATION NUMBER: PUDA-20170001326 Review 1

APPLICATION NAME: Esperanza Place Residential Planned Unit Development (RPUD) Amendment

REQUEST: To amend Esperanza Place RPUD, approved via Ordinance #08-28, to reduce the maximum number of dwelling units from 262 to 159 conventional residential dwelling units (96 multi-family apartments and 63 single-family) and to add up to 45 group housing units in Tract A (the RPUD has 3 Tracts – A, B, and C). A new deviation from the Land Development Code (LDC) Section 5.03.02.C.1.a, Fences and Walls, is proposed with this petition.

LOCATION: The ±31.63-acre Esperanza Place RPUD property is located on the north side of Immokalee Drive, ½ mile west of S.R. 29 and ¼ mile east of Carson Road, in Section 32, Township 46 South, Range 29 East.

COMPREHENSIVE PLANNING COMMENTS: The ±31.63-acre subject property is designated Urban, Mixed-Use District, Low Residential Subdistrict as depicted on the Immokalee Future Land Use Map in the Immokalee Area Master Plan (IAMP). According to the IAMP, “the purpose of this designation is to provide a Subdistrict for low density residential development. Residential dwellings shall be limited to single-family structures and Duplexes. Multi-Family dwellings shall be permitted provided they are within a Planned Unit Development... A density less than or equal to four (4) dwelling units per gross acre is permitted.”

The Immokalee Area Master Plan states, “To encourage the provision of affordable-workforce housing within certain Subdistricts in the Urban Designated Area, a maximum of up to eight (8) residential units per gross acre may be added to the base density if the project meets the definition and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04.41, as amended, adopted June 22, 2004 and effective October 19, 2004). This bonus may be applied to an entire project or portions of a project provided that the project is located within the Neighborhood Center (NC) Subdistrict, Commerce Center-Mixed Use (CC-MU) Subdistrict or any residential subdistrict.”

The Esperanza Place RPUD project could have been eligible for up to 12 DU/A with a base of 4DU/A + 8DU/A for a total of 380 DUs ($12 \text{ DU/A} * 31.63 \text{ A} = 379.56 \text{ DU/A} = 380$), however the original affordable-workforce housing agreement and PUD was approved by the Collier County Board of County Commissioners for 262 DU at a density of 8.28 DU/A. Since the petition is proposing a reduction in the maximum number of dwelling units from 262 to 159 at a density of 5.03 DU/A (considerably less than the numbers previously approved and less than half of the 380 DUs that this project could have been eligible for), the density is consistent with the Density Rating System of the IAMP.

This RPUD has an existing approved “Agreement Authorizing Affordable-Workforce Housing Density Bonus...” for a maximum of 262 DUs with a density of 8.28 units per gross acre, which is more than double the density allowed in the Low Residential Subdistrict without such an agreement. The petition includes a revised “Agreement” that would limit the RPUD to a maximum of 159 residential units at a density of 5.03 units per gross acre ($159 \text{ DU} / 31.63 \text{ A} = 5.03 \text{ DU/A}$).

The proposed RPUD language states the ± 15.83 -acre Tract ‘A’ will permit up to 96 dwelling units (a reduction from 176 dwelling units) and related accessory uses. The revisions include adding 3 new principal uses: single-family detached, child day care services and group housing with a maximum up to 45 units.

The proposed RPUD language states the ± 13.8 -acre Tract ‘B’ will permit up to 63 dwelling units (a reduction from 85 dwelling units) and related accessory uses. Tract ‘B’ is limited to the principal uses of single-family detached, single-family attached dwelling units, and any other use that is comparable in nature as determined by the Board of Zoning Appeals (BZA).

The Esperanza Place RPUD states the ± 2.0 -acre Tract ‘C’ is limited to the principal use of single-family dwelling units and related accessory uses. It does not state a maximum number of dwelling units permitted for Tract ‘C’, and since the maximum number of units of 96 (Tract A) and 63 (Tract B) add up to the maximum of 159 dwelling units for the entire RPUD.

Select *FLUE Policies* are given below, followed with **[bracketed staff analysis]**.

FLUE Policy 5.6

“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).” **[It is the responsibility of the Zoning and Land Development Review staff, as part of their review of the petition in its entirety, to perform the compatibility analysis.]**

In reviewing for compliance with FLUE Objective 7 and related Policies (shown in *italics*), staff provides the following analysis in **[bracketed bold text]**.

FLUE 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.* **[The subject site has two existing access points onto Immokalee Drive, a collector road; Exhibit ‘C’, Master Plan, shows no new proposed access points.]**

FLUE 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.* **[Exhibit ‘C’, Master Plan indicates that there will be a future loop road in Tract ‘B’. The Master Plan also shows existing internal connections between the multi-family residential portion of the site and the single-family portion of the site.]**

FLUE Policy 7.3: All new and existing developments shall be encouraged to connect their local streets and/or their interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element. ***[Currently there is an existing interconnection with the neighboring properties to the west via an extension of El Paso Trail. No other interconnections are proposed or shown on Exhibit 'C'. Staff previously concurred with the applicant that no other interconnections were feasible.]***

FLUE 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 subject proposal provides a blend of single and multi-family dwelling units in conjunction with being a development with a proposed affordable housing component, and 45 group housing units are proposed as a permitted use. The project allows a clubhouse, includes a recreational tract, and includes the required open space. Civic activities are often located in clubhouses. The subject site already contains sidewalks where housing has been developed. Since no deviation is being requested, sidewalks must be provided as required in the LDC].***

CONCLUSION:

Based upon the above analysis, staff concludes the proposed Planned Unit Development Amendment may be deemed consistent with the Future Land Use Element (FLUE).

PETITION ON CITYVIEW

cc: Michael Bosi, AICP, Director, Zoning Division
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section
Raymond Bellows, Planning Manager, Zoning Services Section
[PUDA-PL2017-1326 Esperanza Place RPUD R1.docx](#)