



Growth Management Department  
Zoning Division  
Comprehensive Planning Section

## MEMORANDUM

**To:** Tim Finn, AICP, Principal Planner  
Zoning Services Section, Zoning Division

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

**Date:** May 9, 2018

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

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**PETITION NUMBER:** PDI-PL20170003446 (Review 1)

**PETITION NAME:** Tree Farm MPUD

**REQUEST:** The petitioner is requesting insubstantial changes to the Mixed Use Planned Unit Development (PDI), Ord. No. 07-54, adopted on June 26, 2007. Hex Decision #2015-42, signed by the Hearing Examiner on October 27, 2015, last amended the Tree Farm MPUD. Requested changes included in this petition are:

- Modify the permitted building setback adjacent to the Addie's Corner PUD (which lies adjacent to the subject site on the western boundary) to allow no building setback should there be a unified plan of development for both properties. This change is consistent with language that exists within the approved Addie's Corner PUD.
- Reduce the minimum unit size for multi-family dwellings from 1,000 square feet to 750 square feet to be consistent with adjacent Addie's Corner PUD.
- Add the standard conditions requested by the County Attorney's Office.

**LOCATION:** The subject MPUD is located at the northwest corner of the intersection of Immokalee Road (C.R. 846) and future Collier Boulevard (C.R. 951) extension, in Section 22, Township 48 South, Range 26 East.

**COMPREHENSIVE PLANNING COMMENTS:** Approximately 18.69± acres of the subject MPUD are designated Urban – Commercial District and are within the Mixed Use Activity Center Subdistrict #3. The remaining 39.64± acres of this MPUD are designated Urban – Mixed Use District, Urban Residential Subdistrict and are within a Residential Density Band as identified on the Future Land Use Map of the Growth Management Plan (GMP).

The Mixed Use Activity Center concept is designed to concentrate almost all new commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development and to create focal points within the community. The existing MPUD, as amended, is approved for a total allowable commercial square footage of 120,000 sq. ft.; however, no more than 100,000 square feet may be retail or office, and the balance above 100,000 sq. ft., if developed, shall be office. The commercial uses in the existing MPUD were previously reviewed and found consistent with the Mixed Use Activity Center (MUAC) Subdistrict.

The Tree Farm MPUD also allows for a maximum of 281 multi-family homes/single-family attached townhouse units or 138 single-family detached residential dwelling units. The residential uses and density in the existing MPUD were previously reviewed and found consistent with the Urban Residential Subdistrict.

FLUE Policies are stated below *in italics*; each is followed by staff analysis **in bold text** within [brackets].

**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).*  
**[Comprehensive Planning leaves this determination to the Zoning Services Section's staff as part of their review of the petition in its entirety.]**

**FLUE Objective 7 and Relevant Policies:**

Given the nature of this petition and the minor changes proposed (no changes in permitted uses, densities, or intensities), staff is of the opinion that a re-evaluation of FLUE policies under Objective 7 (pertaining to access, interconnections, walkability, etc.) is not necessary. These policies were recently evaluated during staff's consistency review of the Insubstantial changes to the Tree Farm Planned Unit Development (PDI) petition, which ended up being approved October 27, 2015 by the Hearing Examiner.

Notes on Petition:

Both Addie's Corner PUD and this amended Tree Farm PUD mention a condition of a unified plan of development for both properties in order to allow no building setback (referenced in Addie's Corner, Exhibit B: Development Standards, III. Development with Adjacent Property to the East and in proposed Tree Farm, 3.4 Development Standards, Table III Development Standards for Commercial District – footnotes; and also in proposed Tree Farm, 4.4 Development Standards, Table IV Residential Development Standards - footnotes).

**CONCLUSION**

**Based on the above analysis, staff finds the subject petition consistent with the FLUE.**

cc: Michael Bosi, AICP, Director, Zoning Division  
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section, Zoning Division  
Raymond V. Bellows, Manager, Zoning Services Section, Zoning Division  
[Tree Farm PDI PL20170003446 R1.docx](#)