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, Zoning Division, Comprehensive Planning Section

Date: May 17, 2017

Subject: Future Land Use Element (FLUE) Consistency Review

APPLICATION NUMBER: PUDA-20170001548 Review 2

APPLICATION NAME: Grey Oaks Mixed Use Planned Unit Development (MPUD) Amendment

REQUEST: To amend Grey Oaks MPUD, approved via Ordinance #07-40, to modify the Master Plan Exhibit 'H-1' to shift two previously approved access points for Grey Oaks (one shown on Airport-Pulling Road and the other shown on Golden Gate Parkway to two access points on Livingston Road). These two access points are not intended to serve as access points to the Grey Oaks community, but rather for the sole use by the owner (O'Donnell Landscaping) of approximately 32 acres adjacent to Livingston Road. This portion of the Grey Oaks MPUD is encumbered by a Florida Power and Light (FPL) easement. The second petition submission included additional minor changes to the PUD Master Plan to add street names and show a 12' wide easement adjacent to Livingston Road right-of-way for a future pathway; revisions to TIS; and a no-objection letter from the president of the HOA.

LOCATION: The ±1,601.39-acres Grey Oaks PUD property is located in the northeast, southeast, and northwest quadrants of Airport-Pulling Road and Golden Gate Parkway, in Sections 24, 25 and 26, Township 49 South, Range 25 East. The northwest quadrant consisting of 354 acres is within the City of Naples. The northeast and southeast quadrants, consisting of 1,247 acres (including the 32 acres adjacent to Livingston Road), are located in unincorporated Collier County.

COMPREHENSIVE PLANNING COMMENTS: The subject property, containing approximately ±1,601 acres, is partially designated Urban, Urban Mixed-Use District, Urban Residential Subdistrict, partially designated Commercial District, Mixed Use Activity Center Subdistrict #8, and partially designated Incorporated Areas (City of Naples), as depicted on the Future Land Use Map of the Growth Management Plan. According to the Future Land Use Element (FLUE), the Urban designation areas will accommodate a variety of residential and non-residential uses, including recreational uses (such as golf courses).

Section 2.05 Permitted Variations of Dwelling Units in Ordinance #07-40 stated, "All properties designated for residential uses may be developed at the maximum number of dwelling units allocated, provided that the total number of dwelling units shall not exceed 1,775. Table 1: Development Parcel Program identifies the maximum units by project quadrant."

This equates to a density of approximately 1.11 dwelling units per gross acre (1,775 dwelling units /1,601.39 acres = 1.108 DU/A). The MPUD is eligible for 5 DU/A (base of 4 DU/A plus 1 DU/A for direct access to two or more arterial or collector roads). Since this PUDA does not increase or decrease the number of total acres or the number of requested dwelling units, no change is proposed to the Grey Oaks PUD density. Approximately 1,159 residential dwelling units and 176 assisted living units have been built to date.

Grey Oaks is a mixed use development that allows both residential (as discussed above) and commercial development via Ordinance #07-40. A total of 1,203,091 square feet of commercial development is allowed in the northeast and southeast quadrants. An additional 100,000 square feet of commercial development is allowed in the northwest quadrant. No changes are proposed to the allowable commercial development.

According to Ordinance #07-40, Section IV.A., other uses that are permitted include golf course(s), open space for recreation facilities and community parks, community center/clubhouse(s), storage, maintenance yards, and landscaping nurseries within FP&L easements. No changes are proposed.

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.]-**

FLUE Objective 7 and Relevant Policies
Due to the minor changes proposed (no changes in permitted uses, densities, or intensities) beyond the currently approved Grey Oaks MPUD, and because the MPUD is significantly built-out, staff is of the opinion that a re-evaluation of FLUE policies under Objective 7 (pertaining to access, interconnections, walkability, etc.) is not necessary.

CONCLUSION
Based upon the above analysis, staff concludes the proposed Mixed Use 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
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