

Wayne Arnold: Okay. Good evening, everybody. I'm Wayne Arnold. This is the Neighborhood Information Meeting for the Tree Farm insubstantial PUD Amendment. This is Sharon Umpenhour, that's recording our neighborhood meeting. We have Dan Waters who's here, he's from Peninsula Engineering, who's involved with both Addie's Corner and some of the Tree Farm Project. And this is Tim Finn, who's a County Employee, he's the Principal Planner handling this case. So, welcome, and thank you.

Wayne Arnold: We're making some fairly small changes to the approved Tree Farm PUD. I've got it outlined on the aerial photograph. And obviously you all mentioned you're from the quarry. Are you from the neighborhood too?

Speaker 2: I'm from out of the neighborhood.

Wayne Arnold: Okay. All right. So you're familiar with the project. The Master Plan that's been previously approved for the project is a little hard to read, it's such a long piece. This is the portion immediately adjacent to-

Sharon U.: You're upside down.

Wayne Arnold: Oh?

Pat Tomaselli: That way.

Wayne Arnold: Oh. That way. Sorry.

Pat Tomaselli: Yeah, that way.

Wayne Arnold: This is the portion that's adjacent to Immokalee Road and these two are residential tracts that extend north from the project. So, what we're proposing to do is change two footnotes in the PUD that would allow us to have a zero foot setback forward adjacent to the Addie's Corner Project. The Addie's Corner Project was recently approved and it had a provision that where there's a joint common site plan approval, that we could blend over the MPUD boundary. So we've added that for the residential and the commercial. The Barron Collier companies that own this have an interest in the Barron Collier Commercial component, and would like to do one seamless site plan that would extend over the common boundary.

Wayne Arnold: And then Dan's working on the apartments that are under construction, and apartments are an allowed use in the Tree Farm, but we want the same provision so they can also do a common joint plan and have a zero foot setback for the residential component. I know Dan could probably point to where that falls on this property.

Dan Waters: Yeah.

Wayne Arnold: Exactly. But we're also then proposing to modify the square footage of the residential units that are currently permitted at 1000 square feet to go down to 750 square feet as a minimum. That's consistent again with the Addie's Corner and the product that's been built there.

Wayne Arnold: And then we're making a couple of changes. There's been some ownership entity changes that we're cleaning up in the PUD, and then there's a couple of standard County Attorney conditions about how we monitor these projects and there's something about we can't start site work until we get all of our permits, which is kind of standard language, but those are really the changes. We're not changing any of the intensity of what's been previously approved, and that really sums up. I've got only one copy of the changes. I'm happy to give it to you all to take with you, if you want, and I'd be happy to email it to you if you want to give us an email address or something if you're interested.

Barbara Tomaselli: Okay, so basically they're apartments that are going in there, not stores?

Wayne Arnold: Well, the front part that's zoned for commercial. That's all of this. It's really commercial and mixed use. So this would be commercial. And then that box on Addie's Corner, it's going to run here and this was commercial tract, so commercial tract is all of the frontage along Immokalee Road. And then they're building an apartment complex at Addie's Corner back here and then this is already zoned for residential, but we needed to reduce setback and we needed the size reduction to match the development that's occurring in Addie's Corner that you see under construction.

Barbara Tomaselli: And how many apartments are they planning on putting in that area?

Wayne Arnold: Dan, do you know?

Dan Waters: Yeah, so what we're-

Wayne Arnold: This is Dan Waters, just for the tape recorder.

Dan Waters: What we're looking at is basically this kind of tract. We can [inaudible 00:03:48] by [inaudible 00:03:49] these two together. So we're doing our apartments up here and we're going to look to do one additional building that sits right here.

Wayne Arnold: Where would that be on the Tree Farm PUD-

Dan Waters: So it would be right here. The white [inaudible 00:04:06] obviously.

Wayne Arnold: Right.

Dan Waters: And so essentially it will connect. If you were to go out there, that's built a year from now, you wouldn't know that these were two separate projects. You'd drive through the parking lot on this side, into the parking lot here and the

building will sit right there. So the building's on the property running away from 951.

Barbara Tomaselli: Okay. Can you just show me where 951 is.

Dan Waters: Sure.

Barbara Tomaselli: 951-

Dan Waters: So this is 951 here.

Barbara Tomaselli: Okay.

Dan Waters: That's Immokalee.

Barbara Tomaselli: Right, right.

Wayne Arnold: So where's that on here Dan?

Dan Waters: It ends up being kind of right about here. What we're going to do is about two acres, right there.

Barbara Tomaselli: And what about the-

Dan Waters: On the western property line.

Barbara Tomaselli: ... property up further? Going up to the top, yeah-

Wayne Arnold: Those are residential tracts, and they're talking to different both apartment and residential for sale project developers. I don't believe there's any deal that's been made yet. We may be coming back for future amendments, depending on who those entities are to deal with just restructuring and to satisfy whom they are, but that's going to be the residential component only back there.

Barbara Tomaselli: Okay.

Wayne Arnold: Any other questions, comments?

Barbara Tomaselli: No I'm good.

Wayne Arnold: Would you like a copy of what we're proposing? It's only few pages so I'll just give you ... those are the changing pages on the document. If you want to take one of Sharon's cards, she can send you the complete PUD document if you're interested and see how those changes are reflected in it.

Wayne Arnold: One of the other things we've done that's part of the record I guess is that we've had ... there was a hearing examiner review and changes were made about two

years ago, a year and a half ago now, that we weren't involved in, but Sharon's taken that document and codified it into what the new Ordinance will be for what will be Tree Farm, at the County's request. But those aren't new changes, those are just codification of the former approvals. Did I leave anything out?

Sharon U.: No we're getting scheduled for the hearing.

Wayne Arnold: Oh yeah. I should talk about that. This goes to the hearing examiner. Unless there's some huge outcry from the neighborhood and it doesn't appear that there's going to be, for these minor changes. So it'll probably go to the hearing examiner, and we were exchanging emails just earlier today, that they're looking for dates that are probably going to be in July.

Sharon U.: Yeah, I think so.

Wayne Arnold: Would not specify a date yet but it's probably going to be July when we have that hearing, and it will be held at the community development offices at the hearing examiner's room and he'll take public testimony if you want to show up, if you got notice of this meeting, you'll probably get notice of the HEX hearing and then we still have to put up the zoning signs as well, that would have the name and date on them, and time.

Wayne Arnold: Ma'am, did you have ... would you like to have any of this documentation emailed to you?

Gianna Luitzer (sp): Yeah sure. That's okay. Yeah.

Wayne Arnold: I'm sorry, I don't have a copy of it with me. Unless Sharon brought an extra one. But she'll email ... are you emailable? Do you want to email Sharon-

Gianna Luitzer: Thank you.

Wayne Arnold: With your information, we'll be happy to get that back to you. Anything else?

Pat Tomaselli: No.

Wayne Arnold: No? Okay.

Barbara Tomaselli: I'm just going through to see who it was [inaudible 00:07:17].

Wayne Arnold: I think they're highlighted in strike-through underline.

Barbara Tomaselli: Yeah, is this going to be part of Addison's-

Wayne Arnold: The one building would be functionally part of Addison Place, and-

Dan Waters: That's correct.

Barbara Tomaselli: And other buildings are not the ones that are going to be smaller units?

Wayne Arnold: No, the reason that we're asking for that reduction to the 750 square feet is because that's the size unit that they're currently building at Addison Place, the smallest unit.

Dan Waters: Yeah we've got a one bedroom that's ... I think it's about 785 square feet, so we want everything obviously to match, and have the same product everywhere so ...

Barbara Tomaselli: Okay.

Pat Tomaselli: How many buildings?

Dan Waters: That's [inaudible 00:07:57] in terms of in Addison, what we've got approved is four residential buildings. We've got one here, two here and the one up here and then we'll do one more over here if that's successful, yeah.

Wayne Arnold: So you'll have one building and-

Dan Waters: And again we'll ... everything for this one additional building will access with the parking lot via [inaudible 00:08:20]-

Pat Tomaselli: Are you doing an entrance in Immokalee Road? [inaudible 00:08:22]?

Dan Waters: We're building one right now-

Pat Tomaselli: Over the canal?

Dan Waters: ... for access, yes, we're building a bridge, and had to re-route the canal and things as part of County conditions, but-

Wayne Arnold: We're interconnected between Addison Place or Addie's Corner as it's known and the Tree Farm PUD there's going to be a reverse frontage road that goes between the bridge and Collier Boulevard.

Dan Waters: That's where the road that takes you through here.

Pat Tomaselli: Oh okay. All good.

Wayne Arnold: Feel free to give Sharon or me a call if you have any other questions and some of this may change, as we continue to get toward hearing. The County Attorney finds something or staff asks us to do something, so if you're interested, stay plugged in. Do we have a link to this on our website, Sharon, or not?

Sharon U.: Yes.

Wayne Arnold: So, on our gradyminor.com website you can find a link to all these documents that we update as we submit things to the County as well.

Sharon U.: The planning tab.

Wayne Arnold: Under planning on our website.

Pat Tomaselli: So you have no permits? You have no permits or anything?

Wayne Arnold: Well, there are permits in place for-

Dan Waters: Yeah, there are various levels. So they've got State permits from the Water Management District for the water management system. No building permits or anything like that yet. We'll be working on those.

Wayne Arnold: All right? All right? Closing [crosstalk 00:09:50]-

Pat Tomaselli: Thank you. Thank you. Thank you.

Wayne Arnold: Well, thank you all.

Barbara Tomaselli: Thank you.

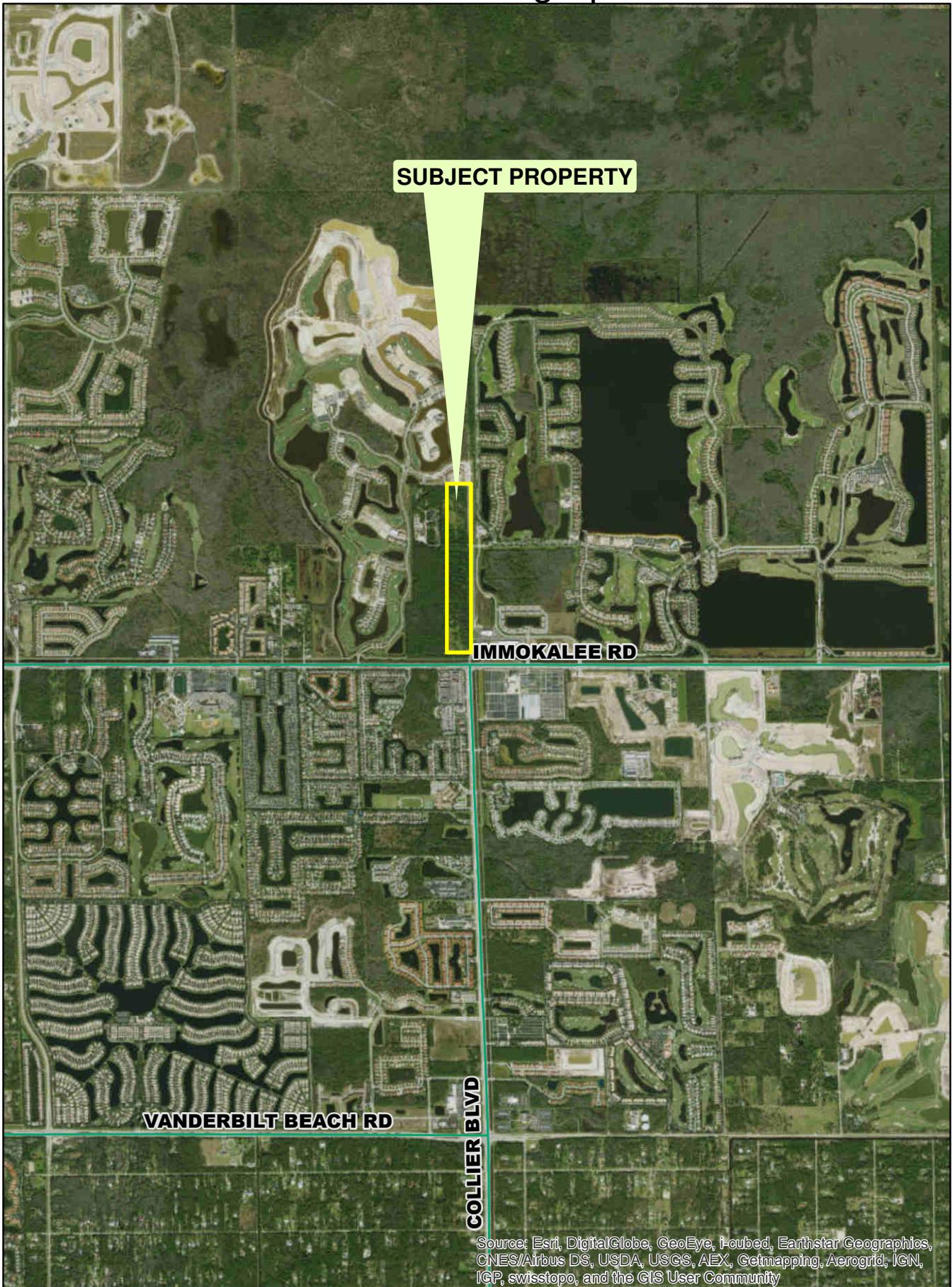
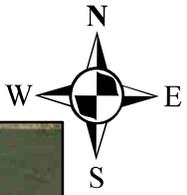
Wayne Arnold: Good night. Thanks for coming up.

Pat Tomaselli: Okay.

Wayne Arnold: Bye.

Pat Tomaselli: Thank you.

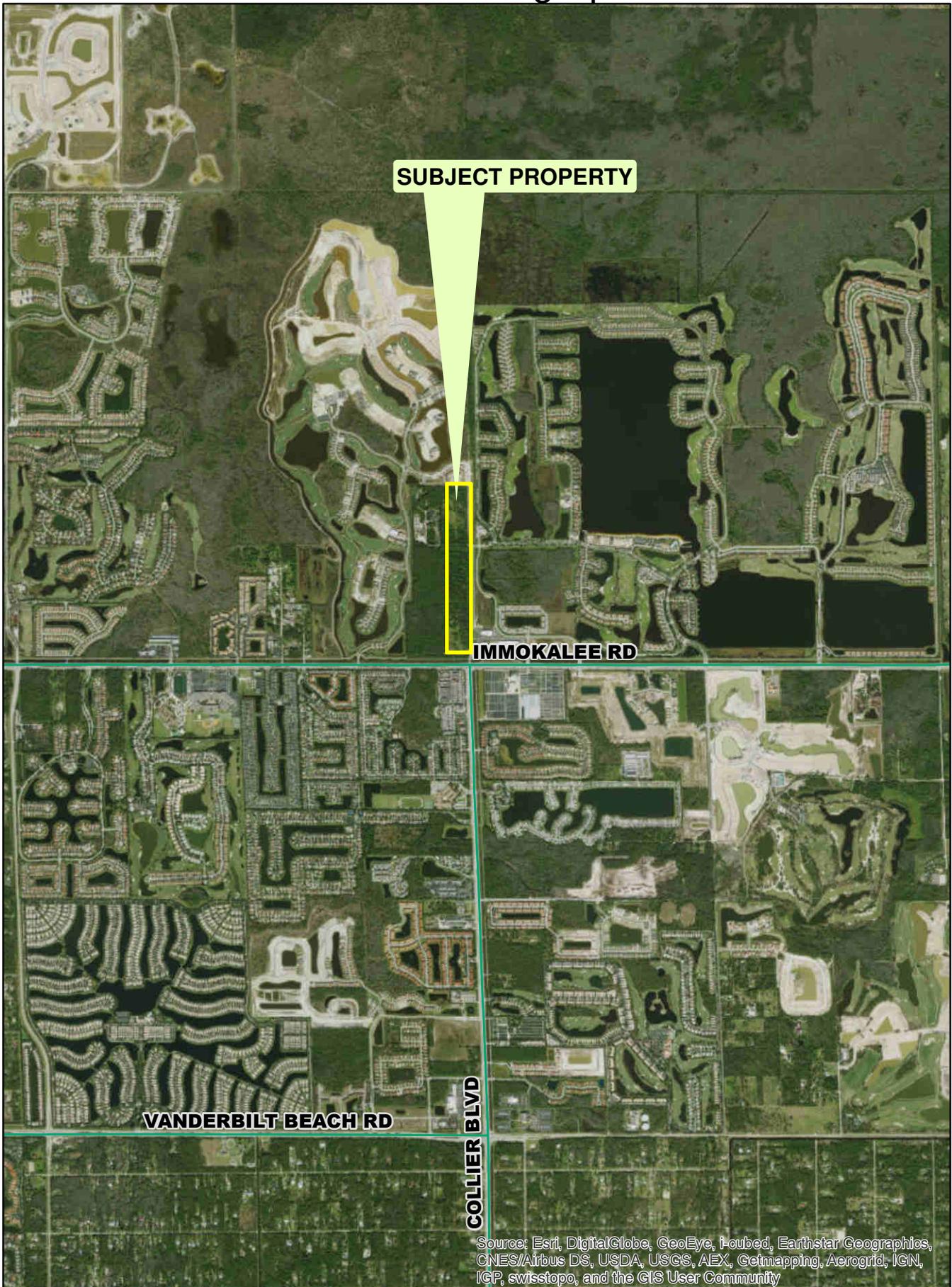
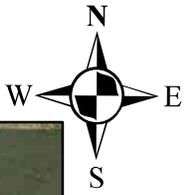
TREE FARM MPUD Aerial Photograph



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



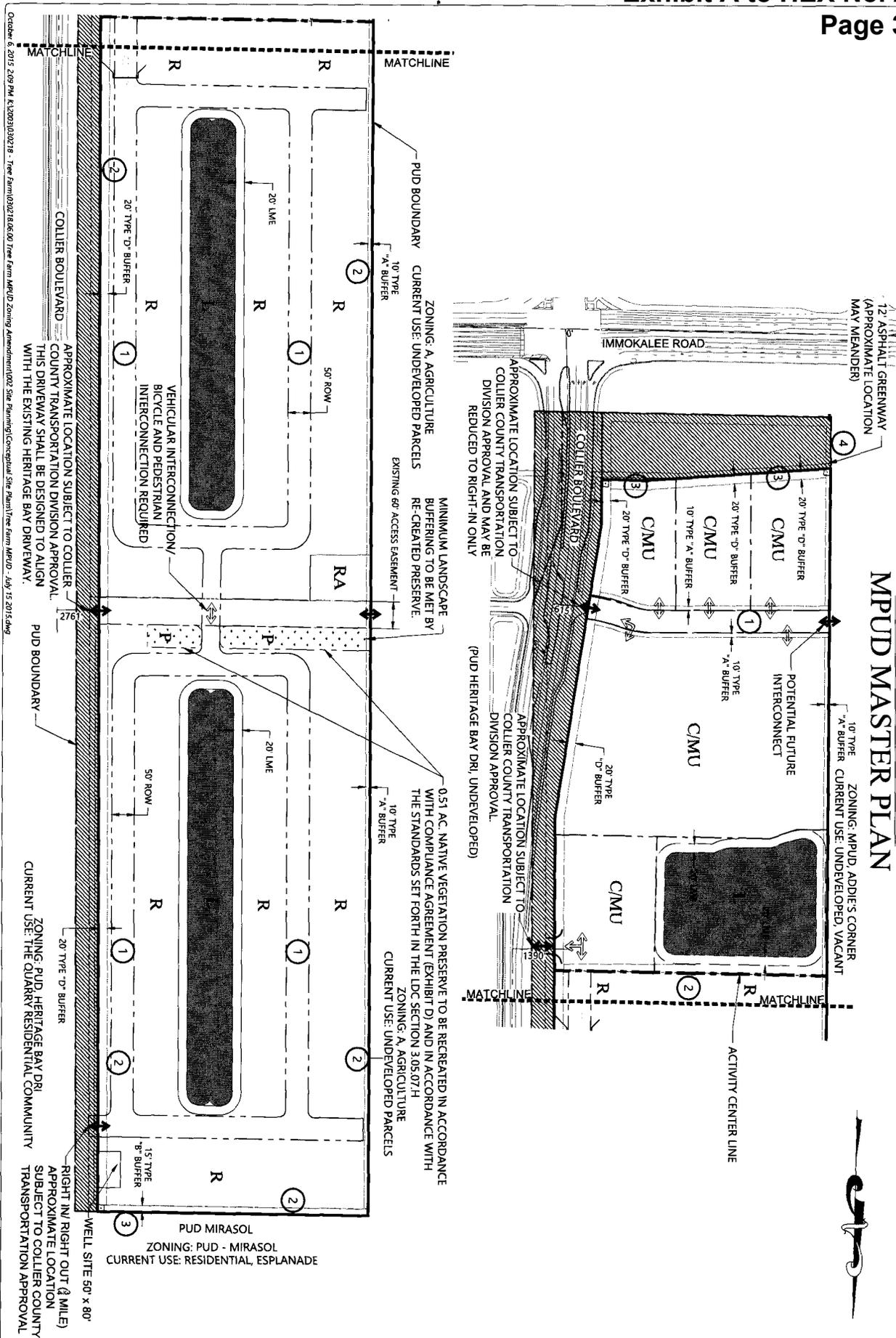
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TREE FARM MPUD MASTER PLAN



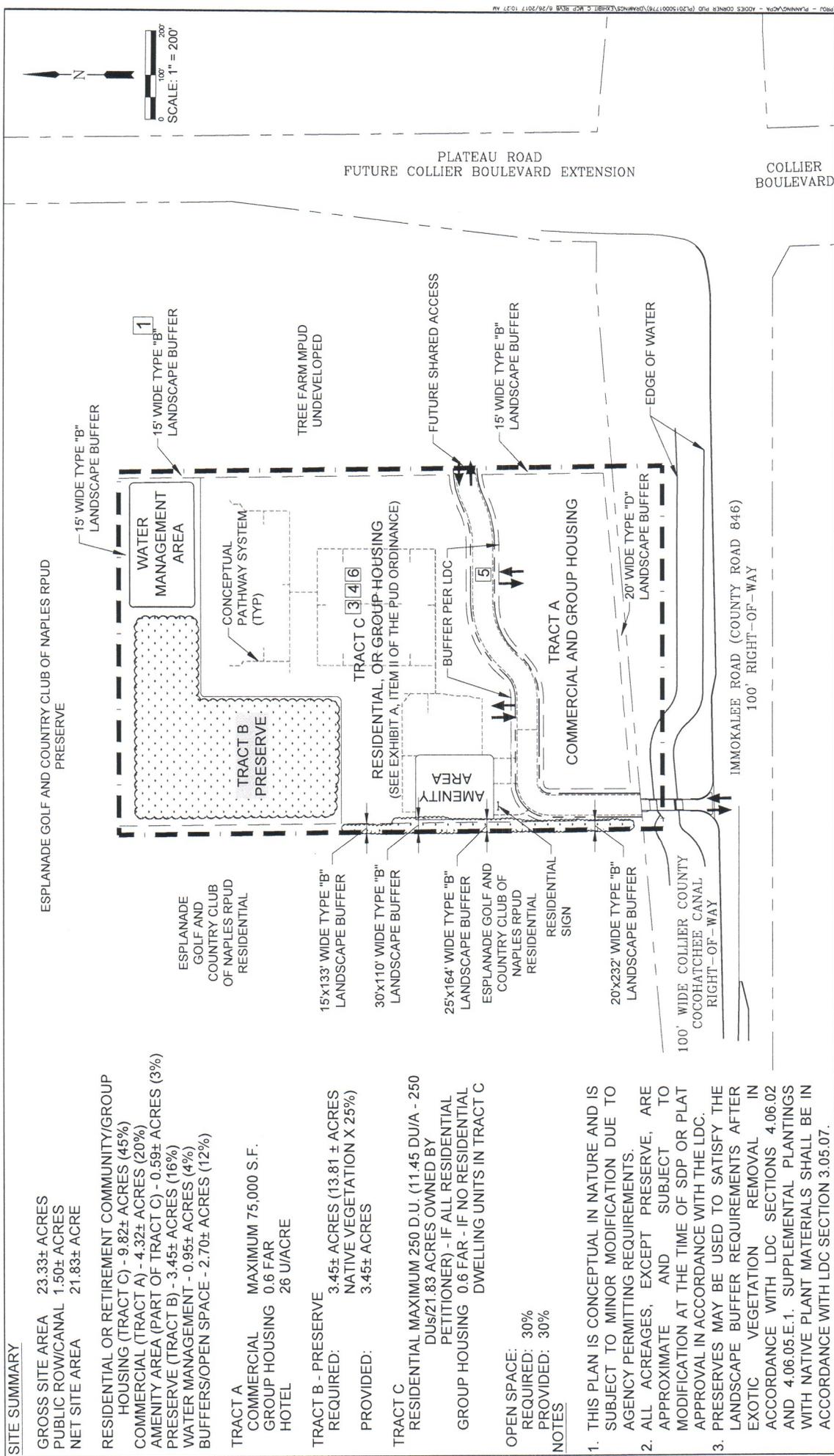
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DATE	BY	REVISION
10/06/2015	AS	1
10/06/2015	AS	2

CLIENT:	LANDQUEST GROUP
PROJECT:	TREE FARM MPUD
TITLE:	EXHIBIT A: MASTER PLAN

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NO.	DATE	DESCRIPTION	BY
1	10/06/2015	REVISION	AS
2	10/06/2015	REVISED PER 1ST SUFFICIENCY REVIEW COMMENTS DATED APRIL 7 2015	AS
3	10/06/2015	REVISED PER GROWTH MANAGEMENT COMMENTS	AS
4	10/06/2015	REVISED PER 3RD SUFFICIENCY COMMENTS DATED AUGUST 8 2015	AS



SITE SUMMARY

GROSS SITE AREA 23.33± ACRES
 PUBLIC ROW/CANAL 1.50± ACRES
 NET SITE AREA 21.83± ACRE

RESIDENTIAL OR RETIREMENT COMMUNITY/GROUP HOUSING (TRACT C) - 9.82± ACRES (45%)
 COMMERCIAL (TRACT A) - 4.32± ACRES (20%)
 AMENITY AREA (PART OF TRACT C) - 0.59± ACRES (3%)
 PRESERVE (TRACT B) - 3.45± ACRES (16%)
 WATER MANAGEMENT - 0.95± ACRES (4%)
 BUFFERS/OPEN SPACE - 2.70± ACRES (12%)

TRACT A
 COMMERCIAL MAXIMUM 75,000 S.F.
 GROUP HOUSING 0.6 FAR
 HOTEL 26 U/ACRE

TRACT B - PRESERVE
 REQUIRED: 3.45± ACRES (13.81 ± ACRES NATIVE VEGETATION X 25%)
 PROVIDED: 3.45± ACRES

TRACT C
 RESIDENTIAL MAXIMUM 250 D.U. (11.45 DU/A - 250 DUS/21.83 ACRES OWNED BY PETITIONER) - IF ALL RESIDENTIAL GROUP HOUSING 0.6 FAR - IF NO RESIDENTIAL DWELLING UNITS IN TRACT C

OPEN SPACE:
 REQUIRED: 30%
 PROVIDED: 30%

- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
 2. ALL ACRES, EXCEPT PRESERVE, ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL IN ACCORDANCE WITH THE LDC.
 3. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07.

LEGEND

←→	INGRESS/EGRESS
#	DEVIATIONS
---	CONCEPTUAL PATHWAYS

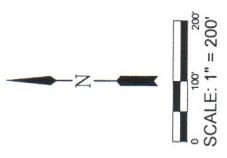
Revision	Date	Description
7	06/20/17	PRE - BCC HEARING REVISION
6	05/20/17	REVISE PER COUNTY ANTHONY MARKUPS
5	05/20/17	REVISE PER COUNTY ANTHONY
4	04/20/17	REVISE PER COUNTY REVIEW 4 COMMENTS
3	03/20/17	REVISE PER COUNTY REVIEW 3 COMMENTS
2	02/20/17	REVISE PER COUNTY REVIEW 2 COMMENTS
1	01/20/17	REVISE PER COUNTY REVIEW 1 COMMENTS

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ADDIE'S CORNER MPUD
 EXHIBIT C
 MASTER PLAN

MUNICIPALITY	COLLIER COUNTY
DATE	2/2/16/16
REVISION TYPE	REVISION
SHEET	1 OF 1



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