



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  
Zoning Division, Comprehensive Planning Section

Date: July 5, 2018

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

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**APPLICATION NUMBER:** PUDA-20180001174 Review 1

**APPLICATION NAME:** Siena Continuing Care Retirement Community (CCRC) Planned Unit Development (CPUD) Amendment

**REQUEST:** To amend Siena Lakes CCRC CPUD, approved via Ordinance #09-65, as amended via Ordinance #18-06, to add additional acreage by amending the PUD boundaries to include the Orange Blossom Gardens PUD and to allow 76 independent living units on the Orange Blossom Gardens PUD site. The petition proposes Siena Lakes CPUD for a total commercial square footage of 879,150 square feet, and a total number of independent living units of 431 and an assisted living facility comprised of 35 assisted living beds, and 30 total skilled nursing and memory (dementia) care beds. The petition also proposes to amend the Siena Lakes CCRC CPUD Master Plan and the Legal Description and the list of “B. Indoor Accessory Uses, Structures and Amenities” to add a ‘sales and marketing’ use and reduce lake setbacks to “0”.

This petition also requests amendments to “Exhibit E, List of Deviations” to add clarifying language on location in Deviations #4 (reduce the private roadway width within the western portion of the property from 60 feet to 30 feet), #5 (only have a 6-foot sidewalk/bike path on the east side of Siena Lakes Drive, and #6 (to reduce the buffer size from 20 feet to 15 feet along Siena Lakes Drive). The petition proposes to add a 7<sup>th</sup> deviation to eliminate required perimeter landscape buffers where shared Stormwater lakes exist with adjacent properties.

Three general developer commitments are proposed with this petition (1. Managing Entity responsibilities, 2. Responsibilities of the applicant with county, state and federal issuance, 3. Applicant must obtain all state and federal permits prior to commencement of the development.)

Additional amendments are proposed in other sections, including: Transportation, adding #10. Intensity of uses is limited to 156 trips pm peak hour trip entering /exiting generation, Landscaping and Site Design and Water Management – concerning shared stormwater and excavation.

**LOCATION:** The subject property is located on the north side of Orange Blossom Drive just east of St Katherine Greek Orthodox Church, approximately 570 feet east of Airport-Pulling Road in Section 1, Township 49 South, Range 25 East.

**COMPREHENSIVE PLANNING COMMENTS:** The subject property is approximately ±35.09 acres and is designated Urban, Urban Mixed Use District, Urban Residential Subdistrict, as depicted on the Future Land Use Map of the Growth Management Plan.

According to the Future Land Use Element (FLUE) Policy 5.10, “Group Housing, which may include the following: Family Care Facility, Group Care Facility, Care Units, Assisted Living Facility, and Nursing Home, shall be allowed within the Urban designated area...” The FLUE states, “Urban designated areas will accommodate (allow) group housing.” The applicant is proposing a variety of group housing which will may include independent living residential units, assisted living units, skilled nursing units, and memory care units as principal uses for Siena Lakes CCRC CPUD. The petition is requesting an amended total of 431 multi-family dwelling units for independent living, plus 35 assisted living units and 30 skilled nursing and memory care units. The development shall be permitted at a combined maximum floor area ratio (FAR) of 0.60.

The Siena Lakes CCRC CPUD petition is also proposing a variety of uses, including commercial uses, under “B. Indoor Accessory Uses, Structures and Amenities” (i.e. beauty/barber shop, ice cream parlor, postal outlet). All of the uses listed in “B” are intended to support the residents. Some of the independent living residential units will be located in the western portion of the PUD (previously the Orange Blossom PUD). Although the revised Siena Lakes CCRC CPUD Master Plan, ‘Exhibit C-5.c - Site Amenities,’ is conceptual only, it currently depicts a pedestrian orientation to serve the multi-family units and allow residents to move about from one building to another and access the accessory uses.

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**

*“In an effort to support the Dover, Kohl & Partners publication, Toward Better Places: The Community Character Plan for Collier County, Florida, promote smart growth policies, reduce greenhouse gas emissions, and adhere to the existing development character of Collier County, the following policies shall be implemented for new development and redevelopment projects, where applicable.”*

#### **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.”* **[Siena Lakes CCRC Exhibit ‘C-1’ and ‘C-5’ CPUD Master Plan indicates one (1) direct access connecting the subject property (located in the center of the subject site) with Orange Blossom Drive to the south, identified as a major collector roadway in the Transportation Element of the Growth Management Plan. There is a secondary access point shown in the eastern portion of Siena Lakes CPUD located off the west side of the north-south roadway easement, labeled as Sienna Lakes Drive in the submitted “Traffic Impact Statement” (TIS); which the Master Plan labeled as gated for use by residents, employees, and deliveries.]**

#### **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.”* **[Siena Lakes CCRC – Exhibit ‘C’**

CPUD Master Plan shows a loop road that travels all the way around the development – connecting all of the multi-family residential units. This internal access will allow Siena Lakes residents to travel throughout the CPUD without having to utilize nearby collector and arterial roads.]

### FLUE Policy 7.3

*“All new and existing developments shall be encouraged to connect their local streets and/or 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. [Siena Lakes CCRC CPUD Exhibit ‘C’ - Master Plan indicates a shared north-south access roadway easement with sidewalk on one side and labeled Siena Lakes Drive in the TIS. Siena Lakes Drive is shown on the Master Plan running between Orange Blossom Drive in the south to a gated entrance in the north, adjoining the community, Lakeside of Naples at Citrus Gardens, which is a PUD of multi-family residences. The Master Plan notes that the gate, drive and sidewalk are to be constructed by Lakeside of Naples. To the west of this roadway easement there will also be a secondary access point for Siena Lakes CCRC CPUD (previously discussed in FLUE Policy 7.1).]*

### 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.” [Common open spaces are shown on Siena Lakes CCRC Exhibit ‘C’ - CPUD Master Plan (i.e. labeled as ‘courtyard’ and ‘lawn games’. Civic uses are not specifically listed as a Permitted Use in “B. Indoor Accessory Uses, structure and Amenities”, but this use might take place within one of the many spaces for gatherings. Deviation #2, which was previously approved with Ordinance #09-65, is to allow a sidewalk only on one side of the proposed internal access drives and entrance to the project as shown on the CPUD Master Plan. The Master Plan shows the sidewalks running on one side only, but also shows a ‘Walking Path’ around part of Lake 3 on the subject site. Siena Lakes CCRC will offer several types of housing within the CPUD.]*

### Comments on PUD Documents:

1. The cover letter references a different square footage total (893,587) of commercial uses than the revised PUD Exhibit ‘A’ (879,150), which is a difference of 14,437 square feet. Please ensure that the PUD language is correct.
2. The cover letter states that the petition for Siena Lakes CCRC CPUD is requesting that boundaries are amended to include the Orange Blossom Gardens PUD and to allow for the development of 76 independent living units on the Orange Blossom Gardens PUD site. If all of the acreage of Orange Blossom Gardens PUD is now part of Siena Lakes CCRC CPUD, does Orange Blossom Gardens PUD still exist? Is there a legal action needed? There is no mention of the 76 residential units mentioned in the PUD. Should there be a distinction of where these units are located?

### 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-PL2018-1174 Siena CCRC CPUD R1.docx](#)