



Civil Engineers • Land Surveyors • Planners • Landscape Architects

February 13, 2019  
Revised April 2, 2019

Mr. Gilbert Martinez  
Zoning Services, Planning & Zoning Department  
Collier County Growth Management Division  
2800 N. Horseshoe Drive  
Naples, FL 34104

RE: **Tree Farm MPUD Amendment – PL20180002194, Submittal 1**

Dear Mr. Martinez:

On behalf of our client, TBC Tree Farm 1, LLC and TBC Tree Farm 2, LLC, we are submitting an application for an amendment to a PUD (PUDA) for the above referenced project.

The proposed amendment to the Tree Farm MPUD is being requested in order to increase the permitted number of dwelling units from 281 multi-family or 138 single family to allow up to 460 dwelling units of varying types including single family, multi-family, two family attached and townhomes. The PUD also proposes a decrease in the permitted retail and office square footage from 120,000 square feet to 80,000 square feet, and to add indoor self-storage as a permitted use up to a maximum of 105,000 square feet. The previously approved trip cap will remain at the previously approved 580 PM peak hour two-way external trip cap.

The application also modifies the Conceptual PUD Master Plan to reflect a minor change recently approved through the PUD Minor Change process, which relocated the small on-site preserve.

To date, 54 multi-family dwelling units have been constructed within the MPUD.

The applicant is also requesting the removal of the affordable housing developer commitment.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Completed Application
3. Applicant / Agent Information
4. Legal Description
5. Evaluation Criteria

6. Pre-Application Meeting notes
7. Affidavit of Authorization
8. Property Ownership Disclosure Form
9. Covenant of Unified Control
10. Addressing Checklist
11. Warranty Deed
12. Aerial Photograph
13. Statement of Utility Provisions
14. Traffic Impact Study
15. School Impact Analysis Application
16. Revised Conceptual Master Site Plan
17. Original PUD Ordinance
18. Revised PUD Document

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large, sweeping "D" and a long, horizontal stroke extending to the right.

D. Wayne Arnold, AICP

Enclosures

Cc: TBC Tree Farm 1, LLC  
TBC Tree Farm 2, LLC  
Richard D. Yovanovich, Esq.  
GradyMinor File