



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: PUDA

Date and Time: Thursday, April 27, 2017 3:00 PM-4:00 PM

Assigned Planner: Eric Johnson

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Marco Shores PUD

PL #: PL20170001345

Property ID #: 59430080007 Current Zoning: PUD

Project Address: 1665 MAINSAIL DR City: NAPLES State: FL Zip: 34114

Applicant: GradyMinor

Agent Name: Sharon Umpenhour Phone: (239) 947-1144

Agent/Firm Address: 3800 Via Del Rey City: Bonita Springs State: FL Zip: 34134

Property Owner: NM MARCO SHORES LLC

225 BANYAN BLVD STE 240, NAPLES FL 34102

Please provide the following, if applicable:

- i. Total Acreage: 5.57 out of 314.7
- ii. Proposed # of Residential Units: _____
- iii. Proposed Commercial Square Footage: _____
- iv. For Amendments, indicate the original petition number: _____
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: 16-37
- vi. If the project is within a Plat, provide the name and AR#/PL#: _____



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Meeting Notes

ZONING

wanting to develop group housing for seniors
+ 240 housing units in lieu of Dwelling units

Dependent / Independent / Memory Care

[proposed 4-stories over parking]

Amend Section IV 4.03.A and 4.06 Residential

Parcel Two. If no group housing is proposed, then
the maximum height would be applied to the
multi-family residential. The County Attorney's Office
identified that multiple "Two" tracks are shown on
The Master Plan; so The PUD Document would
have to be amended differently

- possibly request a deviation to The FAR.

Staff will be evaluating The petition w/ particular
attention to maximum building height, setbacks
and buffering

Pud monitoring - add^{the} "One Entity" completes the
annual monitoring reports language - Contact Barry Ernst.



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Meeting Notes

Comp Planning: Future Land Use Map designation is Urban Coastal Fringe + is within Coastal High Hazard Area. Group Housing for Senior is an allowable use in this designation. Please address Policies 5-4 & 7.1-7.4 (in the Future Land Use Element). Please include discussion for any necessary ~~weather-related parking~~ conservation methods.



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Meeting Notes

- TRANSPORTATION - E-MAIL METHODOLOGY (NOTE RE: FEES) SUBMITTAL. ADDRESS TRANSPORTATION ELEMENTS OF THE GMP. CLEARLY NOTE TYPE OF HOUSING PROVIDED AND INCLUDE CURRENTLY-~~PROVIDED~~ PROVIDED BY/IN PUD.



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Meeting Notes

Impact fees - IF school impact fee exemption is desired,
please add that no school age children will be
residing in the senior housing.

PROVIDE COPY OF ENVIRONMENTAL SITE ASSESSMENT
DONE FOR SITE.

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.



Submittal Checklist for PUD Rezone, Amendment to PUD or PUD to PUD Rezone

Final Submittal Requirement Checklist for:

- ☐ PUD Rezone- Ch. 3 G. 1 of the Administrative Code
☒ Amendment to PUD- Ch. 3 G. 2 of the Administrative Code
☐ PUD to PUD Rezone- Ch. 3 G. 1 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

1 copy

REQUIREMENTS	# OF COPIES	REQUIRED	NOT REQUIRED
Cover Letter with Narrative Statement including a detailed description of why amendment is necessary	☐	☒	☐
Completed Application with required attachments	☐	☒	☐
Pre-application meeting notes	☐	☒	☐
Affidavit of Authorization, signed and notarized	2	☒	☐
Notarized and completed Covenant of Unified Control	2	☒	☐
Completed Addressing Checklist	2	☒	☐
Warranty Deed(s)	3	☒	☐
List Identifying Owner and all parties of corporation	2	☒	☐
Signed and sealed Boundary Survey	4	☒	☐
Architectural Rendering of proposed structures	4	☐	☒
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	5	☒	☐
Statement of Utility Provisions	4	☒	☐
Environmental Data Requirements pursuant to LDC section 3.08.00	4	☒	☐
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) packet at time of public hearings. Coordinate with project planner at time of public hearings.	☐	☐	☐
Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.	4	☐	☒
Traffic Impact Study	7	☒	☐
Historical Survey *	4	☒	☐
School Impact Analysis Application, if applicable	2	☐	☒
Electronic copy of all required documents	2	☒	☐
Checklist continued onto next page...			

1

Completed Exhibits A-F (see below for additional information)*	☐	☒	☐
List of requested deviations from the LDC with justification for each (this document is separate from Exhibit E)	☐	☒	☐
Revised Conceptual Master Site Plan 24" x 36" and One 8 1/2" x 11" copy	☐	☒	☐
Original PUD document/ordinance, and Master Plan 24" x 36" – Only if Amending the PUD	☐	☒	☐
Revised PUD document with changes crossed thru & underlined	☐	☒	☐
Copy of Official Interpretation and/or Zoning Verification	1	☒	☐
*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement			

*The following exhibits are to be completed on a separate document and attached to the application packet:

- ☒ Exhibit C: Master Plan- See Chapter 3 E. 1. of the Administrative Code
- ☒ Exhibit D: Legal Description
- ☒ Exhibit E: List of Requested LDC Deviations and justification for each
- ☒ Exhibit F: List of Development Commitments

If located in RFMU (Rural Fringe Mixed Use) Receiving Land Areas

Pursuant to LDC subsection 2.03.08.A.2.a.2.(b).i.c., the applicant must contact the Florida Forest Service at 239-690-3500 for information regarding "Wildfire Mitigation & Prevention Plan."

PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

☐ School District (Residential Components): Amy Lockheart	☒ Conservancy of SWFL: Nichole Ryan
☒ Utilities Engineering: Kris Van Lengen <i>ERK FEY</i>	☐ Parks and Recreation: Vicky Ahmad
☒ Emergency Management: Dan Summers	☐ Immokalee Water/Sewer District:
☐ City of Naples: Robin Singer, Planning Director	☐ Other:

ASSOCIATED FEES FOR APPLICATION

PAID ☒ Pre-Application Meeting: \$500.00

☐ PUD Rezone: \$10,000.00* plus \$25.00 an acre or fraction of an acre

☐ PUD to PUD Rezone: \$8,000.00* plus \$25.00 an acre or fraction of an acre

☒ PUD Amendment: \$6,000.00* plus \$25.00 an acre or fraction of an acre

☒ Comprehensive Planning Consistency Review: \$2,250.00

☒ Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting): \$2,500.00

☐ Listed or Protected Species Review (when an EIS is not required): \$1,000.00

☒ Transportation Review Fees:

☒ Methodology Review: \$500.00, to be paid directly to Transportation at the Methodology Meeting* *EMAIL W/NOTE AND COVER SHEET RE: FEES & SUBMITTAL*

*Additional fees to be determined at Methodology Meeting.

☐ Minor Study Review: \$750.00

☐ Major Study Review \$1,500.00

☒ Legal Advertising Fees:

☐ CCPC: \$1,225.00

☐ BCC: \$500.00

☐ School Concurrence Fee, if applicable:

Fees are subject to final receipt of NAPLES Daily News and Phase II

- Mitigation Fees, if application, to be determined by the School District in coordination with the County

**Additional fee for the 5th and subsequent re-submittal will be assessed at 20% of the original fee.
All checks may be made payable to: Board of County Commissioners*



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Pre-Application Meeting Sign-In Sheet
PL# PL20170001345

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
☐ Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
☐ Steve Baluch	Transportation Planning	252-2361	StephenBaluch@colliergov.net
☐ Mark Burtchin	ROW Permitting	252-5165	markburtchin@colliergov.net
☐ George Cascio	Utility Billing	252-5543	georgescascio@colliergov.net
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
☒ Scott Stone	Assistant County Attorney	252-5740	Scottstone@colliergov.net
☐ Dale Fey	North Collier Fire Safety		dalefey@colliergov.net
☐ Eric Fey, P.E.	Utility Plan Review	252-2434	ericfey@colliergov.net
☒ Paul Fleishman	Impact Fee Administration	252-2924	PaulFleishman@colliergov.net
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michaelgibbons@colliergov.net
☐ Nancy Gundlach, AICP, PLA	Zoning Services	252-2484	nancygundlach@colliergov.net
☐ Shar Hingson	East Naples Fire District	687-5650	shingson@ccfco.org
☐ John Houldsworth	Engineering Services	252-5757	johnhouldsworth@colliergov.net
☐ Jodi Hughes	Transportation Pathways	252-5744	jodihughes@colliergov.net
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	aliciahumphries@colliergov.net
☐ Marcia Kendall	Comprehensive Planning	252-2387	marciakendall@colliergov.net
☒ Stephen Lenberger	Environmental Review	252-2915	stevelenberger@colliergov.net
☐ Paulo Martins	Utilities	252-4285	paulomartins@colliergov.net
☐ Thomas Mastroberto	Greater Naples Fire Safety	252-7348	Thomasmastroberto@colliergov.net
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
☐ Matt McLean, P.E.	Principal Project Manager	252-8279	matthewmclean@colliergov.net
☐ Gilbert Moncivaiz	Utility Impact Fees	252-4215	gilbertmoncivaiz@colliergov.net
☐ Michele Mosca, AICP	Impact Fee Administration	252-2466	michelemosca@colliergov.net
☐ Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
☐ Mariam Ocheltree	Graphics	252-2315	mariamocheltree@colliergov.net
☐ Brandy Otero	Transit	252-5859	brandyotero@colliergov.net
☐ Bill Pancake	North Collier Fire Safety	252-2310	billpancake@colliergov.net
☐ Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
☐ Fred Reischl, AICP	Zoning Services	252-4211	fredreischl@colliergov.net



Additional Attendee Contact Information:

[illegible]

Collier County Property Appraiser Property Summary

Parcel No.	59430080007	Site Adr.	1665 MAINSAIL DR, NAPLES, FL 34114
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Name / Address	NM MARCO SHORES LLC		
	225 BANYAN BLVD STE 240		
City	NAPLES	State	FL
Zip	34102-5156		

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
6B26	480400 B 16B26	26	51	26	5.57	

Legal	MARCO SHORES UNIT 1, TR B
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Millage Area ❶	2	Millage Rates ❶ *Calculations		
Sub./Condo	480400 - MARCO SHORES UNIT 1	School	Other	Total
Use Code ❶	0 - VACANT RESIDENTIAL	5.245	6.258	11.503

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/24/11	<u>4688-1042</u>	\$ 260,000
09/03/09	<u>4490-417</u>	\$ 0
09/03/09	<u>4490-109</u>	\$ 0
09/03/09	<u>4490-106</u>	\$ 0
02/08/02	<u>2979-663</u>	\$ 29,000,000
03/31/95	<u>2044-267</u>	\$ 7,400,000
09/01/92	<u>1756-1718</u>	\$ 0
11/01/89	<u>1483-495</u>	\$ 0

2016 Certified Tax Roll

(Subject to Change)

Land Value	\$ 614,014
(+) Improved Value	\$ 0
(=) Market Value	\$ 614,014
(-) 10% Cap	\$ 114,643
(=) Assessed Value	\$ 499,371
(=) School Taxable Value	\$ 614,014
(=) Taxable Value	\$ 499,371

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser Property Detail

Parcel No.	59430080007	Site Adr.	1665 MAINSAIL DR, NAPLES, FL 34114		
Name / Address	NM MARCO SHORES LLC				
	225 BANYAN BLVD STE 240				
City		NAPLES		State	FL
		Zip	34102-5156		

Permits

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
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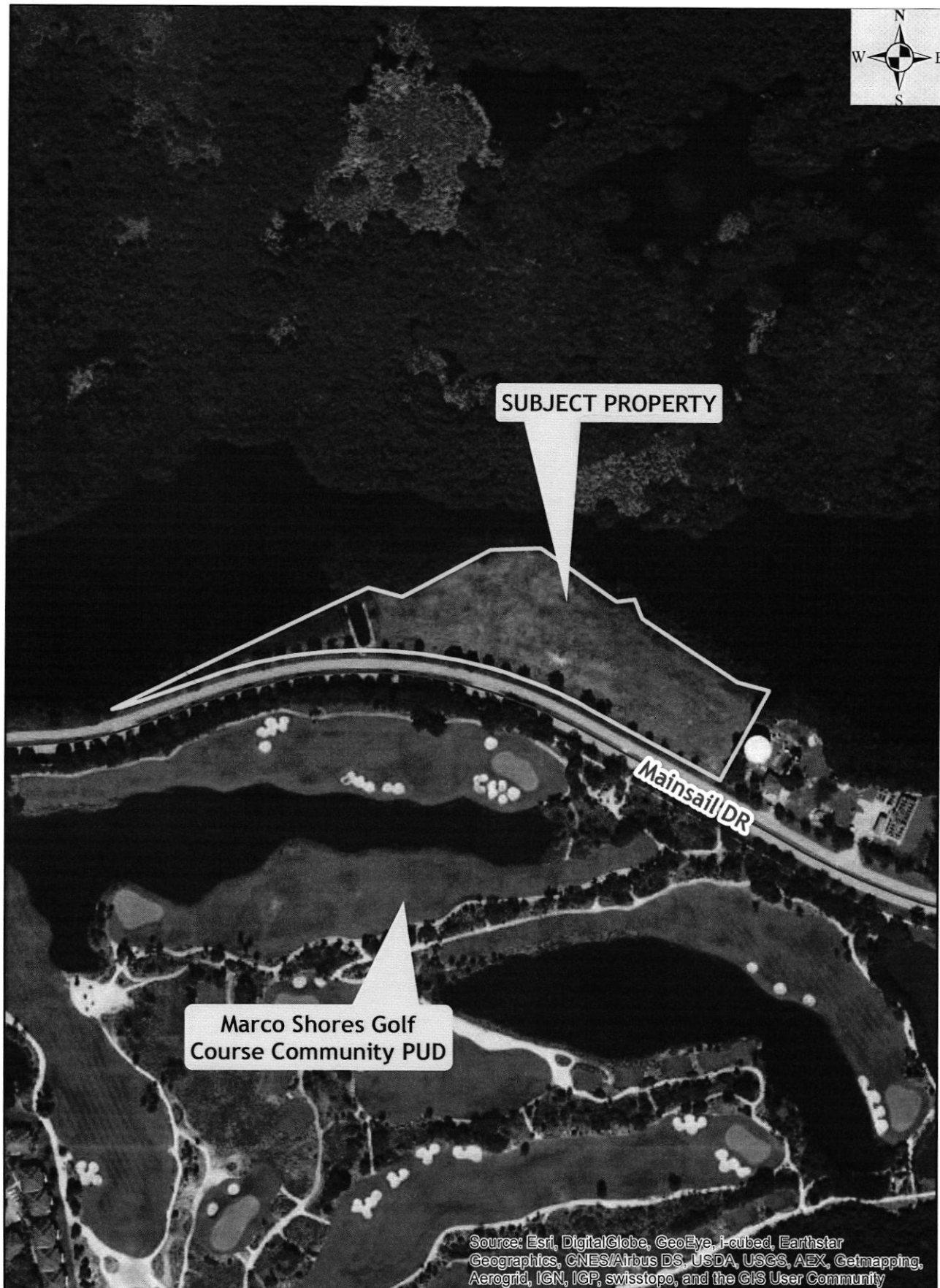
Land

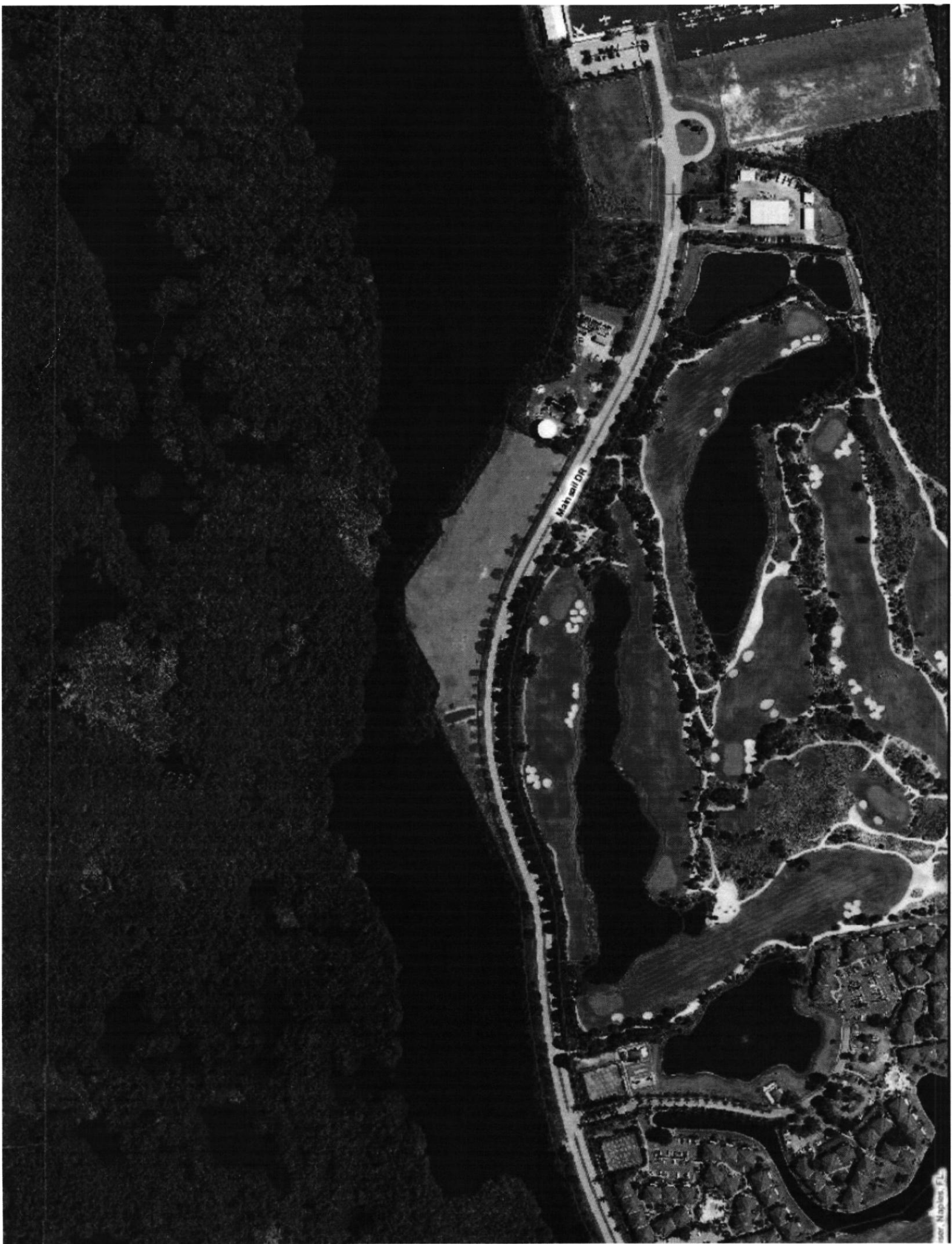
#	Calc Code	Units
10	ACREAGE	0.66
20	ACREAGE	4.91

Building/Extra Features

#	Year Built	Description	Area	Adj Area
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Marco Shores Unit One Tract B





DeBlasiisJohn

Subject: FW: PL20170001345 (PUDA)
Location: Conf Room C

Start: Thu 4/27/2017 3:00 PM
End: Thu 4/27/2017 4:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: CDS-C

-----Original Appointment-----

From: CDS-C

Sent: Thursday, April 13, 2017 8:34 AM

To: CDS-C; AcevedoMargarita; AhmadVicky; AlcornChris; Amy Lockhart-Taylor; AnthonyDavid; ArnoldMichelle; AshtonHeidi; AuclairClaudine; BaluchStephen; BeardLaurie; BeasleyRachel; BrownAraqueSummer; BrownCraig; CascioGeorge; CondominaDanny; CrotteauKathynell; CrowleyMichaelle; David Ogilvie; dfey@northcollierfire.com; DumaisMike; FaulknerSue; FeyEric; FleishmanPaula; GarciaShirley; GewirtzStorm; GosselinLiz; GundlachNancy; HouldsworthJohn; HughesJodi; HumphriesAlicia; JacobLisa; jnageond@sfwmd.gov; JohnsonEric; KendallMarcia; KurtzGerald; LenbergerSteve; LevyMichael; Imartin@sfwmd.gov; LouviereGarrett; MartinezOscar; MastrobertoThomas; McCaughtryMary; McKennaJack; McKuenElly; McLeanMatthew; MoscaMichele; MoxamAnnis; NawrockiStefanie; OrthRichard; PajerCraig; PancakeBill; KulakPatricia; PattersonAmy; PepinEmily; pjimenez@sfwmd.gov; PochmaraNatalie; ReischlFred; RodriguezWanda; RomanDaniel; RosenblumBrett; SantabarbaraGino; SawyerMichael; ScottChris; Shar Hingson; ShawinskyPeter; Shawn Hanson; SheaBarbara; SmithCamden; SmithDaniel; StoneScott; StrainMark; SuleckiAlexandra; SummersEllen; SweetChad; ScottTami; TempletonMark; VanLengenKris; WalshJonathan; WeeksDavid; WickhamFlannery; WilloughbyChristine; Sharon Umpenhour

Subject: PL20170001345 (PUDA)

When: Thursday, April 27, 2017 3:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Conf Room C

Planner: Eric Johnson

Fire District: Greater Naples

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Project Description: Proposed PUD Amendment to permit Group Housing for Seniors on the Residential Parcel Two north of Mainsail Drive

Parcel #: 59430080007