



Civil Engineers • Land Surveyors • Planners • Landscape Architects

August 17, 2017

Mr. Eric Johnson
Principal Planner
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: PL20170001345
Marco Shores (PUDA)
Review 1 Response

Dear Mr. Johnson:

This correspondence is our formal response to the sufficiency review letter provided to us on August 4, 2017. Responses to staff comments have been provided in **bold**.

Rejected Review: Addressing - GIS Review

Reviewed By: Annis Moxam

Email: annismoxam@colliergov.net Phone #: (239) 252-5519

Correction Comment 1:

If the PUD Master Plan/Exhibit E is being revised please add street name Collier Blvd.

Response:

The PUD Master Plan has been revised to add street name "Collier Blvd."

Rejected Review: Emergency Management Review

Reviewed By: Eric Johnson

Email: EricJohnson@colliergov.net Phone #: (239) 252-2931

Correction Comment 1:

Emergency Management would like to know if possible the estimated finish floor elevation and the number of independent senior living units. Storm surge threat in this area appears to be significant and evacuation is likely. Emergency Management anticipates that some hurricane evacuation mitigation contribution is likely needed.

Response:

Finished floors will meet the required minimum heights as established by FEMA. The number of units is based on a FAR of 0.6 and the TIS, which compared the traffic impacts to the existing PUD approvals, displays there is no impact. We are unaware of any requirements for hurricane mitigation contributions in the LDC for PUD amendments.

Rejected Review: Public Utilities - PUED Review

Reviewed By: Eric Fey

Email: EricFey@colliergov.net Phone #: (239) 252-2434

Correction Comment 1:

Statement of Utility Provisions form depicting water/sewer demand & peak calculations, broken down by customer type (res/multi-family/commercial) & Basis of Design.

8/3/2017: The PUD is served by a city utility system (Marco Island Utilities). Please check the appropriate boxes on the Statement of Utility Provisions form.

Correction Comment 2:

Statement of Utility Provisions form depicting water/sewer demand & peak calculations, broken down by customer type (res/multi-family/commercial) & Basis of Design.

8/3/2017: Please complete the Statement of Utility Provisions for the entire PUD and not just Tract B.

Correction Comment 3:

Statement of Utility Provisions form depicting water/sewer demand & peak calculations, broken down by customer type (res/multi-family/commercial) & Basis of Design.

8/3/2017: Use 250 GPD (ERC value) per residential dwelling unit along with the unit flows from Table I of FAC 64E-6.008 to calculate the average daily wastewater flow. Multiply the average daily wastewater flow by 1.4 (350/250, ratio of ERC values) to estimate the average daily water demand. Use a peaking factor of 1.35 to estimate peak daily demand/flow values. Revise the Statement of Utility Provisions accordingly.

Correction Comment 4:

Statement of Utility Provisions form depicting water/sewer demand & peak calculations, broken down by customer type (res/multi-family/commercial) & Basis of Design.

8/3/2017: A statement of available capacity from Marco Island Utilities is required, however the Hammock Bay service area has frequently exceeded its contracted capacity per the Potable Water Bulk Services Agreement Between the Collier County Water-Sewer District and the City of Marco Island. This agreement may need to be amended.

Response:

Comments 1 through 4: the site is not served by Collier County utilities. The site is already zoned and approved for residential development. The applicant will not be completing the Utility Statement for this PUD amendment application.

Rejected Review: Zoning Review

Reviewed By: Eric Johnson

Email: EricJohnson@colliergov.net Phone #: (239) 252-2931

Correction Comment 1:

Provide responses to the criteria listed in LDC Section 10.02.13.B.5.

Response:

Please see Exhibit 1, Evaluation Criteria, included with this submittal.

Correction Comment 2:

Please provide a state of compliance with all elements of the GMP (Admin Code #14).

Response:

Please see Exhibit 1, Evaluation Criteria, included with this submittal.

Correction Comment 3:

In your narrative, please elaborate how the project will relate to the adjacent lands in the PUD and outside the PUD (Admin Code #17).

Response:

Please see Exhibit 1, Evaluation Criteria, included with this submittal.

Correction Comment 4:

The LDC defines Group Housing as Housing structures designed to meet the special needs (such as housing, health, and socialization) of certain segments of the population, such as youth, the elderly, or the developmentally disabled. Group housing refers to the following types of structures: family care facilities, group care facilities (category I and category II), care units, and nursing homes.

With respect to the group housing for seniors, will this include residents who have substance abuse issues or developmentally disabled?

Response:

The senior housing will not be for those with abuse issues or developmentally disabled residents.

Correction Comment 5:

Provide justification for the requested deviation and include the deviation language in the appropriate exhibit of the PUD Document.

Response:

Please see Deviation and Justification document included with this submittal. The deviation was included in the Amended Ordinance Language document, Section 4.07.09.

Correction Comment 6:

In the narrative, please indicate the proposed timing for, location of, and sequence of phasing, or incremental development within Residential Parcel Two A. Also, please include the distance of the nearest fire station and hospital. (Admin Code #21 and #28).

Response:

This is an existing and vested PUD, this item is not applicable.

Correction Comment 7:

Please provide a short letter requesting a waiver from providing Historical/Archeological survey. (Admin Code #31).

Response:

This item is not applicable. The site is within the Deltona Settlement Area and the site has been previously cleared and filled.

Correction Comment 8:

Since both SF and MF dwelling units are proposed, please submit a School Impact Analysis (SIA) unless no additional units are being proposed with this request.

Response:

This item is not applicable. Dwelling units are not being added to the PUD.

Correction Comment 9:

The narrative gives the impression that this request is for only senior housing on Residential Parcel Two A tract. Please update it so that it also mentions about the residential uses for which it is already vested. Also, staff has concerns about increasing intensity (because group housing is associated with intensity, not density). Please provide an adequate conversion factor.

Response:

This item is not applicable. FAR governs senior housing intensity and the TIS compares traffic impacts, which demonstrates the comparative impact. Please see the TIS provided with this submittal which concludes that there is no intensity increase with the senior housing option.

Correction Comment 10:

Given the close proximity to the airport, Justin Lobb, Manager of the Airport Authority requests that you agree to granting the Airport Authority with an “avigation easement” over the property, similar to what was done for the Fiddler’s Creek PUD (attached), the purpose of which would be to protect the airspace from tall structures while also requiring disclosures/notices for the existence of the airport and associated noise impacts resulting from aircraft overflights.

Response:

The PUD has been developed with residential towers and other multifamily dwelling totaling over 1,000 units developed. There is no need to obtain an easement for the last remaining 5 acre development tract in the PUD, which has a height limit of only four stories over parking.

Correction Comment 11:

Since this petition represents the tallest buildings in the PUD, please provide zoned and actual heights for this tract in the PUD Document.

Response:

This comment is incorrect. The PUD is developed with three residential towers which are 20 stories above required flood plain or two levels of parking. Zoned and actual heights have been added to the PUD language.

Correction Comment 12:

Please see attached addendum.

Response:

Revisions have been made based on the “Zoning Comments Addendum Rv1” document.

Correction Comment 13:

With respect to affected adjacent HOAs, is there a Marco Shores Master Association?

Response:

There is no Marco Shores Master Association. However, each condominium does have an association.

Correction Comment 14:

Please see the attached letter from Alison Wescott (Conservancy of Southwest Florida).

Response:

Acknowledged.

*Rejected Review: County Attorney Review
Reviewed By: Scott Stone*

Email: ScottStone@colliergov.net Phone #: (239) 252-5740

Correction Comment 1:

Please provide responses to the PUD criteria under LDC 10.02.13 B, and the rezone findings under LDC 10.02.08 F.

Response:

Please see Exhibit 1, Evaluation Criteria, included with this submittal.

Correction Comment 2:

On Page 7 of your application, you put 'N.A.' in the section asking if a public hearing has been held on this property within the last year. However, there was a PDA Amendment for Marco Shores Golf Course Community PUD which was approved by the BCC at a public hearing on November 15, 2016 (i.e.--less than one year ago). Please revise this section of your application accordingly.

Response:

Page 7 of the application has been revised.

Correction Comment 3:

You are proposing to create a new section in the PUD specifically for Residential Parcel Two A. However, the current Master Plan labels this parcel as "Residential Parcel Two." As such, your proposed changes to the PUD text appear to require a revision to the Master Plan in order to change the label on this tract from "Residential Parcel Two" to "Residential Parcel Two A". Moreover, if you're going to need to change the Master Plan, you might want to consider using a different parcel name to avoid confusion--such as Residential Parcel G (just a suggestion).

Response:

The applicant wishes to utilize "Parcel Two A" to identify the subject property.

Correction Comment 4:

Section 4.03 lists all of the uses permitted under the "Multi Family" section of the PUD. Then there are separate subsections for regulations of each specific tract/parcels. However, none of the regulation sections contain a list of uses, because all of the uses are located in Section 4.03. Therefore, it appears inconsistent with the current format of the PUD document to add a list of uses under your new proposed section for Residential Parcel Two A (4.07), rather than adding those uses to Section 4.03. I will defer to staff as to whether this formatting inconsistency is acceptable under the circumstances.

Response:

This is for clarity in identifying all of the uses permitted on Parcel Two A.

It appears that your proposed "Uses Permitted" section under 4.07.01 is a verbatim copy of the list of uses under Section 4.03, with the exception of the group housing use. I have a suggestion (but again, will defer to staff)--Why not simply add the group housing use to Section 4.03 B as follows (or similar language): (5) "Group housing for seniors including assisted living, continuing care retirement communities, skilled nursing, memory care and independent living facilities at a FAR of up to 0.6. This use shall only be permitted on Residential Parcel Two A."

Response:

The applicant wishes to retain the format as proposed.

Correction Comment 5:

Section 4.02 of the PUD lists a maximum number of 1580 dwelling units. Please confirm with staff that the proposed change will not affect this section.

Response:

No additional dwelling units are proposed for this PUD.

Correction Comment 6:

See markups on your proposed PUD text changes, to be provided in separate e-mail from staff.

Response:

Revisions have been made as suggested by staff.

Rejected Review: Landscape Review

Reviewed By: Eric Johnson

Email: EricJohnson@colliergov.net Phone #: (239) 252-2931

Correction Comment 1:

What type of buffer is proposed between the subject tract and the abutting utility site?

Response:

A code minimum buffer will be provided between the property and the adjacent utility site.

General Conditions/Commitments:

From Sue Zimmerman from Parks & Recreation: Based on the Plat dedication (see attached), wherein the park sites are not dedicated to and will not be maintained by the public (County), we would like to clarify if any of the identified park sites are accessible to the public?

Response:

This is outside the scope of the PUD amendment as only changes affecting Parcel Two A are proposed.

Mr. Eric Johnson
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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, looped "D" and a long, sweeping horizontal stroke at the end.

D. Wayne Arnold, AICP

Enclosures

Cc: Albert F. Moscato, Jr.
GradyMinor File