



September 22, 2017

NM MARCO SHORES LLC
225 BANYAN BLVD STE 240
NAPLES, FL 34102-

EMAIL -

RE: Planned Unit Development Amendment
PL20170001345
Marco Shores (PUDA)

Dear Applicant:

The following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

The following comments need to be addressed as noted:

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.

***Emergency Management staff review is not complete due to Hurricane Irma. Staff review is forthcoming ***

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.

8/18/2017: While the site is not served directly by Collier County Public Utilities, we do supply water to the Marco Shores PUD (aka Hammock Bay Service Area), and a Statement of Utility Provisions is required regardless of which utility provides service. Please address my original comment.

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.

8/18/2017: It seems you are adding the senior housing use without a corresponding reduction in residential units. If that is the case, you can disregard this comment. If you do reduce residential units, then please proceed as originally requested.

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.

8/18/2017: Again, Collier County Public Utilities is the water supplier. So, please estimate peak and average daily water demand as previously directed.

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.

8/18/2017: Please provide the previously requested statement of available capacity. Collier County Public Utilities will approach the City of Marco Island about purchasing additional capacity per the current Potable Water Bulk Services Agreement.

Rejected Review: Zoning Review

Reviewed By: Eric Johnson

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

Correction Comment 15:

Given the close proximity to the airport, Justin Lobb, Manager of the Airport Authority requests that in lieu of an easement, the developer would agree to provide residents with disclosures of the airport's proximity and potential for aircraft noise.

Correction Comment 16:

Staff is concerned about double-counting the subject parcel for both residential and ALF uses. Please provide the standard conversion factor (if every acre converted from residential use to the ALF use). The TIS provided only addresses this parcel. What about the entire PUD?

The below are examples of language used in other PUDs:

Walnut Lakes PUD - The maximum number of residential units allowed within the PUD shall be 612. This includes Single Family and Multi-Family. An assisted living facility (ALF) may be developed in lieu of residential dwellings. For every acre of residential uses converted to an ALF use, three dwelling units shall be subtracted from the maximum of 612 dwelling units.

Sonoma Oaks PUD - Single Family and/or multi-family dwelling units (maximum of 114). Independent living facility (ILF) units for individuals over the age of 55, assisted living facility (ALF), and skilled nursing facility units or a continuing care retirement community (CCRC) consisting of ILF, ALF, and skilled nursing facility units may be constructed. The maximum size of the ILF, ALF, CCRC skilled nursing and similar facilities shall not exceed a floor area ratio (FAR) of 0.6. For conversion purposes, four ILF, ALF, or skilled nursing units shall be equal to one residential dwelling unit for a maximum of 456 ILF, ALF, skilled nursing, or CCRC.

Rejected Review: County Attorney Review

Reviewed By: Scott Stone

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

Correction Comment 6:

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

UPDATE 9/15/17--See new markups on your proposed PUD text changes, to be provided in separate e-mail from staff.

The following comments are informational and/or may include stipulations:

- **Applicants who are converting a paper submittal to E-Permitting must resubmit complete sets of all plans, signed and sealed, even if they were previously approved on an earlier review. As a reminder, all documents that are required to be signed and sealed must be digitally signed and sealed when submitting through our E-Permitting process. On the cover letter please identify that previous submittals were done through paper and that this submittal is by E-Permitting. Also,**

identification of the changes in cover letter (ex. See note #23 Civil Plan Sheet 4) improves the efficiency of the resubmittal review.

- **When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.**
- **Please be advised that Sections 10.02.03.H.1, and 10.02.04.B.3.c require that a re-submittal must be made within 270 days of this letter.**

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?

Stipulations:

- The letter from Alison Wescott (Conservancy of Southwest Florida) is still in effect.

If you have any questions, please contact me at (239) 252-2931.

Sincerely,

Eric Johnson
Principal Planner
Growth Management Department