Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

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

Pre-Application Meeting Notes

phone

Petition Type: PDI

Date and Time: Phone 12/12/17

no fee collected

Assigned Planner: Tim Finn

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

Project Information

Project Name: Springs at Sabal Bay

PL #: PDI-PL 20173546

Property ID #: _____ Current Zoning: PUD

Project Address: _____ City: _____ State: _____ Zip: _____

Applicant: _____

Agent Name: Wayne Arnold Phone: 947-1144

Agent/Firm Address: _____ City: _____ State: _____ Zip: _____

Property Owner: _____

Please provide the following, if applicable:

i. Total Acreage: _____

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: _____

vi. If the project is within a Plat, provide the name and AR#/PL#: _____

_____

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Submittal Checklist for PUD Insubstantial Change (PDI)

Chapter 3 G.3 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.**

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	16	☒	☐
Pre-Application Meeting notes Waived by Ray Bellows	1	☐	☒
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	16	☒	☐
Detail of request	1	☒	☐
Current Master Plan & 1 Reduced Copy	1	☒	☐
Revised Master Plan & 1 Reduced Copy	1	☐	☒
Revised Text and any exhibits	1	☒	☐
PUD document with changes crossed through & underlined	1	☒	☐
PUD document as revised with amended Title Page with Ordinance #	1	☐	☒
Warranty Deed	1	☒	☐
Legal Description	1	☒	☐
Boundary survey, if boundary of original PUD is amended	1	☐	☒
If PUD is platted, include plat book pages	1	☐	☒
List identifying Owner & all parties of corporation	2	☒	☐
Affidavit of Authorization, signed & notarized	2	☒	☐
Completed Addressing Checklist	1	☒	☐
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☒	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☒	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County Review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

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

☐	School District (Residential Components): Amy Lockheart	☒	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Kris VanLengen	☐	Parks and Recreation: Vicky Ahmad
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority: Ted Soliday
☐	Conservancy of SWFL: Nichole Ryan	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☒ **PUD Amendment Insubstantial (PDI):** $1,500.00 NOT COLLECTED
- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00

The completed application, all required submittal materials, and fees shall be submitted to:
Growth Management Department/Planning and Regulation
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

_____ 10/12/17
Applicant/Owner Signature Date

_____
Applicant/Owner Name (please print)

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Pre-Application Meeting Sign-In Sheet

PL# PDI PL20170003546

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
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudineauclair@colliergov.net
☐ Steve Baluch	Transportation Planning	252-2361	stephenbaluch@colliergov.net
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymondbellows@colliergov.net
☐ Laurie Beard	PUD Monitoring	252-5782	lauriebeard@colliergov.net
☐ Craig Brown	Environmental Specialist	252-2548	craigbrown@colliergov.net
☒ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
☐ John DeBlasis	Zoning Services / Planning Tech	252-1050	johndeblasis@colliergov.net
☐ Kay Deselem	Zoning Services	252-2586	kaydeselem@colliergov.net
☐ Dale Fey	North Collier Fire	597-9227	dfey@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	ericfey@colliergov.net
☒ Tim Finn, AICP	Zoning Division	252-4312	timothyfinn@colliergov.net
☒ Sue Faulkner	Comprehensive Planning	252-5715	suefaulkner@colliergov.net
☐ Paula Fleishman	Impact Fee Administration	252-2924	paulafleishman@colliergov.net
☐ James French	Growth Management Deputy Department Head	252-5717	jamesfrench@colliergov.net
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michaelgibbons@colliergov.net
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	stormgewirtz@colliergov.net
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancygundlach@colliergov.net
☐ Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
☐ John Houldsworth	Engineering Subdivision	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
☐ Garrett Louviere, P.E.	Transportation Planning	252-2526	garrettlouviere@colliergov.net
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomasmastroberto@colliergov.net
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
☐ Matt McLean, P.E.	Development Review Director	252-8279	matthewmclean@colliergov.net
☐ Michele Mosca, AICP	Capital Project Planning	252-2466	michelemosca@colliergov.net

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X	Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
☐	Stefanie Nawrocki	Development Review - Zoning	252-2313	stefanienawrocki@colliergov.net
X	Richard Orth	Stormwater Planning	252-5092	richardorth@colliergov.net
☐	Brandy Otero	Transit	252-5859	brandyotero@colliergov.net
☐	Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
☐	Fred Reischl, AICP	Zoning Division	252-4211	fredreischl@colliergov.net
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Daniel Roman, P.E.	Engineering Utilities	252-2538	danielroman@colliergov.net
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brettrosenblum@colliergov.net
☐	Michael Sawyer	Transportation Planning	252-2926	michaelsawyer@colliergov.net
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corbyschmidt@colliergov.net
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chrisscott@colliergov.net
☐	Peter Shawinsky	Architectural Review	252-8523	petershawinsky@colliergov.net
☐	Camden Smith	Zoning Division Operations	252-1042	camdensmith@colliergov.net
X	Scott Stone	Assistant County Attorney	252-5740	scottstone@colliergov.net
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	markstrain@colliergov.net
X	Mark Templeton	Landscape Review	252-2475	marktempleton@colliergov.net
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessicavelasco@colliergov.net
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathanwalsh@colliergov.net
X	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	davidweeks@colliergov.net
☐	Kirsten Wilkie	Environmental Review	252-5518	kirstenwilkie@colliergov.net
☐	Christine Willoughby	Development Review - Zoning	252-5748	christinewilloughby@colliergov.net

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Beth Yang	GRAPHICS/GIS		



SITE SUMMARY	
MULTIFAMILY AREA	33.24 ACRES
R.O.W DEDICATION	0.00 ACRES
TOTAL ACREAGE	33.24 ACRES
TOTAL UNIT COUNT	340 UNITS
DENSITY	10.23 UNITS / AC

BUILDING INFORMATION	
CLUBHOUSE:	4,630 SF

BUILDING TOTALS:		
BUILDING CT / TYPE	UNITS	GARAGES
B20E - 2 BUILDINGS (20 DU/BLDG)	40	16
G24E - 9 BUILDINGS (24 DU/BLDG)	216	0
G28E - 3 BUILDINGS (28 DU/BLDG)	84	0
TOTAL:	340	16

GENERAL UNIT MIX:		
STUDIO	52	15%
1BR	112	33%
2BR	148	44%
3BR	28	8%
	340	100%

COLOR SCHEME	
	YELLOW
PALETTE:	
A:	YELLOW
B:	GREEN

PARKING INFORMATION	
GARAGE TOTALS:	
NUMBER OF ATTACHED	16 GARAGES
% ATTACHED GARAGES	4.7 %
NUMBER OF STAND ALONE	31 GARAGES
TOTAL GARAGES	47 GARAGES
OVERALL GARAGES per UNIT	0.14
PARKING REQUIRED PER CODE	626 SPACES
SURFACE PARKING AMOUNT:	671 SPACES
TOTAL PROVIDED PARKING:	718 SPACES (25 ADA)
UNIT PARKING RATIO	2.11
COVERED PARKING RATIO	0.07
CLUBHOUSE PARKING	17 SPACES*
*NOT INCLUDED IN PARKING CALCS	(2 ADA)

DESIGN CRITERIA / SITE INFORMATION:	
PARKING STALLS:	Perp - 9' X 18'
ADA STALLS ORIVES.	9' X 18' (9' ACCESS AISLE)
YARD ENCLOSURES:	10
BUILDING HEIGHT:	2 STORY
BUILDING SETBACKS:	SOUTH 25' WEST 25' NORTH 75' EAST 25'
MIN. DISTANCE BETWEEN BUILDINGS:	32'

SPRINGS AT SABAL BAY

COLLIER COUNTY, FL

CONTINENTAL PROPERTIES

SECTION III

RESIDENTIAL

*** *** *** *** *** Text break *** *** *** *** ***

3.5 DEVELOPMENT STANDARDS

TABLE I: SABAL BAY MPUD DEVELOPMENT STANDARDS FOR "R" RESIDENTIAL AREA

SETBACK	SINGLE FAMILY DETACHED	ZERO LOT LINE	TWO FAMILY/ DUPLEX	SINGLE FAMILY ATTACHED/ TOWNHOME	MULTIFAMILY/ TIMESHARE DWELLINGS (EXCLUDING TOWNHOUSES)	CLUBHOUSE/ RECREATION BUILDINGS	ALFs CCRC'S*
PRINCIPAL STRUCTURES[10]							
Minimum Lot Area	5,000 SF	4,000 SF	3,500 SF per lot or unit	2,600 SF	N/A	10,000 SF	Per Section 3.5 B
Minimum Lot Width[2]	40'	35'	35' per lot or unit	20'	N/A	N/A	N/A
Front Yard Setback[6]	15'	15'	15'	15'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary.	20'	Per Section 3.5 B
Front Yard for Side[6] Entry Garage	10'	10'	10'	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary.	N/A	N/A
Rear Yard[1]	10'	10'	10'	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary.	15'	Per Section 3.5.B
Side Yard	5'	0' or 5'[3]	0' or 5'[3]	0' or 5'[3]	15' or 50% of BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary [4]	10'	Per Section 3.5 B
From Preserve[1]	25'	25'	25'	25'	25'	25'	25'
Maximum Height[5]	35'	35'	35'	35'	50' above FEMA elevation[5,7]	55'	Per Section 3.5.B
Floor Area Minimum (SF)	1200 SF	1200 SF	1200 SF	1200 SF	~~700~~551 SF	N/A	N/A [8]
Minimum Distance Between	10'	10'	10'	10'	15' or .5 SBH, whichever is	15' or .5 SBH, whichever is	15' or .5 SBH,

Principal Structures[4]					greater[4,9]	greater[4]	whichever is greater[4]
ACCESSORY STRUCTURES[10]							
Front	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Side	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Rear	5'	5'	5'	5'	5'	10'	10'
From Preserve [1]	10'	10'	10'	10'	10'	10'	10'
Minimum Distance Between Accessory Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10'[4]	0' or 10'[4]	0' or 10'
Minimum Distance Between Accessory And Principal Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10'[4]	0' or 10'[4]	0' or 10'
Maximum Height	SPS	SPS	SPS	SPS	50'	SPS	80'

BH: Building Height- measured as defined in LDC Section 1.08.02 Definitions "building, zoned height of."
SBH: (Sum of Building Heights): Combined height of two adjacent buildings for the purpose of determining setback requirements.
SPS: Same as Principal Structure
Front yards shall be measured as follows: If the parcel is served by a public or private right-of-way, setback is measured from the adjacent right-of-way line.
*1 - Setback from lake easements for all accessory uses and structures may be 0 feet. Setback from preserve areas shall be 25 feet for principal structures and 10 feet for accessory structures, or as may otherwise be permitted in accordance with the applicable provisions set forth in LDC Section 3.05.07.
*2 - Minimum lot width for cul-de-sac lots consistent with the measurement standards established in the LDC.
*3 - Zero feet (0'). Where the zero foot (0') yard option is utilized, the opposite side of the structure or attached structures shall have a ten foot (10') side yard. Where zero lot line development is proposed, a conceptual site plan shall be submitted with the application for final subdivision plat approval. The conceptual site plan shall depict the proposed location of dwelling units and the required setbacks.
*4 - Distance between principal and accessory structures for multi-family development: Where common architectural themes are utilized for a common development tract, distances between principal structures may be reduced subject to Fire District approval at the time of site plan review. In no case shall the distance between principal structures be less than 10 feet or .25 SBH, whichever is greater. A common architectural theme shall be demonstrated during SDP review through submittal of drawings and renderings depicting common signage, common entry design features, common landscape and landscape features, and common architectural building design features.
*5 - Building height is measured as set forth in LDC Section 1.08.02 Definitions "building, zoned height of." Actual height of structures in Single Family Detached. Zero Lot Line, Two Family/Duplex, and Single Family Attached/Townhome categories shall not exceed forty-five feet (45'). Multi-family/timeshare structures within Tract R, as depicted on the MPUD Master Plan (Exhibit "A") shall have a maximum height of 10 residential floors over parking, not to exceed 150 feet of zoned height as measured pursuant to LDC Section 1.08.02 Definitions "Buildings, zoned height of ", and a maximum actual height of 165 feet.
*6 - Front loading garages shall have a minimum front yard setback 23 feet, as measured from the back of sidewalk. Side loaded garages may be located less than 23 feet from the back of sidewalk provided that the driveway design allows for parking of vehicles so as not to interfere with or block the sidewalk.
*7 - 50 feet for R8.
*8 - Standards not specified herein shall be those specified in Section 5.05.04 of the LDC in effect as of the date of adoption of this MPUD Ordinance. There is no minimum floor area established for an ALF or CCRC; however, the maximum floor area ratio (FAR) is .60. The ALF/CCRC use is prohibited in the R2-B, R5, and R7 areas.
*9 - Minimum separation between parking decks under mid-rise structures shall not be less than 60 feet.
10 - In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer in accordance with LDC applicable provisions in effect at the time or permitting.

10/12/17
Sabal Bay

Ray, This is info related to the PDI

Pre-Appl waiver request. We are only proposing to modify the min unit size to permit a % of units to be Studio Apartments. The Development table is attached.

I have the Applications and all info ready to submit.

Thks
Wayne

10/12/17

Todd Berg

Hey, There is info related to the PDI

Pre-App Waiver request. We are only proposing to modify the min unit size to permit a 70± sq ft to be studio Apartments. The Development Guide is attached.

I have the Application and all info ready to submit.

Thanks

Wes