



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DIVISION  
[www.colliergov.net](http://www.colliergov.net)

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

### Pre-Application Meeting Notes

Petition Type: PDI

Date and Time: phone 12/12/17

Assigned Planner: Tim Finn

phone

no fee

collected

Engineering Manager (for PPL's and FP's): \_\_\_\_\_

### Project Information

Project Name: Springs at Sabal Bay

PL #: PDI-PL 2017-3546

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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### 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-Application Meeting notes <i>waived by Ray Bellows</i>	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detail of request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Master Plan & 1 Reduced Copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Revised Master Plan & 1 Reduced Copy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Revised Text and any exhibits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD document with changes crossed through & underlined	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD document as revised with amended Title Page with Ordinance #	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Warranty Deed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legal Description	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary survey, if boundary of original PUD is amended	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If PUD is platted, include plat book pages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
List identifying Owner & all parties of corporation	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Affidavit of Authorization, signed &amp; notarized</u>	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Completed Addressing Checklist</u>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of 8 1/2 in. x 11 in. graphic location map of site	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.</b>			

#### 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:**

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

**FEE REQUIREMENTS**

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

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

\_\_\_\_\_  
Applicant/Owner Signature

10/12/17  
Date

\_\_\_\_\_  
Applicant/Owner Name (please print)





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Pre-Application Meeting Sign-In Sheet  
PL# PDI PL 2017 0003546

Collier County Contact Information:

Name	Review Discipline	Phone	Email
<input type="checkbox"/> David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
<input checked="" type="checkbox"/> Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
<input type="checkbox"/> Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudineauclair@colliergov.net
<input type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	stephenbaluch@colliergov.net
<input type="checkbox"/> Ray Bellows	Zoning, Planning Manager	252-2463	raymondbellows@colliergov.net
<input type="checkbox"/> Laurie Beard	PUD Monitoring	252-5782	lauriebeard@colliergov.net
<input type="checkbox"/> Craig Brown	Environmental Specialist	252-2548	craigbrown@colliergov.net
<input checked="" type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
<input type="checkbox"/> John DeBlasis	Zoning Services / Planning Tech	252-1050	johndeblasis@colliergov.net
<input type="checkbox"/> Kay Deselem	Zoning Services	252-2586	kaydeselem@colliergov.net
<input type="checkbox"/> Dale Fey	North Collier Fire	597-9227	dfey@northcollierfire.com
<input type="checkbox"/> Eric Fey, P.E.	Utility Planning	252-1037	ericfey@colliergov.net
<input checked="" type="checkbox"/> Tim Finn, AICP	Zoning Division	252-4312	timothyfinn@colliergov.net
<input checked="" type="checkbox"/> Sue Faulkner	Comprehensive Planning	252-5715	suefaulkner@colliergov.net
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paulafleishman@colliergov.net
<input type="checkbox"/> James French	Growth Management Deputy Department Head	252-5717	jamesfrench@colliergov.net
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michaelgibbons@colliergov.net
<input type="checkbox"/> Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	stormgewirtz@colliergov.net
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancygundlach@colliergov.net
<input type="checkbox"/> Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
<input type="checkbox"/> John Houldsworth	Engineering Subdivision	252-5757	johnhouldsworth@colliergov.net
<input type="checkbox"/> Jodi Hughes	Transportation Pathways	252-5744	jodihughes@colliergov.net
<input type="checkbox"/> Alicia Humphries	Right-Of-Way Permitting	252-2326	aliciahumphries@colliergov.net
<input type="checkbox"/> Marcia Kendall	Comprehensive Planning	252-2387	marciakendall@colliergov.net
<input type="checkbox"/> Garrett Louviere, P.E.	Transportation Planning	252-2526	garrettlouviere@colliergov.net
<input type="checkbox"/> Thomas Mastroberto	Greater Naples Fire	252-7348	thomasmastroberto@colliergov.net
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
<input type="checkbox"/> Matt McLean, P.E.	Development Review Director	252-8279	matthewmclean@colliergov.net
<input type="checkbox"/> Michele Mosca, AICP	Capital Project Planning	252-2466	michelemosca@colliergov.net



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

**Additional Attendee Contact Information:**

Name	Representing	Phone	Email
Both Yang	GRAPHICS/GIS		





<b>SITE SUMMARY</b>	33.24 ACRES
MULTI-FAMILY AREA	0.00 ACRES
ROW DEDICATION	33.24 ACRES
<b>TOTAL ACREAGE</b>	
TOTAL UNIT COUNT	340 UNITS
DENSITY	10.23 UNITS/AC
<b>BUILDING INFORMATION</b>	
CLUBHOUSE	4,630 SF
<b>BUILDING TOTALS</b>	
BUILDING CT / TYPE	UNITS
B20E - 2 BUILDINGS (20 DUBLDG)	40
B20E - 8 BUILDINGS (24 DUBLDG)	216
B20E - 3 BUILDINGS (28 DUBLDG)	84
<b>TOTAL</b>	<b>340</b>
<b>GENERAL UNIT MIX</b>	
STUDIO	52
1BR	112
2BR	148
3BR	28
<b>TOTAL</b>	<b>340</b>
<b>COLOR SCHEME</b>	<b>YELLOW</b>
<b>PALETTE</b>	<b>A. YELLOW</b>
<b>B. GREEN</b>	
<b>PARKING INFORMATION</b>	
GARAGE TOTALS	16 GARAGES
NUMBER OF ATTACHED	47 %
NUMBER OF STAND ALONE	31 GARAGES
<b>TOTAL GARAGES</b>	<b>47 GARAGES</b>
OVERALL GARAGES PER UNIT	0.14
PARKING REQUIRED PER CODE	628 SPACES
SURFACE PARKING AMOUNT	871 SPACES
TOTAL PROVIDED PARKING	718 SPACES
UNIT PARKING RATIO	2.11
COVERED PARKING RATIO	0.07
CLUBHOUSE PARKING	17 SPACES*
NOT INCLUDED IF PARKING CALCS	(2 ADA)
<b>DESIGN CRITERIA SITE INFORMATION</b>	
PARKING STALLS	Perp. 9' x 18'
ADA STALLS	8' x 18' (# ACCESS ASLE)
DRIVES	
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



Sabal Bay PUD  
Revised PUD Language

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*
<b>PRINCIPAL STRUCTURES<sup>10</sup></b>							
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 <sup>2</sup>	40’	35’	35’ per lot or unit	20’	N/A	N/A	N/A
Front Yard Setback <sup>6</sup>	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 <sup>6</sup> 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 <sup>1</sup>	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’ <sup>3</sup>	0’ or 5’ <sup>3</sup>	0’ or 5’ <sup>3</sup>	15’ or 50% of BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary <sup>4</sup>	10’	Per Section 3.5 B
From Preserve <sup>1</sup>	25’	25’	25’	25’	25’	25’	25’
Maximum Height <sup>5</sup>	35’	35’	35’	35’	50’ above FEMA elevation <sup>5,7</sup>	55’	Per Section 3.5.B
Floor Area Minimum (SF)	1200 SF	1200 SF	1200 SF	1200 SF	<del>700</del> 551 SF	N/A	N/A <sup>8</sup>
Minimum Distance Between	10’	10’	10’	10’	15’ or .5 SBH, whichever is	15’ or .5 SBH, whichever is	15’ or .5 SBH,

Words underlined are additions; words ~~struck through~~ are deletions

Sabal Bay PUD  
Revised PUD Language

Principal Structures <sup>4</sup>					greater <sup>4,9</sup>	greater <sup>4</sup>	whichever is greater <sup>4</sup>
<b>ACCESSORY STRUCTURES<sup>10</sup></b>							
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 <sup>1</sup>	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' <sup>4</sup>	0' or 10' <sup>4</sup>	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' <sup>4</sup>	0' or 10' <sup>4</sup>	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 of permitting.



10/12/12  
Sabal Bay

Ray, This is info related to the PDI

Pre-App'l 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 Application and all info ready to submit.

Thanks  
Wayne