

**Sabal Bay PUD
Insubstantial Change to a PUD
Project Narrative and Detail of Request**

Project Narrative

The Sabal Bay PUD was approved in 2008 as Ordinance 08-06 and amended by Ordinance 12-12. The PUD permitted a maximum of 1,999 dwelling units. The applicant proposes to develop 340 market-rate multi-family apartments on a 33± acre tract within the PUD.

The applicant is proposing insubstantial changes to the Sabal Bay PUD. The primary purpose of this amendment is to revise the Development Standards Table to reduce the multi family minimum floor area from 700 SF to 551 SF.

Detail of Request

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Insubstantial Change Criteria LDC Subsection 10.02.13 E.1

E. *Changes and amendments.* There are three types of changes to a PUD Ordinance: Substantial, **Insubstantial**, and Minor. Language changes to a previously approved PUD document shall require the same procedure as for amending the official zoning atlas, except for the removal of a commitment for payment towards **affordable housing** which is considered to be a minor change as described in [Section 10.02.13](#) E.3.c.

1. *Substantial changes.* Any substantial change(s) to an approved PUD Ordinance shall require the review and recommendation of the Planning Commission and approval by the Board of County Commissioners as a PUD amendment prior to implementation. **Applicants** shall be required to submit and process a new application complete with pertinent supporting data, as set forth in sections [10.02.13](#) A and B. For the purpose of this section, a substantial change shall be deemed to exist where:

a. There is a proposed change in the boundary of the PUD; or

No

b. There is a proposed increase in the total number of **dwelling units** or intensity of land use or height of **buildings** within the **development**;

No

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c. There is a proposed decrease in preservation, conservation, recreation or **open space** areas within the **development** not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

No net change in preserve, recreation or open space results from this amendment.

d. There is a proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or **open spaces**), or a proposed relocation of nonresidential land uses;

No increase in non-residential uses or areas for non-residential uses are proposed.

e. There is a substantial increase in the impacts of the **development** which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

No additional traffic or public facility impacts will result from the request regarding accessory structures.

f. The change will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

No additional dwelling units are proposed; therefore, there are no additional traffic impacts.

g. The change will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

Adequate area exists on-site for stormwater retention, and no change to the approved discharge rate is proposed. No additional stormwater retention areas will be required.

h. The change will bring about a relationship to an **abutting** land use that would be incompatible with an **adjacent** land use;

The proposed revisions will have no impact to abutting land uses.

i. Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the future land use element or other element of the

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growth management plan or which modification would increase the **density** or intensity of the permitted land uses;

The PUD and proposed changes are consistent with the Collier County Growth Management Plan.

j. The proposed change is to a PUD district designated as a **development** of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this [section 10.02.13](#) of this Code; or

No changes to the Master Plan are proposed.

k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this [section 10.02.13](#)

The proposed changes do not meet the standards for a substantial modification and creates no external impacts.



Continental Properties Company, Inc. ("Continental"), is a privately held Milwaukee based developer of apartment, retail, and hospitality properties with operations throughout the United States. Since 2001, Continental has developed 68 of its nationally branded Springs apartment communities in 18 states (over 18,579 apartment homes), and Continental currently has over 5,800 apartment units under construction throughout the country.

In Florida, Continental has recently completed 'Springs at Six Mile Cypress' in Fort Myers and 'Springs at Gulf Coast' in Estero. 648 units are currently under construction in Kissimmee and Sarasota, with another 900 units being developed in Port Charlotte, Port St. Lucie, and Collier County.

Springs at Sabal Bay – Project Description

Springs at Sabal Bay is generally located at the North West corner of Thomasson Drive and Cardinal Way, as shown on the enclosed site plan. Continental is planning a Class A, market-rate apartment community on the 33.24 acre site in Collier County, FL.

Continental's development will include 340 units at a density of 10.23 dwelling units / acre, within 14 separate two-story residential buildings. The buildings will offer a townhouse design featuring private, ground-level entrances to each unit as well as balconies, patios, and screened in porches. Many units will have attached, direct-access garages and the community will offer a limited number of detached garages as well as private fenced in yards. There will be a mix of studio, 1-bedroom, 2-bedroom, and 3- bedroom units.

The site is currently zoned to allow for multifamily development under the current PUD Ordinance 2012-12. This Ordinance specifies a (700 SF) 'Floor Area Minimum' for Multi Family Dwellings. Continental is submitting an application for 'Insubstantial Change to a PUD' to obtain approval for 24 studio units at (551 SF) and 28 studio units at (660 SF). The remainder of the 1, 2, and 3 bedroom apartment units range from (797 to 1430 SF), as noted in the unit data sheet below. Continental's proposed Springs at Sabal Bay development adheres to all other provisions as outlined in the PUD Ordinance.

The community features a clubhouse at approximately 4,600 SF, which includes a lounge, gathering room, kitchen area, coffee bar, fitness center, office space, wireless internet, and Continental's property management team. A pool and sun deck behind the clubhouse includes an outdoor BBQ area.

The design of the exterior building elevations provides an architectural interest with a wide variety of materials and accents, many large windows, and high quality materials including fiber cement board siding, coral stone, concrete tile roofs, and projecting metal roof canopies over unit entrances. Additional architectural appeal is created with varied roof lines, complimentary color selections and vertical and horizontal articulation.

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The interiors of the apartment units include espresso colored cabinets, stainless steel appliances, and wood laminate flooring. Some units will feature granite countertops among other upgraded features.

Beyond resident amenities and high quality finishes, a sense of place is created for the community through a thoughtfully designed site plan. Ample open space and landscaping, vegetative buffers at the site perimeter, courtyards, and pedestrian connectivity throughout foster positive neighbor interaction and contribute to place making. An emphasis on building placement means that architecture is the focus. The development will be enclosed by perimeter fencing and automatic vehicular gates at the community entry.

Springs at Sabal Bay - Facts & Highlights

- Springs at Sabal Bay will benefit the community and vicinity by offering a residential product segment that is much needed in the area, and a housing type that will support regional businesses' needs.
- The layout of the Springs at Sabal Bay is designed to promote a complimentary connection to the surrounding neighborhood, while creating a community feel with abundant open space and amenities.
- The Springs at Sabal Bay will generate additional real estate property tax revenue and will also create numerous jobs in the short and long term. In addition, these residents will be generating sales tax dollars by shopping and dining at local businesses.
- The community features two-story buildings with private, ground-level, direct access entries to each unit creating the appearance and feel of a townhouse. The architecture is enhanced to include horizontal and vertical articulation, varied roof lines, architectural accents, a variety of natural materials, and a high percentage of glazing for abundant natural light.
- The community will offer many choices for type of apartment including unit size, interior features, and amenities.
- The community will attract young professionals and provide a housing option for empty nesters.
- Continental will manage the community with full time, on-site leasing and maintenance staff. Continental has an exhaustive screening process for potential residents, which includes income/credit history, rental history, and criminal background checks.

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Springs at Sabal Bay – Apartment Unit Info

UNIT MIX

<u>Unit</u>	<u># of Units</u>	<u>Percentage</u>
Studio	52	15%
1BR	112	33%
2BR	148	44%
3BR	28	8%
Total	340	100%

Unit Data	# of Units	Unit Mix (%)	Heated or Rentable SF (Ave.)
Studio - Courtyard	24	7%	551
Studio - Overlook	28	8%	660
1 BR - Designer Courtyard - 2 have attached garage	2	1%	797
1 BR - Designer Courtyard	26	8%	797
1 BR - Grand Courtyard	28	8%	828
1 BR - Designer Overlook	28	8%	907
1 BR - Grand Overlook	28	8%	933
2 BR - Designer Courtyard - 2 have attached tandem garage	2	1%	1106
2 BR - Designer Courtyard	12	4%	1106
2 BR - Grand Courtyard - 4 have attached garage	4	1%	1088
2 BR - Grand Courtyard	54	16%	1088
2 BR - Designer Overlook	14	4%	1209
2 BR - Grand Overlook - 4 have attached garage	4	1%	1202
2 BR - Grand Overlook	58	17%	1202
3 BR - Grand Courtyard - 2 have attached tandem garage	2	1%	1334
3 BR - Grand Courtyard	12	4%	1334
3 BR - Grand Overlook	14	4%	1430
Totals / Averages	340	100%	993