



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

STATEMENT OF UTILITY PROVISIONS
FOR PUD REZONE REQUEST

APPLICANT CONTACT INFORMATION

Name of Applicant(s): NM Marco Shores LLC
Address: 225 Banyan Blvd Ste 240 city: Naples State: FL ZIP: 34102
Telephone: 239-234-5941 Cell: _____ Fax: _____
E-Mail Address: al@nmdev.com
Address of Subject Property (If available): 1665 Mainsail Drive
City: Naples State: FL ZIP: _____

PROPERTY INFORMATION

Section/Township/Range: 26 / 51 / 26
Lot: _____ Block: _____ Subdivision: Tract "B", Marco Shores Unit One
Metes & Bounds Description: _____
Plat Book: 14 Page #: 38 Property I.D. Number: 59430080007

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:
a. County Utility System
b. City Utility System
c. Franchised Utility System Provide Name: Marco Island
d. Package Treatment Plant (GPD Capacity): _____
e. Septic System

TYPE OF WATER SERVICE TO BE PROVIDED

Check applicable system:
a. County Utility System
b. City Utility System
c. Franchised Utility System Provide Name: Marco Island
d. Private System (Well)

Total Population to be Served: 100 MF units or 240 Group Housing units

Peak and Average Daily Demands:
A. Water-Peak: See following page Average Daily: See following page
B. Sewer-Peak: See following page Average Daily: See following page

If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: Not applicable



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Narrative statement: Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

Not Applicable

Collier County Utility Dedication Statement: If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

Statement of Availability Capacity from other Providers: Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.

MF

ADF:

Water: 100 MF units @350 pgd/unit = 35,000 gpd

WW: 100 MF units @250 gpd/unit = 25,000 gpd

PDF:

Water: ADFx1.35 = 47,250 gpd

WW: ADFx1.35 = 33,750 gpd

OR

Group Housing

ADF:

Water: 240 MF units @161 pgd/unit = 38,640 gpd

WW: 240 MF units @115 gpd/unit = 27,600 gpd

PDF:

Water: ADFx1.35 = 52,164 gpd

WW: ADFx1.35 = 37,260 gpd

Sharon Umpenhour

From: Sharon Umpenhour
Sent: Wednesday, November 08, 2017 4:35 PM
To: 'Jeff Poteet'
Cc: Justin Martin
Subject: RE: FW: Marco Shores PUD PL20170001345
Attachments: Submittal 2 Proposed PUD Master Plan-v1.pdf; StatementUtilityProvisions-rev1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,

We don't have a timeline for building. We are amending the PUD in order for the owner to either sell or develop the site in the future.

The proposed amendment to the Marco Shores Golf Course Community PUD is being requested in order to allow group housing for seniors as a permitted use in the PUD. The use is only proposed to be added for the Residential Parcel Two A tract as identified on the Conceptual PUD Master Plan (attached). The PUD already allows 100 Multi-family dwelling units to be developed on this property.

I have also attached a copy of the revised Statement of Utility Provisions, which will be included with our next submittal.

Sharon Umpenhour
Senior Planning Technician

From: Jeff Poteet [mailto:JPoteet@cityofmarcoisland.com]
Sent: Wednesday, November 08, 2017 4:08 PM
To: Sharon Umpenhour <SUmpenhour@gradyminor.com>
Cc: Justin Martin <JMartin@cityofmarcoisland.com>
Subject: RE: FW: Marco Shores PUD PL20170001345

Sharon,

Can you tell me your timeline on building this project?

Jeff

From: Sharon Umpenhour [mailto:SUmpenhour@gradyminor.com]
Sent: Wednesday, November 8, 2017 2:02 PM
To: Jeff Poteet <JPoteet@cityofmarcoisland.com>
Subject: RE: FW: Marco Shores PUD PL20170001345
Importance: High

Good afternoon Jeff,

Please see my email below to Bart.

I received the attached 2011 letter from our client. Could you please let me know if it is still applicable, if not could you please provide a letter of service availability? We are getting ready to make our resubmittal to the County and will need your letter as part of our insufficiency response.

Thank you.

Sharon Umpenhour
Senior Planning Technician

From: Bart Bradshaw [<mailto:BBradshaw@cityofmarcoisland.com>]
Sent: Wednesday, November 08, 2017 10:29 AM
To: Sharon Umpenhour <SUmpenhour@gradyminor.com>
Subject: Re: FW: Marco Shores PUD PL20170001345

I sent your request to GM Jeff Poteet

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From: Sharon Umpenhour <SUmpenhour@gradyminor.com>
Sent: Wednesday, November 8, 2017 10:08:24 AM
To: Bart Bradshaw
Subject: FW: Marco Shores PUD PL20170001345

Good morning Bart,

I am following up to the email below sent to your attention October 13, 2017.

Please provide a statement of capacity that I can include with our insufficiency response letter to the County.

Thank you.

Sharon Umpenhour
Senior Planning Technician

From: Sharon Umpenhour
Sent: Friday, October 13, 2017 2:23 PM
To: 'bbradshaw@cityofmarcoisland.com' <bbradshaw@cityofmarcoisland.com>
Subject: Marco Shores PUD PL20170001345

Good afternoon Bart,

Attached is a copy of the Statement of Utility Provisions that will be submitted to the County with our next RAI response.

The following are Eric Fey's review comments.

Rejected Review: Public Utilities - PUED Review

Reviewed By: Eric Fey

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

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.

Thank you for your assistance.

Sharon Umpenhour

Senior Planning Technician



Q. Grady Minor and Associates, P.A.

3800 Via Del Rey

Bonita Springs, FL 34134

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City of Marco Island

May 25, 2011

John C. English, P.E.
Wilson Miller Stantec
3200 Bailey Lane, Suite 200
Naples, FL 34105

Subject: Service Availability for Tract B, Marco Shores

Dear Mr. English:

We received your email dated February 28, 2011 for service availability for potable water and sanitary sewer service for the site to be developed with 100 condominiums.

Marco Island Utilities (MIU) has capacity to provide potable water service and sanitary sewer service at the subject site. The wastewater collected from subject the site is treated at the Marco Shores Wastewater Treatment Plant at 1955 Mainsail Drive which is about 500 feet east of the subject site. The developer of the site is responsible for making the connections to water main and forcemain in accordance with MIU standards that are available on the City of Marco Island web page. At the location of the subject site the forcemain is located across Mainsail Drive and the water main is in the median.

MIU most likely will also be able to provide reclaimed water (i.e., treated wastewater) for irrigation. The specific terms for having reclaimed water available at the site would be determined at the time such service is requested. Using the reclaimed water instead of potable water for irrigation reduces the total monthly charges for water and sewer service.

Impact fees for water and sewer service would be due before water and sewer and service is provided for the subject site.

If I can be of further service please contact me at 239-389-5181.

Very truly yours,

Jeffrey Poteet
General Manager of Water and Sewer
Marco Island Utilities

cc. file