



Civil Engineers • Land Surveyors • Planners • Landscape Architects

November 10, 2017

Mr. Eric Johnson
Principal Planner
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: PL20170001345
Marco Shores (PUDA)
Review 2 Response

Dear Mr. Johnson:

This correspondence is our formal response to the sufficiency review letter provided to us on September 22, 2017. Responses to staff comments have been provided in **bold**.

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 ***

Response:

Commitments have been added to the PUD document regarding hurricane mitigation based on our telephone conference with Dan Summers.

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.

Response:

A revised Statement of Utility Provisions is provided with this submittal.

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.

Response:

A revised Statement of Utility Provisions is provided with this submittal.

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.

Response:

A revised Statement of Utility Provisions is provided with this submittal.

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.

Response:

Email was sent requesting available capacity, copy included with this submittal. Waiting for response from Marco Island Utilities.

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.

Response:

Please see October 11, 2017 email from Justin Lobb included with this submittal.

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 nursing units may be constructed. The maximum size of the ILF, ALF, CCRC skilled nursing and similiar 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.

Response:

A conversion is not necessary. The uses of Group Housing for Seniors is an option to conventional residential. Both uses will not be developed on Parcel Two A.

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.

Response:

Revisions have been made to the proposed PUD text changes and is included with this submittal.

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?*

Response:

The park sites are not accessible to the public.

Stipulations:

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

Mr. Eric Johnson
RE: PL20170001345, Marco Shores (PUDA)
Review 2 Response
November 10, 2017
Page 5 of 5

Response:
Acknowledged.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large, sweeping "D" and a long, horizontal stroke extending to the right.

D. Wayne Arnold, AICP

Enclosures

Cc: Albert F. Moscato, Jr.
GradyMinor File

Sharon Umpenhour

From: LobbJustin <JustinLobb@colliergov.net>
Sent: Wednesday, October 11, 2017 1:50 PM
To: Sharon Umpenhour
Subject: RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Hi Sharon- You are correct, the proposed development area is officially outside of the noise contours, although noise impacts would certainly be felt by residents living in this area. From my standpoint, a disclosure would be entirely optional, but highly recommended given the close proximity to the airport. I will withdraw my comment, but I strongly urge the developer to give this serious consideration to protect the interests of all parties, including any future residents.



Justin E. Lobb, ACE | Airports Manager
Collier County Airport Authority
2005 Mainsail Drive | Naples, FL 34114
tel (239) 642-7878 | fax (239) 394-3515
[website](#) | [map](#) | [email](#) | [flyMKY](#) [flyIMM](#)

From: Sharon Umpenhour [mailto:SUMpenhour@gradyminor.com]
Sent: Wednesday, October 11, 2017 9:20 AM
To: LobbJustin <JustinLobb@colliergov.net>
Subject: RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Good morning Justin,

I am following up to my email below, did you get a chance to review?

Sharon Umpenhour
Senior Planning Technician

From: Sharon Umpenhour
Sent: Friday, October 06, 2017 11:10 AM
To: 'LobbJustin' <JustinLobb@colliergov.net>
Subject: RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Justin,

In our last comment letter from staff regarding the Marco Shores PUD Amendment PL20170001345, they indicated that you requested that we provide a condition in the PUD document requiring notification to property owners regarding the proximity to the airport. We do not appear to be within any noise contours of the airport and it is our understanding that other condominiums along Mainsail Drive are not required to provide this notice.

Can you please confirm that we are not within the noise contour and if so, would you please retract your comment?

Thank you for your consideration.

Sharon Umpenhour
Senior Planning Technician

From: LobbJustin [<mailto:JustinLobb@colliergov.net>]
Sent: Friday, October 06, 2017 10:43 AM
To: Sharon Umpenhour <SUmpenhour@gradyminor.com>
Subject: RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Hi Sharon- Absolutely. Please see attached. Let me know if you need any additional information.



Justin E. Lobb, ACE | Airports Manager
Collier County Airport Authority
2005 Mainsail Drive | Naples, FL 34114
tel (239) 642-7878 | fax (239) 394-3515
[website](#) | [map](#) | [email](#) | [flyMKY](#) [flyIMM](#) 

From: Sharon Umpenhour [<mailto:SUmpenhour@gradyminor.com>]
Sent: Friday, October 06, 2017 10:38 AM
To: LobbJustin <JustinLobb@colliergov.net>
Subject: FW: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Good morning Justin,

Would you have a legible copy of the attached map you could send me?

Sharon Umpenhour
Senior Planning Technician

From: BellowsRay [<mailto:RayBellows@colliergov.net>]
Sent: Wednesday, October 04, 2017 10:24 AM
To: Sharon Umpenhour <SUmpenhour@gradyminor.com>
Cc: DumaisMike <MikeDumais@colliergov.net>
Subject: RE: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Hi Sharon,

I discussed your request with Jeremy Frantz and he has indicated that the applicable airport zoning maps are scheduled to be updated as part of a future LDC amendment. I have also copied Mike Dumais to see if he has a more legible copy that you can use until the new maps are created. Lastly, you may want to check with the Airport Authority to see if they have a better copy.

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division -Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350



From: Sharon Umpenhour [<mailto:SUMpenhour@gradyminor.com>]
Sent: Wednesday, October 04, 2017 9:34 AM
To: BellowsRay <RayBellows@colliergov.net>
Subject: LDC - ZONING MAP B. MARCO ISLAND [EXECUTIVE] AIRPORT

Good morning Ray,

I am trying to locate a legible copy of Zoning Map B. Marco Island [Executive] Airport. Do you know if there is one available?

Sharon Umpenhour
Senior Planning Technician



Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134
Phone - 239.947.1144
Fax - 239.947.0375
Email - sumpenhour@gradyminor.com
Web - <http://www.gradyminor.com>

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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



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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