

## JohnsonEric

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**From:** Susan Scott <susans@conservancy.org>  
**Sent:** Monday, March 19, 2018 1:48 PM  
**To:** JohnsonEric  
**Subject:** RE: Correspondence from Policy Dept., Conservancy of SW Florida

Thank you. We did go ahead and send to Ray Bellows per your email.

Sue

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**From:** JohnsonEric <Eric.Johnson@colliercountyfl.gov>  
**Sent:** Monday, March 19, 2018 1:44 PM  
**To:** Susan Scott <susans@conservancy.org>  
**Subject:** RE: Correspondence from Policy Dept., Conservancy of SW Florida

Good afternoon, Susan. I'm sorry I missed your email. I was on vacation last week.

I will make sure your letters are part of the packet that will be reviewed by the Board of County Commissioners.

Respectfully,

**Eric L. Johnson, AICP, CFM, LEED Green Associate**  
**Principal Planner**

*Tell us how we are doing by taking our Zoning Division Survey at <http://bit.ly/CollierZoning>.*

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**From:** Susan Scott [<mailto:susans@conservancy.org>]  
**Sent:** Wednesday, March 14, 2018 1:00 PM  
**To:** 'warnold@gradyminor.com' <[warnold@gradyminor.com](mailto:warnold@gradyminor.com)>; JohnsonEric <[Eric.Johnson@colliercountyfl.gov](mailto:Eric.Johnson@colliercountyfl.gov)>; EbertDiane <[Diane.Ebert@colliercountyfl.gov](mailto:Diane.Ebert@colliercountyfl.gov)>; FryerEdwin <[Edwin.Fryer@colliercountyfl.gov](mailto:Edwin.Fryer@colliercountyfl.gov)>; SchmittJoseph <[Joseph.Schmitt@colliercountyfl.gov](mailto:Joseph.Schmitt@colliercountyfl.gov)>; HomiakKaren <[Karen.Homiak@colliercountyfl.gov](mailto:Karen.Homiak@colliercountyfl.gov)>; StrainMark <[Mark.Strain@colliercountyfl.gov](mailto:Mark.Strain@colliercountyfl.gov)>; Patrick Dearborn <[pdearborn@johnrwood.com](mailto:pdearborn@johnrwood.com)>; ChrzanowskiStan <[Stan.Chrzanowski@colliercountyfl.gov](mailto:Stan.Chrzanowski@colliercountyfl.gov)>; Thomas Eastman <[eastmath@collierschools.com](mailto:eastmath@collierschools.com)>  
**Cc:** nicole johnson <[nicolej@conservancy.org](mailto:nicolej@conservancy.org)>  
**Subject:** Correspondence from Policy Dept., Conservancy of SW Florida

Dear Mr. Johnson:

Thank you for your time and consideration of the attached correspondence from Alison Wescott, Senior Environmental Planning Specialist at the Conservancy of SW Florida, regarding the proposed amendment to the Marco Shores PUD.

**Susan Scott**  
Administrative Assistant to Policy & Science Depts.  
Conservancy of Southwest Florida  
1495 Smith Preserve Way  
Naples, FL 34102  
(239)262-0304 ext. 232



Protecting Southwest Florida's unique natural  
environment and quality of life...now and forever.

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Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Tuesday, April 10, 2018 10:53 AM  
**To:** sumpenhour@gradyminor.com; JohnsonEric  
**Cc:** StoneScott; nicole johnson; Susan Scott  
**Subject:** PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language  
**Attachments:** 4-10-18 Letter GM Marco Shores Golf Course Community PUD Revisions.pdf

Dear Wayne and Eric,

Please find enclosed a letter from the Conservancy regarding the newly proposed language for revisions to Marco Shores Golf Course Community PUD.

Eric, Grateful if you would kindly share this letter with Scott Stone and the County Planning Commission.

All the best,  
Alison

**Alison O. Wescott**

Senior Environmental Planning Specialist  
1495 Smith Preserve Way  
Naples, Florida 34102  
239.430.2461



[illegible]

## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Tuesday, April 10, 2018 10:53 AM  
**To:** sumpenhour@gradyminor.com; JohnsonEric  
**Cc:** StoneScott; nicole johnson; Susan Scott  
**Subject:** PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language  
**Attachments:** 4-10-18 Letter GM Marco Shores Golf Course Community PUD Revisions.pdf

Dear Wayne and Eric,

Please find enclosed a letter from the Conservancy regarding the newly proposed language for revisions to Marco Shores Golf Course Community PUD.

Eric, Grateful if you would kindly share this letter with Scott Stone and the County Planning Commission.

All the best,  
Alison

**Alison O. Wescott**

Senior Environmental Planning Specialist  
1495 Smith Preserve Way  
Naples, Florida 34102  
239.430.2461





*Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.*

April 10, 2018

*Sent by email*

D. Wayne Arnold, AICP  
GradyMinor  
3800 Via Del Rey  
Bonita Springs, FL 34134  
EMAIL-sumpenhour@gradyminor.com

RE: PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language

Dear Wayne,

Thank you for working with County staff to address the concerns we raised through various letters, and publically at the March 15<sup>th</sup> meeting of the Collier County Planning Commission, with regard to the protection of emergent mangroves in State-owned waters along the Deltona Settlement lands of Marco Shores Golf Course Community PUD.

The newly proposed revisions to section 4.07.01. A (paragraphs 1 and 6) satisfy our concerns by referencing the Deltona Settlement and acknowledging the principal uses shown in these paragraphs are "subject to approval, as applicable, through the process required in the Deltona Settlement Agreement (Case No. 80-1308 R and YY-76, dated July 20, 1982)". We would like to thank you for your efforts, and we are pleased to say we have no further objections to the language as currently proposed.

Sincerely,

Alison O. Wescott  
Senior Environmental Planning Specialist

Cc: Nicole Johnson, COSWFL

Eric Johnson, Collier County Growth Management Department  
Scott Stone, County Attorney  
Collier County Planning Commission



Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.

## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Wednesday, January 31, 2018 10:57 AM  
**To:** JohnsonEric  
**Cc:** nicole johnson  
**Subject:** RE: Proposed Amendment Marco Shores2

Hi Eric,  
Thank you for this, I will review today and be back in touch soon.  
All the best, Alison

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**From:** JohnsonEric [mailto:Eric.Johnson@colliercountyfl.gov]  
**Sent:** Monday, January 29, 2018 2:01 PM  
**To:** Alison Wescott  
**Cc:** nicole johnson  
**Subject:** RE: Proposed Amendment Marco Shores2

Alison,

Please see the latest submittal, and let me know if anything changes on your end. Thank you again.

Respectfully,

**Eric L. Johnson, AICP, CFM, LEED Green Associate**  
**Principal Planner**

*Tell us how we are doing by taking our Zoning Division Survey at <http://bit.ly/CollierZoning>.*

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**From:** JohnsonEric  
**Sent:** Thursday, December 28, 2017 11:34 AM  
**To:** 'Alison Wescott' <[alisonw@conservancy.org](mailto:alisonw@conservancy.org)>  
**Cc:** nicole johnson <[nicolej@conservancy.org](mailto:nicolej@conservancy.org)>  
**Subject:** FW: Proposed Amendment Marco Shores

Alison,

Please see the latest submittal, and let me know if anything changes on your end. Thanks!

Respectfully,

**Eric L. Johnson, AICP, CFM, LEED Green Associate**  
**Principal Planner**

*Tell us how we are doing by taking our Zoning Division Survey at <https://goo.gl/eXjvqT>.*

---

**From:** Alison Wescott [mailto:[alisonw@conservancy.org](mailto:alisonw@conservancy.org)]  
**Sent:** Tuesday, September 26, 2017 3:49 PM  
**To:** JohnsonEric <[EricJohnson@colliergov.net](mailto:EricJohnson@colliergov.net)>

**Cc:** nicole johnson <[nicolej@conservancy.org](mailto:nicolej@conservancy.org)>

**Subject:** Proposed Amendment Marco Shores

Hi Eric,

Thank you for your call today. It was good to hear your views. As promised, I have enclosed our response, along with a copy of our July comments.

All the best,

Alison

**Alison O. Wescott**

Senior Environmental Planning Specialist

1495 Smith Preserve Way

Naples, Florida 34102

239.430.2461



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## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Tuesday, July 25, 2017 5:04 PM  
**To:** JohnsonEric  
**Cc:** nicole johnson  
**Subject:** PL20170001345 Application for an Amendment to PUD Marco Shores  
**Attachments:** 7-25-17 Eric Johnson re Marco Shores.pdf

Dear Eric,

The Conservancy respectfully submits the enclosed comment letter regarding PL20170001345, as referenced above. Please do not hesitate to contact us with any questions that may arise.

All the best,  
Alison

**Alison O. Wescott**

Senior Environmental Planning Specialist  
1495 Smith Preserve Way  
Naples, Florida 34102  
239.430.2461



## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Wednesday, September 20, 2017 3:00 PM  
**To:** JohnsonEric  
**Cc:** nicole johnson  
**Subject:** RE: Marco Shores PUDA-PL20170001345

Eric, Thank you for the heads up. What is the time frame on this? We are just back in the office today. We will review with interest.

Best, Alison

---

**From:** JohnsonEric [mailto:EricJohnson@colliergov.net]  
**Sent:** Monday, September 18, 2017 2:56 PM  
**To:** Alison Wescott  
**Subject:** Marco Shores PUDA-PL20170001345

Alison,

I'm not sure if you are aware, but the agent for this petition, Mr. Wayne Arnold, submitted new information to the County on August 17.

I sent your attached letter to Mr. Arnold when I sent him the first insufficiency letter. Please see how Mr. Arnold responded below:

**Correction Comment 14:**

Please see the attached letter from Alison Wescott (Conservancy of Southwest Florida).

**Response:**

**Acknowledged.**

Do you have any new or updated comments related to the August 17 submittal?

Respectfully,

**Eric L. Johnson, AICP, CFM**

**Principal Planner**

Collier County Growth Management Department

Zoning Division – Zoning Services Section

2800 Horseshoe Drive North

Naples, FL 34104

(239) 252-2931 office

(239) 252-6503 fax



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## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Tuesday, September 26, 2017 3:49 PM  
**To:** JohnsonEric  
**Cc:** nicole johnson  
**Subject:** Proposed Amendment Marco Shores  
**Attachments:** 9-26-17 Eric Johnson Collier County re Marco Shores PUD.pdf; Letter from CSWFL (Jul 25 2017).pdf

Hi Eric,  
Thank you for your call today. It was good to hear your views. As promised, I have enclosed our response, along with a copy of our July comments.

All the best,  
Alison

**Alison O. Wescott**

Senior Environmental Planning Specialist  
1495 Smith Preserve Way  
Naples, Florida 34102  
239.430.2461



## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Tuesday, April 10, 2018 5:06 PM  
**To:** JohnsonEric  
**Subject:** RE: PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language

Yes, that would be great. Thanks, Alison

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**From:** JohnsonEric [mailto:Eric.Johnson@colliercountyfl.gov]  
**Sent:** Tuesday, April 10, 2018 4:03 PM  
**To:** Alison Wescott  
**Subject:** RE: PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language

Hi, Alison. I uploaded your email and letter into our internal software so each Board of County Commissioner will have access to it on April 24.

The Planning Commission reviewed this petition on March 15. Do you still feel it's necessary for me to forward it to them?

Respectfully,

**Eric L. Johnson, AICP, CFM, LEED Green Associate**  
**Principal Planner**

*Tell us how we are doing by taking our Zoning Division Survey at <http://bit.ly/CollierZoning>.*

---

**From:** Alison Wescott [mailto:alisonw@conservancy.org]  
**Sent:** Tuesday, April 10, 2018 10:53 AM  
**To:** [sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com); JohnsonEric <[Eric.Johnson@colliercountyfl.gov](mailto:Eric.Johnson@colliercountyfl.gov)>  
**Cc:** StoneScott <[Scott.Stone@colliercountyfl.gov](mailto:Scott.Stone@colliercountyfl.gov)>; nicole johnson <[nicolej@conservancy.org](mailto:nicolej@conservancy.org)>; Susan Scott <[susans@conservancy.org](mailto:susans@conservancy.org)>  
**Subject:** PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language

Dear Wayne and Eric,  
Please find enclosed a letter from the Conservancy regarding the newly proposed language for revisions to Marco Shores Golf Course Community PUD.

Eric, Grateful if you would kindly share this letter with Scott Stone and the County Planning Commission.

All the best,  
Alison

**Alison O. Wescott**  
Senior Environmental Planning Specialist  
1495 Smith Preserve Way  
Naples, Florida 34102  
239.430.2461



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## JohnsonEric

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**From:** Alison Wescott <alisonw@conservancy.org>  
**Sent:** Wednesday, September 20, 2017 5:15 PM  
**To:** JohnsonEric  
**Cc:** nicole johnson  
**Subject:** RE: Marco Shores PUDA-PL20170001345

Hi Eric, Please do send it, we are just back in the office today and I would like to review it. Hope you can give us a day or two to get back to you on this. Best, Alison

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**From:** JohnsonEric [mailto:EricJohnson@colliergov.net]  
**Sent:** Wednesday, September 20, 2017 4:41 PM  
**To:** Alison Wescott  
**Cc:** nicole johnson  
**Subject:** RE: Marco Shores PUDA-PL20170001345

Alison,

The review for this 2<sup>nd</sup> submittal was due while our offices are closed. I haven't sent an insufficiency letter yet, because I have one County-reviewer who still needs to complete their review.

I can email you the 2<sup>nd</sup> submittal if you'd like.

Let me know your thoughts. Thanks!

Respectfully,

**Eric L. Johnson, AICP, CFM, LEED Green Associate**  
**Principal Planner**

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**From:** Alison Wescott [mailto:alisonw@conservancy.org]  
**Sent:** Wednesday, September 20, 2017 3:00 PM  
**To:** JohnsonEric <EricJohnson@colliergov.net>  
**Cc:** nicole johnson <nicolej@conservancy.org>  
**Subject:** RE: Marco Shores PUDA-PL20170001345

Eric, Thank you for the heads up. What is the time frame on this? We are just back in the office today. We will review with interest.

Best, Alison

---

**From:** JohnsonEric [mailto:EricJohnson@colliergov.net]  
**Sent:** Monday, September 18, 2017 2:56 PM  
**To:** Alison Wescott  
**Subject:** Marco Shores PUDA-PL20170001345

Alison,

I'm not sure if you are aware, but the agent for this petition, Mr. Wayne Arnold, submitted new information to the County on August 17.

I sent your attached letter to Mr. Arnold when I sent him the first insufficiency letter. Please see how Mr. Arnold responded below:

**Correction Comment 14:**

Please see the attached letter from Alison Wescott (Conservancy of Southwest Florida).

**Response:**

**Acknowledged.**

Do you have any new or updated comments related to the August 17 submittal?

Respectfully,

**Eric L. Johnson, AICP, CFM**

**Principal Planner**

Collier County Growth Management Department

Zoning Division – Zoning Services Section

2800 Horseshoe Drive North

Naples, FL 34104

(239) 252-2931 office

(239) 252-6503 fax



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## JohnsonEric

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**From:** nicole johnson <nicolej@conservancy.org>  
**Sent:** Thursday, December 28, 2017 11:34 AM  
**To:** JohnsonEric  
**Subject:** Automatic reply: Proposed Amendment Marco Shores

I will be out of the office until January 8th.

If you require immediate assistance, please email Susan Scott at [susans@conservancy.org](mailto:susans@conservancy.org)

Thanks,

Nicole

## JohnsonEric

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**From:** nicole johnson <nicolej@conservancy.org>  
**Sent:** Wednesday, September 20, 2017 4:42 PM  
**To:** JohnsonEric  
**Subject:** Automatic reply: Marco Shores PUDA-PL20170001345

I will be out of the office until September 18th.  
If you require immediate assistance, please email Susan Scott at [susans@conservancy.org](mailto:susans@conservancy.org)

Thanks,

Nicole



*Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.*

April 10, 2018

*Sent by email*

D. Wayne Arnold, AICP  
GradyMinor  
3800 Via Del Rey  
Bonita Springs, FL 34134  
EMAIL-sumpenhour@gradyminor.com

RE: PL20170001345 Marco Shores Golf Course Community PUD, Revised PUD Language

Dear Wayne,

Thank you for working with County staff to address the concerns we raised through various letters, and publically at the March 15<sup>th</sup> meeting of the Collier County Planning Commission, with regard to the protection of emergent mangroves in State-owned waters along the Deltona Settlement lands of Marco Shores Golf Course Community PUD.

The newly proposed revisions to section 4.07.01. A (paragraphs 1 and 6) satisfy our concerns by referencing the Deltona Settlement and acknowledging the principal uses shown in these paragraphs are "subject to approval, as applicable, through the process required in the Deltona Settlement Agreement (Case No. 80-1308 R and YY-76, dated July 20, 1982)". We would like to thank you for your efforts, and we are pleased to say we have no further objections to the language as currently proposed.

Sincerely,

Alison O. Wescott  
Senior Environmental Planning Specialist

Cc: Nicole Johnson, COSWFL

Eric Johnson, Collier County Growth Management Department  
Scott Stone, County Attorney  
Collier County Planning Commission



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*Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.*

July 25, 2017

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

Re: PL20170001345-Amendment to PUD for Marco Shores

Dear Eric,

The Conservancy of Southwest Florida, as a signatory to the 1982 Deltona Settlement Agreement (Settlement), and in fulfillment of our oversight authority, respectfully submits the following comments regarding the review of the Project PL20170001345- for an amendment to the PUD for Marco Shores, by Collier County.

The parcel, known as "Track B", or "Residential Parcel Two" (on the north side of the PUD) is located within an "Approved Development Area", as identified within Exhibit B of the Settlement, and therefore can be developed. However, the mangrove fringe waterward of Tract B, according to the Collier County Property Appraiser's website, is owned by the State of Florida's Trustees of the Internal Improvement Trust Fund. This area is included in Exhibit F of the Settlement, and is outside the "Approved Development Area". Per Paragraph 2 of the Settlement, "No dredging, filling, drainage or destruction of vegetation outside the Development Areas is permitted under the terms of this Stipulation and Agreement." Therefore, everything waterward of Tract B is protected and therefore cannot be impacted by this proposed PUD amendment, or any subsequent proposed Site Development Plans.

Specifically, any proposed construction on this site must not touch or impact the protected mangroves along the shoreline. This would necessarily preclude the construction of any boat docks, walkways, boardwalks, or seawalls and other structures along the shoreline that might come in contact with the fringe of mangrove trees. In addition, there should be no trimming or cutting of the mangrove trees.

We would be happy to discuss this with you to clarify matters. The Conservancy will continue its oversight of the Marco Shores PUD, in fulfillment of its responsibilities under the Deltona Settlement.

Sincerely,

Alison O. Wescott



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*Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.*

September 26, 2017

*Sent via email*

Eric Johnson, Principal Planner  
Growth Management Division  
Collier County  
2800 North Horseshoe Drive  
Naples, FL 34114

Re: PL20170001345- Proposed Amendment to PUD for Marco Shores

Dear Eric:

Thank you for including our letter of July 25, 2017 in your response to the proposed amendment for Marco Shores PUD, referenced above. The Conservancy of Southwest Florida, as a signatory to the 1982 Deltona Settlement Agreement and in fulfillment of its oversight authority stands by the position expressed in that letter.

The events of Hurricane Irma underscore the importance of ensuring development projects such as this are built on smart growth principles-- in particular, preserving mangrove fringe for protection from storm surge, and coastal erosion. I have enclosed a copy of the July 25<sup>th</sup> letter for the record.

Thank you for your consideration.

Sincerely,

Alison Wescott  
Senior Environmental Planning Specialist



Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.

## JohnsonEric

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**From:** Justin Martin <JMartin@cityofmarcoisland.com>  
**Sent:** Monday, March 05, 2018 10:13 AM  
**To:** JohnsonEric  
**Cc:** Jeff Poteet  
**Subject:** PL20170001345  
**Attachments:** SKM\_C65818030117260.pdf

Mr. Johnson,

Where can I get a .pdf copy of the application submittal package for petition#: PL20170001345?

Justin Martin P.E.  
Manager of Engineering and Operations  
City of Marco Island Water and Sewer Department  
50 Bald Eagle Dr. (for items to be delivered by U.S. Mail)  
807 E. Elkcarn Cir. (deliveries, UPS, Fedex, Freight, etc...)  
Marco Island, FL 34145  
Tel: 786-529-6220  
[JMartin@cityofmarcoisland.com](mailto:JMartin@cityofmarcoisland.com)

# COLLIER COUNTY

## Growth Management Department

February 23, 2018

Dear Property Owner: This is to advise you that because you may have interest in the proceedings or you own property located within 500 feet (urban areas) or 1,000 feet (rural areas) of the following described property, that a public hearing will be held by the Collier County Planning Commission at 9:00 A.M., on March 15, 2018, in the Board of County Commissioners meeting room, third floor, Collier Government Center, 3299 East Tamiami Trail, Naples, FL., to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 81-6, AS AMENDED, THE MARCO SHORES GOLF COURSE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD), TO ALLOW GROUP HOUSING FOR SENIORS ON RESIDENTIAL PARCEL TWO A, AND TO ADD NEW DEVELOPMENT STANDARDS FOR RESIDENTIAL PARCEL TWO A; AND PROVIDING FOR AN EFFECTIVE DATE, FOR PROPERTY LOCATED NEAR THE MARCO ISLAND EXECUTIVE AIRPORT IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PUDA-PL20170001345].

You are invited to appear and be heard at the public hearing. You may also submit your comments in writing.

**NOTE:** INDIVIDUAL SPEAKERS WILL BE LIMITED TO 5 MINUTES ON ANY ITEM. INDIVIDUALS SELECTED TO SPEAK ON BEHALF OF AN ORGANIZATION OR GROUP ARE ENCOURAGED AND MAY BE ALLOTTED 10 MINUTES TO SPEAK ON AN ITEM IF SO RECOGNIZED BY THE CHAIRMAN. PERSONS WISHING TO HAVE WRITTEN OR GRAPHIC MATERIALS INCLUDED IN THE CCPC AGENDA PACKETS MUST SUBMIT SAID MATERIAL A MINIMUM OF 10 DAYS PRIOR TO THE RESPECTIVE PUBLIC HEARING. IN ANY CASE, WRITTEN MATERIALS INTENDED TO BE CONSIDERED BY THE CCPC SHALL BE SUBMITTED TO THE COUNTY STAFF MEMBER NOTED BELOW, A MINIMUM OF SEVEN DAYS PRIOR TO THE PUBLIC HEARING. ALL MATERIAL USED IN PRESENTATIONS BEFORE THE CCPC WILL BECOME A PERMANENT PART OF THE RECORD AND WILL BE AVAILABLE FOR PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS IF APPLICABLE.

Any person who decides to appeal a decision of the **Collier County Planning Commission** will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

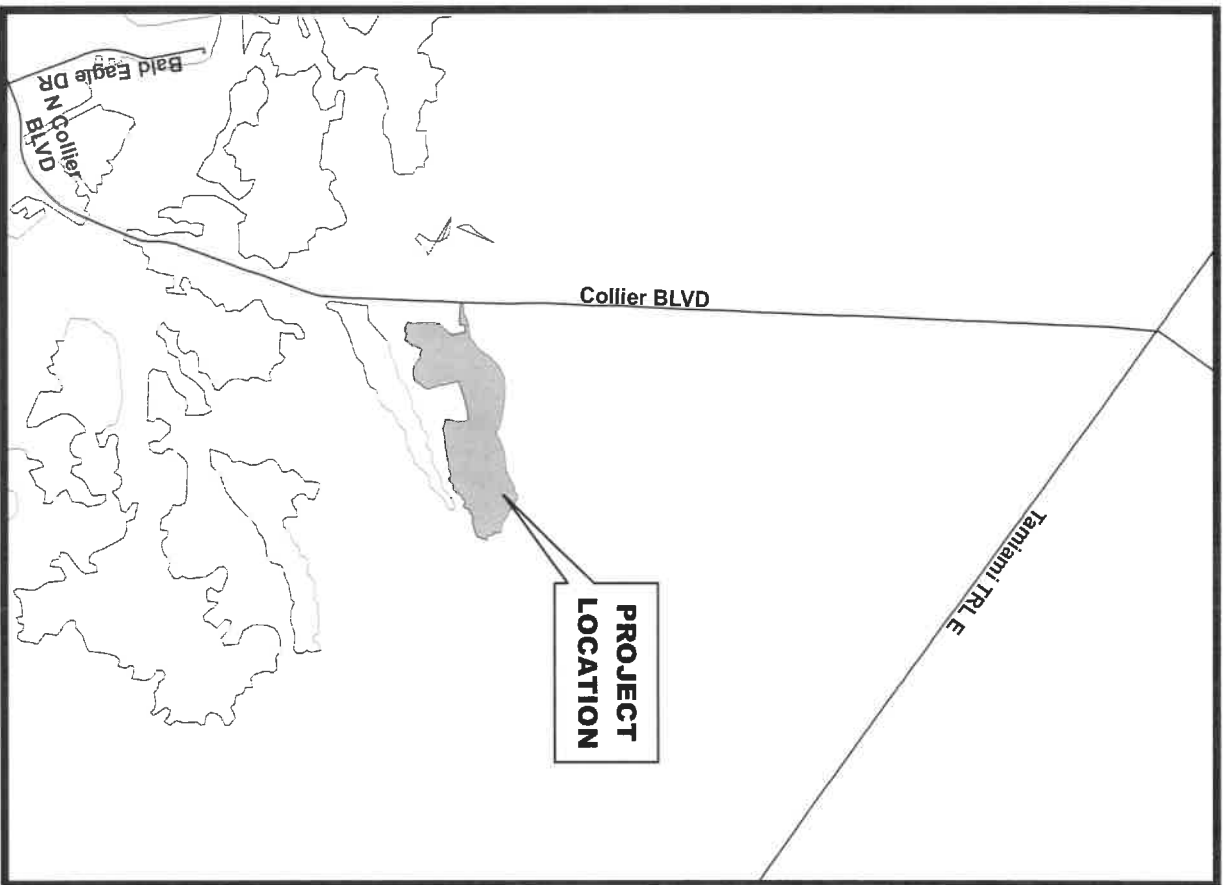
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

This petition, and other pertinent information related to this petition, is kept on file and may be reviewed at the Growth Management Department building located at 2800 North Horseshoe Drive, Naples, Florida 34104. Please contact the staff member noted below at (239)-252-2931 to set up an appointment if you wish to review the file.

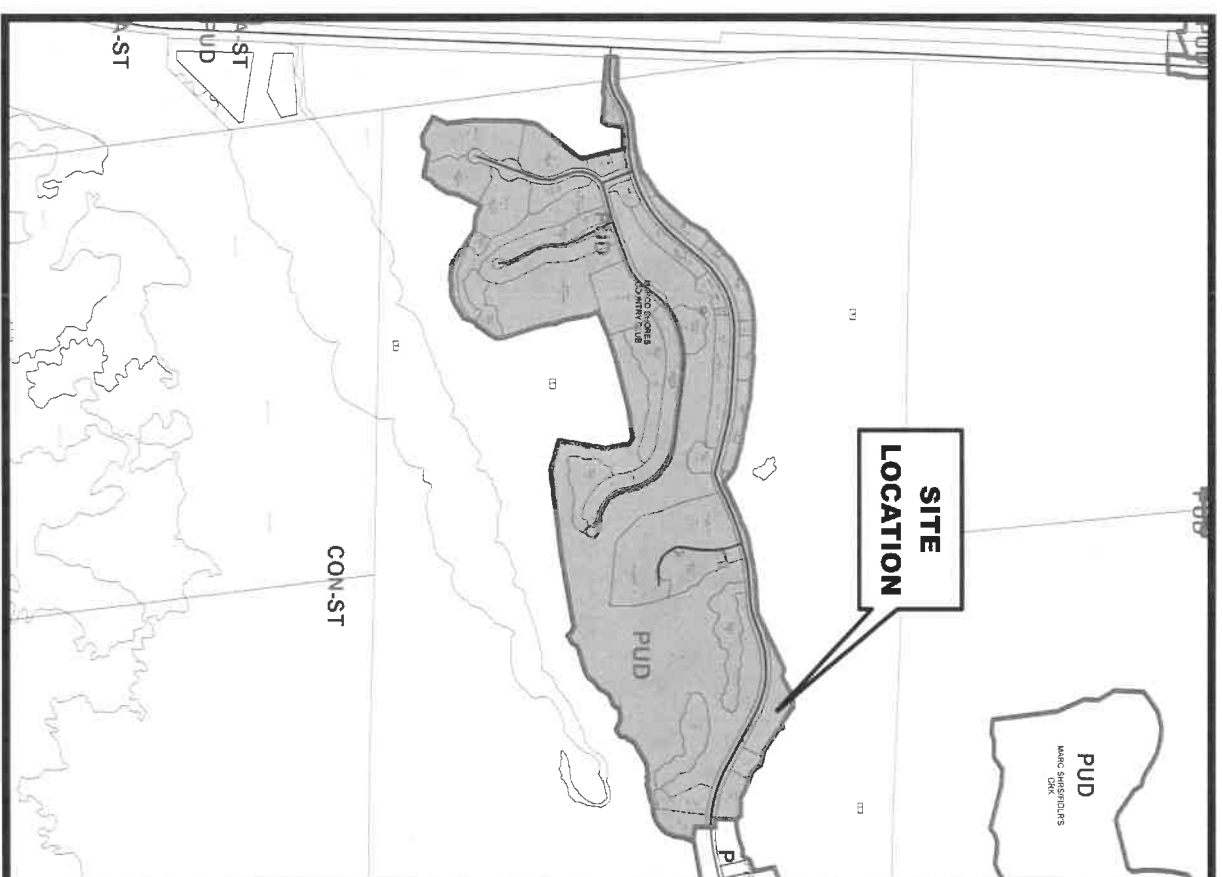
Sincerely,

*Eric Johnson*

Eric Johnson  
Principal Planner



Location Map



Zoning Map



## JohnsonEric

---

**From:** Karen Accordino <kaccordino@msn.com>  
**Sent:** Thursday, March 08, 2018 6:51 PM  
**To:** JohnsonEric  
**Subject:** Re: Marco Shores PUDA staff report

Eric,

We want to oppose this proposal for the following reasons:  
Reading through PUDA-PL20170001345 we have the following concerns:

1. There is no mention of input or involvement from Rookery Bay.
2. There is no mention of alternative use for this space.
3. There seems to be ambiguous documentation such as "standards would be **nearly** identical". "**Most** of the above changes are minor", and "**not expected** to create drainage problems. " **Not anticipated**" is used no less than four times.
4. There is no indication of any advantages to the existing property owners.

Please let us know if this is the correct format to express our concerns at the upcoming meeting.

Respectfully submitted.

Greg McGraw

----- Original Message -----

**From:** [JohnsonEric](#)  
**To:** [kaccordino@msn.com](mailto:kaccordino@msn.com)  
**Sent:** Tuesday, March 06, 2018 1:12 PM  
**Subject:** Marco Shores PUDA staff report

Greg,

As promised, attached is the staff report for this petition.

Respectfully,

Eric Johnson, AICP, CFM  
*Principal Planner - Zoning Division*  
2800 Horseshoe Drive North, Naples Florida 34104  
Phone: 239.252.2931  
Fax: 239.252.6503

**Note: Email Address Has Changed** [Eric.Johnson@colliercountyfl.org](mailto:Eric.Johnson@colliercountyfl.org)

Tell us how we are doing by taking our Zoning Division Survey at <http://bit.ly/CollierZoning>





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Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

## JohnsonEric

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**From:** Susan Scott <susans@conservancy.org>  
**Sent:** Wednesday, March 14, 2018 1:00 PM  
**To:** 'warnold@gradyminor.com'; JohnsonEric; EbertDiane; FryerEdwin; SchmittJoseph; HomiakKaren; StrainMark; Patrick Dearborn; ChrzanowskiStan; Thomas Eastman  
**Cc:** nicole johnson  
**Subject:** Correspondence from Policy Dept., Conservancy of SW Florida  
**Attachments:** Letter - Deltona Settlement - Protection of State Mangroves - General Policy Letter - 2-18.pdf; 3-14-18 Eric Johnson re Amendment to Marco Shores PUD.pdf

Dear Mr. Johnson:

Thank you for your time and consideration of the attached correspondence from Alison Wescott, Senior Environmental Planning Specialist at the Conservancy of SW Florida, regarding the proposed amendment to the Marco Shores PUD.

### Susan Scott

Administrative Assistant to Policy & Science Depts.  
Conservancy of Southwest Florida  
1495 Smith Preserve Way  
Naples, FL 34102  
(239)262-0304 ext. 232



Protecting Southwest Florida's unique natural environment and quality of life...now and forever.



*Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.*

March 14, 2018

*Sent via email*

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

Re: PL20170001345 Amendment to Marco Shore PUD

Dear Eric,

We write on behalf of the Conservancy of Southwest Florida, as a signatory to the 1982 Deltona Settlement Agreement (Settlement), and in fulfillment of our oversight authority, regarding PL20170001345, which proposes an amendment to the PUD for Marco Shores.

We have sent two other letters to your office regarding this project: the first on July 25<sup>th</sup> and subsequently, on September 26 of last year (2017). The purpose of this letter is to share with you a recent correspondence received by the Conservancy from the Florida Department of Environmental Protection (Florida DEP) on February 16, 2018, Re: Deltona Settlement Lands. As you will recall, the Deltona Settlement identified agreed upon lands for future development (under specific conditions), and conveyed the remaining Deltona-owned lands to the State of Florida DEP for conservation in perpetuity.

The letter reminds us that while the applicant's property is within the area identified through the Settlement as an approved location for development, beyond the private property line are state-owned lands and waters subject to additional protections per the Settlement. Because the Conservancy, Collier County and State of Florida are all signatories to the Settlement, we must be cognizant of the restrictions contained therein including a prohibition on structures (such as nature trails, boardwalks, docks and boat launching facilities) not specifically authorized by the Settlement. Therefore, any allowances regarding this PUD such as boat docks or boardwalks that go beyond the property owner's boundary will be subject to the Deltona Settlement. The State DEP's letter is attached for your review.

Sincerely,

Alison Wescott  
Senior Environmental Planning Specialist

Cc: Nicole Johnson, COSWFL  
Collier County Planning Commission  
D. Wayne Arnold



Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.



# Florida Department of Environmental Protection

South District  
Post Office Box 2549  
Fort Myers, Florida 33902-2549  
[SouthDistrict@dep.state.fl.us](mailto:SouthDistrict@dep.state.fl.us)

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

February 16, 2018

Nicole Johnson, Director of Environmental Policy  
Conservancy of Southwest Florida  
1495 Smith Preserve Way  
Naples, FL 34102  
[nicolej@conservancy.org](mailto:nicolej@conservancy.org)

Re: Deltona Settlement Lands

Dear Nicole:

As you know, the State of Florida acquired lands for protection and preservation as part of the 1982 Deltona Settlement Agreement (Settlement). The Settlement resulted in the creation of much of the development of the Marco Island area. It was the result of years of litigation between the original developer (the Deltona Corporation), several governmental agencies, and multiple environmental groups. The Settlement identified the agreed-upon lands for future development (under specific conditions), and conveyed the remaining Deltona-owned lands to the State of Florida for conservation in perpetuity.

The Settlement precedes the 1996 Mangrove Trimming and Preservation Act (Mangrove Act). Therefore, the Mangrove Act does not apply to the mangroves waterward of the properties designated for development in the Settlement which means the mangroves on the state-owned lands cannot be trimmed or altered. The Settlement also prohibits structures on state-owned lands (such as nature trails, boardwalks, docks, and boat launching facilities) that are not specifically authorized in the Settlement.

Any mangrove trimming or alteration, or placement of unauthorized structures on state-owned Settlement lands would be considered as destruction of state lands. Both regulatory and state lands (proprietary) statutes and rules may apply. Regulatory penalties of up to \$10,000 per day per offense and proprietary penalties of up to \$10,000 could be imposed along with requiring restoration and mitigation. In all cases, the person performing the work (contractor) and the project owner or client (contractee) are jointly and severally liable for penalties, Department costs, restoration and mitigation. Should non-compliance be discovered or an on-going pattern of non-compliance be documented, appropriate enforcement action will be taken against the responsible party(s).

If you have any questions or comments, please contact Greg O'Connell at (239) 344-5678 or by via e-mail at [GregoryOConnell@dep.state.fl.us](mailto:GregoryOConnell@dep.state.fl.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer L. Carpenter".

Jennifer L. Carpenter  
Asst. Director of District Management