COMMUNITY FACILITY PLANNED UNIT DEVELOPMENT DOCUMENT

FOR

YOUTH HAVEN

~~24.0~~25± Acres Located in Section 17,
Township 50 South, Range 26 East,
Collier County, Florida

PREPARED FOR:

YOUTH HAVEN, INC.
POST OFFICE BOX 7007
NAPLES, FLORIDA 33941

PREPARED BY:

ALAN D. REYNOLDS, AICP
WILSON, MILLER, BARTON, SOLL & PEEK, INC.
ENGINEERS, PLANNERS & LAND SURVEYORS
1383 Airport Road North
Naples, Florida 33942

AND
YOUNG, VAN ASSENDERP, VARNADOE & BENTON, P.A.
Sun Bank Building, Suite 800
801 Laurel Oak Drive
Naples, Florida 33963

Amended by:

D. Wayne Arnold, AICP
Q. Grady Minor & Associates, P.A., 3800 Via Del Rey, Bonita Springs, FL 34134

And

Richard D. Yovanovich, Esq.
Coleman, Yovanovich & Koester, P.A., The Northern Trust Building, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103

Date Filed	July, 1988
Date Revised	January 13, 1989
Date Recommended By CCPC	January 5, 1989
Date Approved By BCC	February 28, 1989
Ordinance Number	89-12
Amendment Ordinance Number	

TABLE OF CONTENTS

		PAGE
	Table of Contents	~~i~~2
	List of Exhibits	~~ii~~3
	Statement of Compliance and Short Title	~~iii~~4
SECTION I	Property Description and Ownership	~~1~~ 15
SECTION II	Project Development	~~2~~ 16
SECTION III	Group Care Facilities	~~3~~ 19
SECTION IV	General Development Commitments	~~4~~ 111

LIST OF EXHIBITS

EXHIBIT A ~~Planned Unit Development~~ Conceptual Master Plan~~, Aerial Photograph & Location Map (Prepared by Wilson, Miller, Barton, Soll & Peek, Inc. File No. RZ-175)~~

EXHIBIT B Conceptual Master Plan Notes

STATEMENT OF COMPLIANCE

~~Youth Haven was founded in 1969 to provide 24-hour residential care to children in need "through no fault of their own." In 1981 the zoning to PUD was approved for the 14.3 acres owned by Youth Haven to provide for residential cottages. Since 1981, Youth Haven has acquired an additional 9.7 acres and needs to expand the residential cottage use to the new lands.~~

~~Youth Haven, Inc. is a well-established independent non-profit organization providing care to children in crisis. The existing and planned facilities are low-density, well-maintained, and are very compatible with the surrounding neighborhood. The proposed changes to the PUD will provide for the future orderly development of the Youth Haven facility.~~

~~Section II.A. of the 1983 Comprehensive Plan, Urban Area, provides for non-residential land uses including community facilities. Listed examples of community facilities include rest homes. While the proposed use, group care facilities, does not fit the definition of rest home provided in the Zoning Ordinance, it is similar in character. Both uses involve providing +24 hour care for persons unable to care for themselves. Therefore, the requested use is in compliance with the 1983 Comprehensive Plan. Youth Haven will also be consistent with the growth policies, land development regulations, and applicable comprehensive planning objectives for the following reasons:~~

~~1) The subject property has the necessary rating points to determine the availability of adequate community facilities and services.~~

~~2) The project development is compatible and complimentary to the surrounding land uses.~~

~~3) Improvements are planned to be in compliance with applicable regulations.~~

~~4) The project development will result in an efficient and economical extension of community facilities and services.~~

~~5) The project development is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities.~~

~~The Future Land Use Element of the Growth Management Plan (GMP) contains language similar to that in the 1983 Comprehensive Plan. Therefore, the subject request is in compliance with the GMP.~~ The Youth Haven Community Facility Planned Unit Development (CFPUD) permits group care facilities for both youths and adults. The CFPUD is located in the Urban Mixed Use District, Urban Residential Subdistrict as identified on the Future Land Use Map. Policy 5.10 of the Future Land Use Element states that group housing, including group care facilities and assisted living facilities shall be allowed within the Urban designated area of the County. [Consistent with Policy 5.4 of the Future Land Use Element, this CFPUD is consistent with the Growth Management Plan.]

The CFPUD contains preservation areas, which are consistent with the Conservation and Coastal Management Element, Policy 6.1.1.

SHORT TITLE

This ordinance shall be known and cited as the "YOUTH HAVEN Planned Unit Development Ordinance."

~~iii~~

SECTION I
PROPERTY OWNERSHIP & GENERAL DESCRIPTION

1.01 PROPERTY OWNERSHIP

The subject property is currently owned in part by Norma R Farmilo, 4036 Kent Ct, Naples, FL 34112, Youth Haven, Inc., 5867 Whitaker Road, Naples, Florida 34112 and Youth Haven Foundation, Inc., ~~Post Office Box 7007~~5867 Whitaker Road, Naples, Florida ~~33941~~34112.

1.02 LEGAL DESCRIPTION

~~ORIGINAL PARCEL~~

~~The SE ¼ of the NW ¼ of the NE ¼ and the W ½ of the SW ¼ of the NE ¼ of the NE ¼ of Section 17, Township 50 South, Range 26 East, less the North 30 feet thereof for Whittaker Road right-of-way, Collier County, Florida containing 14.32 acres.~~

~~NEW PARCELS~~

~~The W ½ of the E ½ of the SW ¼ of the NE ¼ of the NE ¼, Section 17, Township 50 South, Range 26 East, less the North 30 feet thereof for Whittaker Road right-of-way, Collier County, Florida, and~~

~~The W ½ of the SE ¼ of the NE ¼ of the NE ¼, Section 17, Township 50 South, Range 26 East, less the North 30 feet thereof for Whittaker Road right-of-way, Collier County, Florida. The new parcels contain approximately 9.7 acres.~~

A PART OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 00°10'19" EAST, A DISTANCE OF 694.42 FEET; THENCE WESTERLY LEAVING SAID EAST LINE OF SAID SECTION 17, NORTH 88°59'13" WEST, A DISTANCE OF 333.64 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF SANTA BARBARA BOULEVARD (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG SAID SANTA BARBARA BOULEVARD THE FOLLOWING THREE COURSES: COURSE ONE: SOUTH 00°30'19" EAST, A DISTANCE OF 20.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE TWO: SOUTHERLY, 310.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 653.00 FEET, THROUGH A CENTRAL ANGLE OF 27°13'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 13°34'38" EAST, A DISTANCE OF 307.37 FEET TO A POINT OF REVERSE CURVATURE; COURSE THREE: SOUTHERLY, 328.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 657.11 FEET, THROUGH A CENTRAL ANGLE OF 28°40'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 12°51'22" EAST, A DISTANCE OF 325.36 FEET; THENCE NORTH 89°05'16" WEST, A DISTANCE OF 144.94 FEET; THENCE NORTH 89°05'25" WEST, A DISTANCE OF 1,663.73 FEET; THENCE NORTH 00°12'49" WEST, A DISTANCE OF 636.69 FEET; THENCE SOUTH 89°00'59" EAST, A DISTANCE OF 1,666.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 25.343 ACRES OR 1,103,949 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST PROPERTY LINE OF PARCEL B AS BEING S00°01'01"W. AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90). [Parcel B is described in the boundary survey dated April 26, 2018 prepared by Rhodes & Rhodes Land Surveyors]

~~1 1~~

SECTION II
PROJECT DEVELOPMENT

2.01 PURPOSE

The purpose of this Section is to generally describe the plan of the Development and delineate the general conditions that will apply to the project.

2.02 GENERAL PLAN OF DEVELOPMENT

Youth Haven is a planned community including a mixture of group care, residential, recreational, conservation, and water management-related facilities.

2.03 LAND USES

~~Exhibit "A", the Planned Unit Development Master Plan, contains a summary of the intended land use types, with approximate acreages and a key to the various types of facilities. The arrangement of these land use and facility types is shown on Exhibit "A".~~ Changes and variations in design and acreages shall be permitted at final design to accommodate topography, vegetation, and other site conditions. The specific location, size, and assignment of facilities thereto shall be determined at the time of detailed site development planning.

2.04 PROJECT DENSITY

The total acreage of the Youth Haven Planned Unit Development is approximately ~~24~~25.0 acres. Since "families" in the conventional sense do not reside in the Youth Haven project, population density shall be limited to ten children/senior adults (i.e., adults 55 years of age and older) per acre plus staff adults as necessary or required by law.

2.05 DEVELOPMENT SEQUENCE AND SCHEDULE

The applicant has not set "stages" for the development of the property. The property is to be developed over an estimated 30-year-time period.

2.06 EASEMENTS FOR UTILITIES

Easements shall be provided for water management areas, utilities and other purposes as may be needed. Said easements and improvements shall be in compliance with the Collier County Subdivision Regulations in effect at the time a permit is requested or required.

All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities in substantial compliance with applicable regulations in effect at the time approvals are requested.

2.07 EXCEPTIONS TO THE COLLIER COUNTY SUBDIVISION REGULATIONS

The following requirements of the Subdivision Regulations shall be modified subject to review and approval by the County Engineer at the time of construction plan submittal.

1) Article XI, Section 1: Access: The County Engineer may approve relocation on Whitaker Road of proposed access points as shown on ~~the P.U.D.~~ Exhibit A, Conceptual Master Plan.

2) Article XI, Section 10: Monuments: Where such monuments occur within street pavement areas, they shall not be installed in a typical water valve cover, as prescribed in the current County standards, subject to installation of all monuments in accordance with State Statutes and as approved by the County Engineer.

3) Article XI, Section 17G: Street Pavement Widths: Reduce requirements for local roads from two (2) twelve foot lanes to two (2) ten foot lanes, subject to the approval of the County Engineer, for private cul-de-sac streets only.

4) Article XI, Section 17I: Curb Radii: Reduce requirements from forty (40') foot radius to thirty (30') foot radius at local to local road and local to minor collector road intersections only.

5) Article XI, Section 17J: Intersections: Requiring curved streets to have a minimum tangent of 100 feet at intersections.

6) Article XI, Section 21: Utility Casings: Provided all utilities are installed prior to street construction.

2.08 LAKE SITING

As depicted on the CFPUD Conceptual Master Plan (Exhibit A), lakes and natural retention areas have been sited adjacent to existing and planned roadways. The goal is to achieve an overall aesthetic character for the project, to permit optimum use of the land, and to increase the efficiency of the water management network. ~~Accordingly, the setback requirements described in Ordinance 80-26, Section 8A, may be reduced with the approval of the County Engineer.~~ Fill material from lakes is planned to be utilized within the project, however excess fill material may be utilized off-site, subject to the provisions of the excavation ordinance in effect at the time permits are sought. Final lake area determination shall be in accordance with the South Florida Water Management District stormwater criteria.

2.09 DEDICATION AND MAINTENANCE OF FACILITIES

Roads and other infrastructure may be either public or private, depending on location, capacity, and design. Developer shall be responsible for maintaining the roads, streets, drainage, water and sewer improvements where such systems are not dedicated to the County.

2.10 SITE DEVELOPMENT PLAN APPROVAL

Prior to the issuance of building permits, a site development plan (SDP) must be submitted for review and approval in accordance with ~~Section 10.5 of Zoning Ordinance 82-2~~Land Development Code (LDC).

2.11 PROJECT PLAN APPROVAL REQUIREMENTS

Exhibit "A" (Youth Haven CFPUD Conceptual Master Plan) constitutes the CFPUD Conceptual Master Plan and the Subdivision Master Plan, provided that supplemental information required by the Subdivision Regulations, not indicated on the CFPUD Conceptual Master Plan, shall be submitted to Project Review Services for administrative review and approval prior to the submission of detailed construction plans for building permits.

SECTION III

GROUP CARE FACILITIES LAND USE

3.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on Exhibit "A", Planned Unit Development Conceptual Master Plan~~, and described in the key~~.

3.02 MAXIMUM PROJECT DENSITY

A maximum number population density shall be limited to ten children and/or senior adults per acre plus staff adults as necessary or required by law, not to exceed an overall FAR of 0.45.

3.03 GENERAL DESCRIPTION

The areas designated on the CFPUD Conceptual Master Plan are designed to accommodate a full range of group care facilities.

Approximate acreages of land use have been indicated on the ~~P.U.D.~~CFPUD Conceptual Master Plan, in order to indicate relative size and distribution of the uses. These acreages are based on conceptual designs and must be considered to be approximate. Actual acreages of all development will be provided at the time of submittal of the site development plan.

3.04 PERMITTED PRINCIPAL USES AND STRUCTURES

1) Group care facilities, including housing for children/senior adults (i.e., adults 55 years of age and older) and staff, administrative, health care, recreational, and water management facilities (see Section 4.11 for additional requirements related to senior independent living units).

2) Any other use which is comparable in nature with the foregoing uses and which the Planning and Zoning Director determines to be compatible in the district.

3.05 PERMITTED ACCESSORY USES AND STRUCTURES

1) Accessory uses and structures customarily associated with uses permitted in this district.
2) Essential services and facilities.
3) Day care.
4) Gardening.

3.06 DEVELOPMENT STANDARDS

1) Minimum building setback from property boundaries: 40 feet.

2) Minimum building setback from rear yard property boundaries (Accessory uses): 20 feet.

3) Minimum separation between buildings on the site: 20 feet.

4) Minimum separation between buildings on the site (Accessory uses): 10 feet.

5) Minimum building square footage: 750 square feet.

6) Maximum building height: two stories.

7) Minimum lot size: 1 acre

8) Minimum lot width: 85 feet

Standards for parking, landscaping, signs, guard houses, security gates and other land uses not specified herein are to be in accordance with Collier County Zoning regulations in effect at the time permits are requested unless otherwise specified herein. Unless otherwise indicated, setback, heights, and floor area standards apply to principal structures.

~~3-2~~

SECTION IV

GENERAL DEVELOPMENT COMMITMENTS

4.01 PURPOSE

The purpose of this Section is to set forth the development commitments of the project.

4.02 ~~P.U.D.~~ CFPUD CONCEPTUAL MASTER PLAN

1) The ~~P.U.D.~~ CFPUD Conceptual Master Plan ~~(Wilson, Miller, Barton, Soll & Peek, Inc., Drawing File Number RZ-175)~~ is an illustrative preliminary development plan. The design criteria and layout illustrated on the Master Plan shall be understood to be flexible, so that, the final design may satisfy project criteria and comply with all applicable requirements of this ordinance.

~~2) All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities.~~

~~3) Site design changes shall be permitted subject to County staff administrative approval, where such changes are consistent with the intent of this P.U.D. and do not cause significant impact to surrounding properties.~~

4.03 ENVIRONMENTAL

1) Petitioner shall be subject to ordinance 75-21 (or the tree/vegetation removal ordinance in existence at the time of permitting), requiring the acquisition of a tree removal permit prior to any land clearing. A site clearing plan shall be submitted to Environmental Resource Management and the Community Development Division for their review and subject to approval prior to any substantial work on the site. This plan may be submitted in phases to coincide with the development schedule. The site clearing plan shall clearly depict how the final site layout incorporates retained native vegetation to the maximum extent possible and how roads, building, lakes, parking lots, and other facilities have been oriented to accommodate this goal.

2) Native species shall be utilized, where available, to the minimum extent possible in the site landscaping design. A landscape plan will be submitted to Environmental Resource~~s~~ Management and the Community Development Division for their review and approval. This plan will depict the incorporation of native species and their mix with other species, if any. The goal of site landscaping shall be the re-creation of native vegetation and habitat characteristics lost on the site during construction or due to past activities.

3) All exotic plants, as defined in the County Code, shall be removed during each phase of construction from development areas, open space areas, and preserve areas. Following site development, a maintenance program shall be implemented to prevent reinvasion of the site by such exotic species. This plan, which will describe control techniques and inspection intervals, shall be filed with and approved by Environmental Resource Management and Community Development Division.

4) If during the course of site clearing, excavation, or other construction~~al~~ activities, an archaeological or historical site, artifact, or other indicator is discovered, all development at that location shall be immediately stopped and Environmental Resource Management notified. Development will be suspended for a sufficient length of time to enable Environmental Resource Management or a designated consultant to assess the find and determine the proper course of action in regard to its salvageability. Environmental Resource Management will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any construction~~al~~ activities.

5) The CFPUD shall be required to preserve a total of 2.34± acres (14.54± acres, per SDP-AR-13286, plus 1.07± acre addition to the CFPUD x 0.15) of native vegetation. A total of 2.36± acres of native vegetation is provided.

~~4.04 WATER MANAGEMENT~~

~~1) Detailed site drainage plans shall be submitted to the County Engineer for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by the County Engineer.~~

~~2) Approved site grading, drainage and water management plan shall be submitted with building permit application.~~

4.~~05~~04 UTILITIES

~~A) Water and Sewer~~

~~1) Water distribution and sewage collection and transmission systems will be constructed throughout the project development by the developer pursuant to all current requirements of Collier County and the State of Florida. Water and sewer facilities constructed within platted rights-of-way or within utility easements required by the County shall be conveyed to the County for ownership, operation and maintenance purposes pursuant to appropriate County Ordinances and Regulations in effect at the time of conveyance. All water and sewer facilities constructed on private property and not required by the County to be located within utility easements shall be owned, operated and maintained by the Developer, his assigns or successors. Upon completion of construction of the water and sewer facilities within the project, the facilities will be tested to insure they meet Collier County's utility construction requirements in effect at the time construction plans are approved. The above tasks must be completed to the satisfaction of the Utilities Division prior to placing any utility facilities, County owned or privately owned, into service. Upon completion of the water and/or sewer facilities and prior to the issuance of Certificates of Occupancy for structures within the project the utility facilities shall be conveyed to the County, when required by the Utilities Division, pursuant to County ordinances and Regulations in effect at the time conveyance is requested.~~

~~2) All construction plans and technical specifications and proposed plats, if applicable, for the proposed water distribution and sewage collection and transmission facilities must be reviewed and approved by the Utilities Division prior to commencement of construction.~~

~~3) All customers connecting to the water distribution and sewage collection facilities will be customers of the County and will be billed by the County in accordance with the County's established rates. Should the County not be in a position to provide water and/or sewer service to the project, the water and/or sewer customers shall be customers of the interim utility~~

~~4 3~~

~~Established to serve the project until the County's off-site water and/or sewer facilities are available to serve the project.~~

~~4) It is anticipated that the County Utilities Division will ultimately supply potable water to meet the consumptive demand and/or receive and treat the sewage generated by this project. Should the County system not be in a position to supply potable water to the project and/or receive the project's wastewater to the time development commences, the Developer, at his expense, will install and operate interim water supply and on-site treatment facilities and/or interim on-site sewage treatment and disposal facilities adequate to meet all requirements of the appropriate regulatory agencies.~~

~~5) An agreement shall be entered into between the County and the Developer, binding on the Developer, his assigns or successors, legally acceptable to the County, prior to the approval of construction documents for the proposed project, stating that:~~

~~a) The proposed water supply and on-site treatment facilities and/or on-site wastewater treatment and disposal facilities, if required, are to be constructed as part of the proposed project and must be regarded as interim; they shall be constructed to State and Federal standards and are to be owned, operated and maintained by the Developer, his assigns or successors until such time as the County's off-site water facilities and/or off-site sewer facilities are available to service the project. The interim treatment facilities shall supply services only to those lands owned by the Developer and approved by the County for development. The utility facility (ies) may not be expanded to provide water and/or sewer service outside the development boundary approved by the County without the written consent of the County.~~

b) Upon connection to the County's off-site water facilities, and/or sewer facilities, the Developer, his assigns or successors shall abandon, dismantle and remove from the site the interim water and/or sewage treatment facility an discontinue use of the water supply source, if applicable, in a manner consistent with State of Florida standards. All work related with this activity shall be performed at no cost to the County.

c) Connection to the County's off-site water and/or sewer facilities will be made by the owners, their assigns or successors at no cost to the County within 90 days after such facilities become available. The cost of connection shall include, but not be limited to, all engineering design and preparation of construction documents, permitting, modification or refitting of existing sewage pumping facilities or construction of new master sewage pumping facilities, interconnection with County off-site facilities, water facilities, interconnection with County off-site facilities, water and/or sewer lines necessary to make the connection(s), etc.

d) At the time County off-site water and/or sewer facilities are available for the project to connect with, the following water and/or sewer facilities shall be conveyed to the County pursuant to appropriate County Ordinances and Regulations in effect at the time.

1) All water and/or sewer facilities constructed in publicly owned rights-of-way or within utility easements required by the County within the project limits required to make connection with the County's off-site water and/or sewer facilities; or,

2) All water and sewer facilities required to connect the project to the County's off-site water and/or sewer facilities when the on-site water and/or sewer facilities are constructed on private property and not required by the County to be located within utility easements, including but not limited to the following:

a) Main sewage lift station and force main interconnecting with the County sewer facilities including all utility easements necessary;

b) Water distribution facilities from the point of connection with the County's water facilities to the master water meter serving the project, including all utility easements necessary.

e) The customers served on an interim basis by the utility system constructed by the Developer shall become customers of the County at the time when County off-site water and/or sewer facilities are available to serve the project and such connection is made. Prior to connection of the project to the County's off-site water and/or sewer facilities the Developer, his assigns, or successors shall turn over to the County a Complete list of the customers served by the interim utilities system and shall not compete with the County for the service of those customers. The Developer shall also provide the County with a detailed inventory of the facilities served within the project and the entity which will be responsible for the water and/or sewer service billing for the project.

f) All construction plans and technical specifications related to connections to the County's off-site water and/or sewer facilities will be submitted to the Utilities Division for review and approval prior to commencement of construction.

g) The Developer, his assigns or successors agree to pay all system development charges pursuant to appropriate County Ordinance(s) under any of the following conditions, whichever occurs first:

1. Whenever such person connects an existing structure to a water system and/or a sewer system owned or operated by the County; or

2. Whenever such person applies for a building permit and prior to issuance of a building permit to alter an existing structure previously connected to a water system

and/or sewer system owned or operated by the County, where such alteration increases the potential demand on the County's system(s); or

3. Whenever such person applies for a building permit and prior to issuance of a building permit to construct a structure which will be connected to a water system and/or sewer system owned or operated by the County under Phases 1, 2 or 3 of the County's Master Water and Sewer Plan, even though such person may receive interim water and/or interim sewer service from a source other than the County.

These requirements shall be made known to all prospective buyers of properties within the project.

h) The County will lease to the Developer for operation and maintenance the water distribution and/or sewage collection and transmission system for the sum of $10.00 per year, when such system is not connected to the off-site water and/or sewer facilities owned and operated by the County. Terms of the lease shall be determined upon completion of the proposed utility construction and prior to activation of the water supply, treatment and distribution facilities and/or the sewage collection, transmission and treatment facilities. The Lease, if required, shall remain in effect until the County can provide water and/or sewer service through its off-site facilities or until such time that bulk rate water and/or sewer service agreements are negotiated with the interim utility system serving the project.

B) Data required under County Ordinance No. 80-112 showing the availability of sewage service, must be submitted and approved by the Utilities Division prior to approval of the construction documents for the project. Submit a copy of the approved DER permits for the sewage collection and transmission systems and the wastewater treatment facility to be utilized, upon receipt thereof.

~~C) If an interim on-site water supply, treatment and transmission facility is utilized to serve the proposed project, it must be properly sized to supply average and peak day domestic demand, in addition to fire flow demand at a rate approved by the appropriate Fire Control District servicing the project area.~~

~~D) Construction and ownership of the water and sewer facilities, including any proposed interim water and/or sewage treatment facilities, shall be in compliance with all Utilities Division Standards, Policies, Ordinances, Practices, etc. in effect at the time construction approval is requested.~~

~~E) Detailed hydraulic design reports covering the water distribution and sewage collection and transmission systems to serve the project must be submitted with the construction documents for the project. The reports shall list design assumptions, demand rates and other factors pertinent to the system under consideration.~~

~~F~~A) The project's on-site water distribution system shall be looped between the existing 8" water mains at Whitaker Road and Royal Wood Boulevard. The existing 8" water main on the south side of Whitaker Road shall be extended along the project's frontage to the right-of-way for Santa Barbara Boulevard as each parcel is developed, provided the development activity includes extension of potable water service.~~The project's on-site water distribution system shall be connected to the District's 8-inch water main on Whitaker Road and extended throughout the project and connected to the new 8-inch water main being installed by the development to the South, "Royal Woods". This requirement shall be illustrated on the construction documents prepared for the project.~~

~~During design of these facilities, the following features shall be incorporated into the distribution system:~~

~~1) Dead end mains shall be eliminated by looping the internal pipeline network.~~

~~2) Stubs for future system interconnection with adjacent properties shall be provided to the east, south and west property lines of the project, at locations to be mutually agreed to by the Utilities Division and the Developer during the design phase of the project.~~

~~G) The on-site sewage collection and transmission system shall be designed to connect into the Royal Woods sanitary sewer pump station and transmission facilities which discharge southerly to the County's Lely wastewater plant. The Developer shall be responsible~~

~~for obtaining all utility easements necessary to perform this connection and for all costs associated with off-site connection and modifications to other sewage pump stations and lines. Construction documents and hydraulic analyses prepared for the project shall completely illustrate the above construction, its impacts on existing sewer facilities of the District and the tasks to be accomplished to eliminate the impacts created.~~

~~H) The Utilities Division will not be in a position to approve Certificates of Occupancy for structures within the project until the on-site sewerage facilities and water distribution facilities previously stipulated have been completed, conveyed to the District and placed into service and satisfactory documentation has been submitted to the Utilities Administrator verifying that adequate fire flows exist within the project site, as specified by the Utilities Division and/or the appropriate Fire Control District.~~

~~I) The necessary plans required to increase the capacity by modifying the on-site sewage disposal system must be approved by the CCPHU.~~

~~J) Potable and wastewater facility plans shall receive utility department approval and F.D.E.R. construction permits.~~

4.0~~6~~5 FIRE DEPARTMENT

The developer shall provide fire hydrants required to protect this project. A maximum distance of 500 feet (measured from the roadway) shall be allowed between any structure and a fire hydrant.

~~4.07 ENGINEERING~~

~~All work in the public right-of-way shall meet the requirements of Collier County Ordinance 82-91.~~

4.0~~8~~6 IMPACT FEES

The Youth Haven project shall be subject to all impact fees applicable to it at the time of project approval. In the event future impact fees are adopted to assist with school, fire, or other public service financing, such fees shall be applicable to the Youth Haven project in accord with the terms of the adopted impact fee ordinances.

4.0~~9~~7 LANDSCAPE BUFFER

A. Existing native vegetation along the easterly 1000' of the southern boundary shall be left intact as much as is practicable and possible in order to provide a vegetative buffer.

B. Preserves may be used to satisfy the landscape buffer requirements after exotic removal in accordance with LDC Section 4.06.02 and LDC Section 4.06.05.e.1. Supplemental plantings with native plant materials shall be in accordance with LDC Section 3.05.07. However, if the preserve after removal of exotic vegetation cannot meet the 80% opacity requirement as specified in the LDC for a Type 'B' Landscape Buffer (where required) within 6 months of the issuance of the first residential certificate of occupancy, following the date of approval of this CFPUD amendment, then a minimum 6 foot wide landscape buffer must be reserved for additional landscape material which shall be added outside of the preserve to achieve the 80% opacity requirement within 6 months of the issuance of the first residential certificate of occupancy.

4.08 PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all CFPUD commitments until close-out of the CFPUD. At the time of this CF approval, the Managing Entity is Youth Haven, Inc. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the CFPUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the CFPUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of CFPUD commitments.

4.09 MISCELLANEOUS

A. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. (Section 125.022, FS)

B. All other applicable state or federal permits must be obtained before commencement of the development.

4.10 SENIOR INDEPENDENT LIVING UNITS

The following characteristics must be provided and maintained for any senior independent living units constructed within the PUD. For purposes of this section, "Independent living units" may be studio apartments, one- two- or three-bedroom apartments, cottages, townhouses, duplexes, cluster homes or single family homes occupied by seniors age 55 and older who do not need assistance with daily living activities.

- There shall be on-site dining facilities to the residents, with food service being on-site, or catered;

- Group transportation services shall be provided for the residents for grocery and other types of shopping. Individual transportation services shall be coordinated for the resident's needs, including but not limited to medical office visits;

- There shall be an on-site manager/activities coordinator to assist residents who shall be responsible for planning and coordinating stimulating activities for the residents;

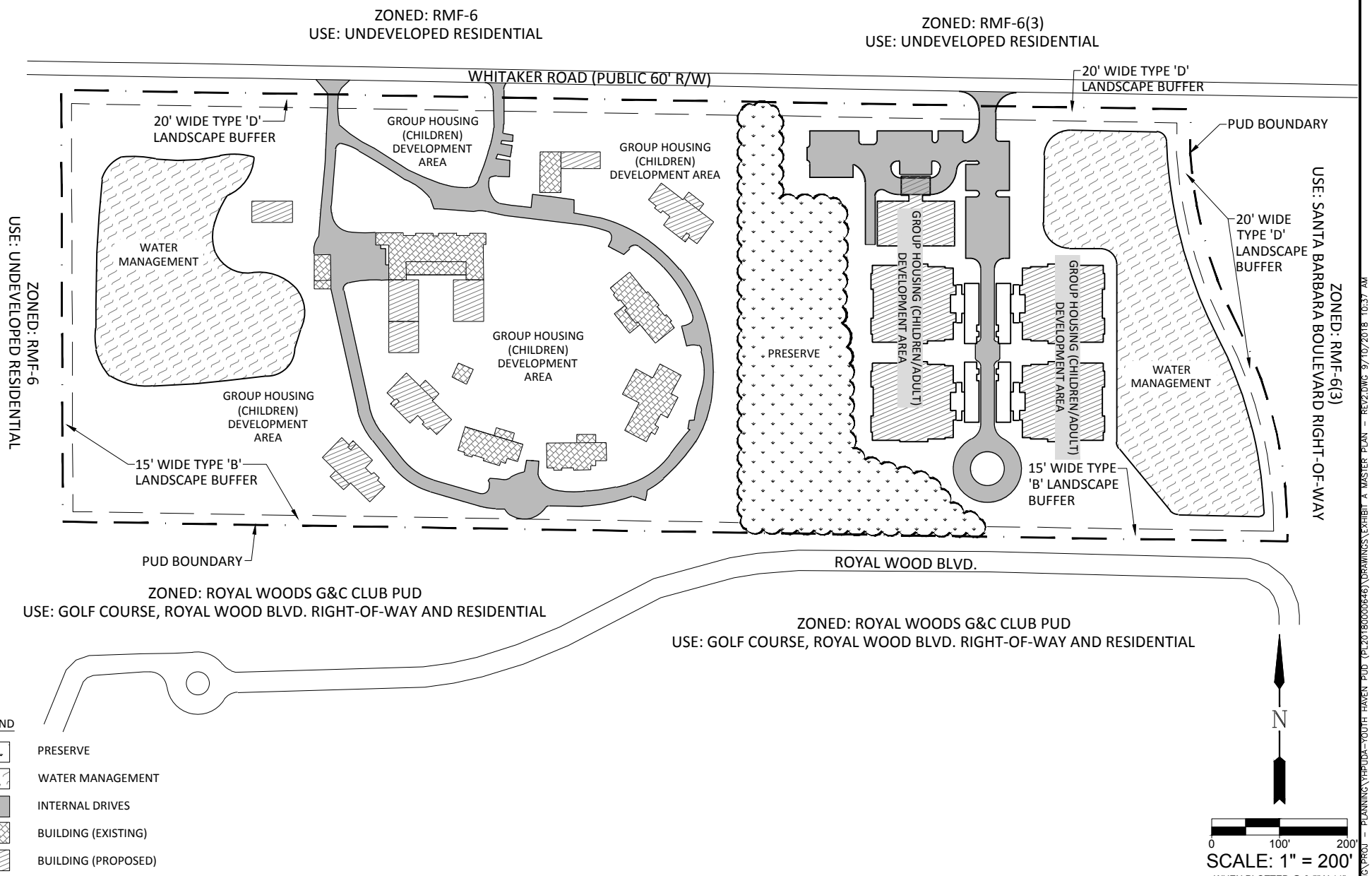
- An on-site wellness facility shall provide exercise and general fitness opportunities for the residents;

- Each unit shall be equipped with devices to notify emergency service providers in the event of a medical or another emergency;

4.11 TRANSPORTATION

The maximum net external trip generation for the CFPUD shall not exceed 73 two-way PM peak hour trips, based on the applicable land use codes in the Institute of Transportation Engineers, Trip Generation Manual in effect at the time of application for the development order approval.

~~4-10~~



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

YOUTH HAVEN CFPUD

EXHIBIT A
CONCEPTUAL MASTER PLAN

REVISED
09/05/2018

SCALE:	1" = 200'
JOB CODE:	YHPUDA
DATE:	APRIL 2018
FILE NAME:	EXHIBIT A MASTER PLAN – REV

SHEET 1 OF 1

\\GOM\LOCAL\FILES\PLANNING\PROJ – PLANNING\YHPUDA–YOUTH HAVEN PUD (PL20180000846)\DRAWINGS\EXHIBIT A MASTER PLAN – REV2.DWG 9/10/2018 10:37 AM

SITE SUMMARY

TOTAL SITE AREA: 25± ACRE

MAXIMUM DENSITY: 250 CHILDREN/SENIORS, PLUS STAFF (10 BEDS/AC X 25 ACRES), NOT TO EXCEED AN FAR OF 0.45.

PRESERVE:

REQUIRED: 2.34± ACRES
2.18± ACRES (14.54± ACRES X 0.15, PER SDP-AR-13286)
0.16± ACRES (1.07± ACRE ADDITION TO THE CFPUD X 0.15)

PROVIDED: 2.36± ACRES

OPEN SPACE:

REQUIRED: 7.5± ACRES (25± ACRES X 0.30)
PROVIDED: 7.5± ACRES

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. BUILDING LOCATIONS AND SIZES ARE CONCEPTUAL AND WILL COMPLY WITH THE REQUIREMENTS OF THE YOUTH HAVEN CFPUD OR LDC AT THE TIME OF SDP.
3. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC REMOVAL IN ACCORDANCE WITH LDC SECTION 4.06.02 AND LDC SECTION 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. HOWEVER, IF THE PRESERVE AFTER REMOVAL OF EXOTIC VEGETATION CANNOT MEET THE 80% OPACITY REQUIREMENT AS SPECIFIED IN THE LDC FOR A TYPE 'B' LANDSCAPE BUFFER (WHERE REQUIRED) WITHIN 6 MONTHS OF THE ISSUANCE OF THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY, FOLLOWING THE DATE OF APPROVAL OF THIS CFPUD AMENDMENT, THEN A MINIMUM 6 FOOT WIDE LANDSCAPE BUFFER MUST BE RESERVED FOR ADDITIONAL LANDSCAPE MATERIAL WHICH SHALL BE ADDED OUTSIDE OF THE PRESERVE TO ACHIEVE THE 80% OPACITY REQUIREMENT WITHIN 6 MONTHS OF THE ISSUANCE OF THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY.

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

YOUTH HAVEN CFPUD

EXHIBIT B
CONCEPTUAL MASTER PLAN NOTES

REVISED
10/12/2018

SCALE: N.T.S.
JOB CODE: YHPUDA
DATE: APRIL 2018
FILE NAME: EXHIBIT A MASTER PLAN – REV3.DWG
SHEET 1 OF 1

C:\OGM-LOCAL\FILES\PLANNING\PROJ – PLANNING\YHPUDA–YOUTH HAVEN PUD (PL20180000646)\DRAWINGS\EXHIBIT A MASTER PLAN – REV3.DWG 10/12/2018 10:55 AM