



# **WALDROP ENGINEERING**

**CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS**

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March 31, 2015

Mr. Michael Sawyer  
Zoning & Land Development Review Department  
Community Development & Environmental Services  
2800 North Horseshoe Drive  
Naples, Florida 34104

**RE: Royal Palm Academy PUD Amendment (PUDA)  
PUDA-PL2014-2683**

Dear Mr. Sawyer:

Enclosed for your review is an application to amend the Royal Palm Academy PUD ("Property"), a 163+/- acre project located east and west of Livingston Road, approximately 1.5 miles north of Immokalee Road in unincorporated Collier County, Florida. The Property is located within Section 13, Township 48 South, Range 25 East, and is designated within the Urban Residential Subdistrict per the Collier County Future Land Use Map.

## **BACKGROUND/PROJECT HISTORY:**

The Property was originally rezoned in 2003 from Rural Agricultural (A), with portions having a Special Treatment (ST) overlay, to Planned Unit Development (PUD) per Ordinance 03-54. This approval allowed for the development of a 50+/- acre school campus, 550 residential dwelling units, ancillary uses, and open space/preserve areas. The total acreage within the original PUD is 163+/- acres.

In 2013, the PUD was amended pursuant to Ordinance 13-26 to reduce campus acreage from 50 acres to 11 acres and relocate the campus to the east of Livingston Road. To date, the Pre-K through Grade 12 school campus has been developed in the portion of the project east of Livingston Road, in addition to 350 single-family attached/townhouse residential units in communities known as Milano and Verona Pointe, and 156 single-family units in Camden Lakes.

## **SURROUNDING DEVELOPMENT:**

The property is located within an urbanized portion of Collier County adjacent to existing and approved residential and institutional development. In terms of the specific surrounding development pattern, the North Naples Middle School abuts the property to the north of Learning Lane, in addition to vacant lands zoned for agricultural uses, and a CFPUD approved for a 500-seat church and pre-school. The Barrington Cove RPUD (fka Brandon RPUD) abuts the property to the north and west on the east side of Livingston Road in addition to vacant agriculturally zoned lands. Golf course and residential uses associated with the Pelican Strand community abuts the PUD to the east. To the south are residential uses within the Madiera PUD and Imperial Golf Estates Community.

## **REQUEST:**

The Applicant is requesting approval of the following amendments to the Royal Palm Academy PUD:

- Rezone the Property from PUD and Rural Agriculture to a unified PUD;
- Add 15.35+/- acres located east of Livingston Road and directly north of the Verona Pointe community in the PUD boundary;
- Increase the unit count from 550 dwelling units to 600 dwelling units (an increase of 50 dwelling units).
- Revise Section I to include the legal description for the 15.35 acres added to PUD boundary;
- Revise Section II to add deviations;
- Revise Section V to include "Preserve" as the Principal Use and to designate all other uses as Accessory Uses;
- Revise Section VI to add/modify the Developer's Commitments;
- Revise Exhibit A, PUD Master Plan.

The Applicant is not requesting changes to the approved uses or the site development regulations. Buffer yards are proposed in compliance with the Land Development Code and the previous PUD approval. The 15.35 acre property proposed for inclusion via this amendment abuts residential uses in the Barrington Cove RPUD (fka Brandon RPUD), which is approved for a similar mix of residential uses. Based upon the surrounding approved uses, proposed residential development program, and supportive buffers and setbacks, the Royal Palm Academy PUD will remain compatible with surrounding developments.

## **ENVIRONMENTAL CONDITIONS:**

The 15.35+/- acres proposed for inclusion in the PUD boundary contains a total of 4.94 acres of native vegetation communities, as defined in the GMP and LDC. The proposed PUD Master Plan and PUD Document provides 1.2 acres of preserve area to support the additional 15.35+/- acres of proposed residential development area, in addition to the 39+/- acres approved for the existing PUD per Ordinance 2013-26. Therefore, the minimum required 25% of on-site native vegetation shall be retained, consistent with LDC Section 3.05.07.

## **INFRASTRUCTURE:**

The subject property is accessed from Livingston Road via Ravina Way. There is a recorded easement in place providing access to the 15.35 acres proposed for addition to the PUD. As outlined in the Traffic Impact Statement (TIS) prepared by JMB Transportation Engineering, Inc., all roadways impacted by the project will continue to operate at the County's adopted minimum Level of Service through project build-out.

Potable water for this project will be provided by Collier County Utilities (CCU) through an 8" water main located at the entrance of Ravina Way off Livingston Road. Wastewater service will also be provided by Collier County Utilities from a 16" force main located on the west side of Livingston Road.

The expanded PUD can be readily served by available public infrastructure and will not negatively impact levels of service.

## **CONCLUSION:**

In summary, the Applicant is proposing to add 15.35+/- acres into the approved PUD boundary; increase the unit count from 550 units to 600 units; and modify the PUD commitments to address the additional acreage and existing conditions. As outlined in the attached application, the PUD will remain consistent with the LDC and Growth Management Plan (GMP).

Per the Pre-Application Meeting Notes, the following items are enclosed for your review:

1. Eighteen (18) copies of the submittal cover letter detailing the purpose of the PUD Rezone request;
2. A check in the amount of \$14,200.00 for the PUD Rezone Application Fee;
3. Eighteen (18) copies of the completed PUD Rezone Application including Evaluation Criteria;
4. Eighteen (18) copy of the pre-application meeting notes;
5. One (1) original and two (2) copies of the Owner Affidavit by Pulte Home Corporation;
6. One (1) original and two (2) copies of the Owner Affidavit by Center Point Community Church of Naples, Inc.;
7. One (1) original and two (2) copies of the Covenants of Unified Control by Pulte;
8. One (1) original and two (2) copies of the Covenants of Unified Control by Center Point Community Church of Naples, Inc.;
9. Two (2) copies of the Completed Addressing Checklist;
10. Three (3) copies of the Warranty Deed;
11. Four (4) copies of the signed and sealed Boundary survey prepared by Rhodes and Rhodes Land Surveying, Inc.;
12. Five (5) copies of the Aerial showing FLUCCS Codes;
13. Five (5) copies of all Environmental Data Requirements including a current aerial with FLUCFCS Codes, and a Listed or protected species survey prepared by W. Dexter Bender & Associates, Inc.;
14. Four (4) copies of the Utility Provisions Statement;
15. Seven (7) copies of the Traffic Impact Statement prepared by JMB Transportation Engineering Inc.;
16. Four (4) copies of the Master Site File letter prepared by the Florida Department of State Division of Historical Resources;
17. Two (2) copies of the School Impact Analysis application;
18. Eighteen (18) copies of the list of requested deviations and justifications;
19. Eighteen (18) copies of the revised PUD Conceptual Site Plan (24"x36") and one reduced copy;
20. Eighteen (18) copies of the current PUD document and Master Plan (24"x36");
21. Eighteen (18) copies of the proposed PUD document in strike-through/underline format; and
22. Two (2) copies of the entire submittal on CD-ROM.

Should you require additional information or have any questions, please feel free to contact me directly at (239) 405-7777, ext. 207, or [alexis.crespo@waldropengineering.com](mailto:alexis.crespo@waldropengineering.com).

Sincerely,

**WALDROP ENGINEERING, P.A.**



Alexis V. Crespo, AICP, LEED AP  
Principal Planner

Enclosures

cc: Michael Hueniken, Pulte Homes Corp. w/enclosures  
Richard Yovanvoich, Coleman, Yovanovich & Koester, P.A.  
Jim Banks, JMB Transportation Engineering, Inc.  
Tyler King, W. Dexter Bender & Associates, Inc.  
Terry Shaffer, Center Point Community Church of Naples, Inc.