

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90 Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO PROJECT NAME DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION			
Name of Applicant(s): SD San Marino LLC c/o Keith Gelder			
Address: 2647 Professional Circle Suite 1201 City: Naples State: FL ZIP: 34110			
Telephone: 239-449-5227 Cell: 239-280-6504 Fax: 239-592-7541			
E-Mail Address: kgelder@stockdevelopment.com			
Name of Agent: Alexis Crespo, AICP			
Folio #: See Page 2 of Application. Section: 11 Twp: 50 Range: 26			
Firm: Waldrop Engineering, P.A.			
Address: 28100 Bonita Grande Dr. 305 City: Bonita Springs State: FL ZIP: 34135			
Telephone: 239-405-7777 Cell: 239-850-8525 Fax: 239-405-7899			
E-Mail Address: alexis.crespo@waldropengineering.com			



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Is the applicant the owner of the subject property?
1. If applicant is a land trust, so indicate and name the beneficiaries below.
 If applicant is corporation other than a public corporation, so indicate and name officers and major stockholders below.
3. If applicant is a partnership, limited partnership or other business entity, so indicate and name principals below.
4. If applicant is an owner, indicate exactly as recorded, and list all other owners, if any.
5. If applicant is a lessee, attach copy of lease, and indicate actual owners if not indicated on the lease.
6. If applicant is a contract purchaser, attach copy of contract, and indicate actual owner(s) name and address below: (If space is inadequate, attach on separate page)
DETAIL OF REQUEST
On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.
On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC
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On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1. PROPERTY INFORMATION PUD NAME: San Marino PUD ORDINANCE NUMBER: 2015-30 FOLIO NUMBER(S): 00411440000; 00410960002; 00411640004; 00410840009; 00410640005; 00411320007; 00410880001; 00411240006; 00411200004 Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD provide and the public provides of the PUD provides of the PU

6/17/2015



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If no, please explain:		
Has a public hearing been held on this property within the last year? If yes, in whose name? Stock Development	Yes	☐ No
Has any portion of the PUD been SOLD and/or DEVELOPED?		
Are any changes proposed for the area sold and/or developed? If yes, please describe on an attached separate sheet.	Yes	☐ No
Please see attached cover narra	tive/cover let	tor



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Pre-Application Meeting and Final Submittal Requirement Checklist for:
PUD Insubstantial Change
Chapter 3 G.3 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

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REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRE
Completed Application (download current form from County website)	16	X	REQUIRE
Pre-Application Meeting notes	1		X
Project Narrative, including a detailed description of proposed changes			
and why amendment is necessary	16	X	
Detail of request	16	X	
Current Master Plan & 1 Reduced Copy	16	X	
Revised Master Plan & 1 Reduced Copy	16		
Revised Text and any exhibits	16	X	
PUD document with changes crossed through & underlined	16	X	
PUD document as revised with amended Title Page with Ordinance #		х	
Warranty Deed	16	х	
Legal Description	2	х	
Boundary survey, if boundary of original PUD is amended	2	X	
If PUD is platted, include plat book pages			X
List identifying Owner & all parties of corporation			х
Affidavit of Authorization, signed & notarized	2	X	
Completed Addressing Checklist	2	х	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	х	
Electronic copy of all documents and plans	1	Х	
*Please advise: The Office of the Hearing Examiner requires all materials	aring Fuencian		
to be submitted electronically in PDF format.	3	x	
*If located in Immokalee or seeking affordable housing, include an additional requirement.			
requirement.	ional set o	f each subn	nittal
ADDITIONAL REQUIREMENTS FOR THE PUBLIC USABUSE OF STATE			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County Review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

6/17/2015 Page 4 of 5



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PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

School District (Residential Components): Amy Lockheart		Bayshore/Gateway Triangle Redevelopment: Executive Director
Utilities Engineering: Kris VanLengen		Parks and Recreation: Vicky Ahmad
Emergency Management: Dan Summers		Naples Airport Authority: Ted Soliday
Conservancy of SWFL: Nichole Ryan		Other:
City of Naples: Robin Singer, Planning Director		Other:
FEE REQU	IREM	ENTS
	-	
PUD Amendment Insubstantial (PDI): \$1,50	0.00	
□ Pre-Application Meeting: \$500.00	0.00	
X Estimated Legal Advertising fee for the Office	6	
▼ Estimated Legal Advertising fee for the Office	ce of t	the Hearing Examiner: \$925.00
The completed application all required automics		
The completed application, all required submittal ma	iterial	s, and fees shall be submitted to:
Growth Management Departn	nent/	Planning and Regulation
ATTN: Busin		
2800 North Ho	rsesh	oe Drive
Naples, F	L 341	04
Olipso		2/4/2016
pplicant/Owner Signature		Date
1		Date
Alexis Crespo		
pplicant/Owner Name (please print)	_	
(piedoc print)		

February 4, 2016

Mr. Ray Bellows, AICP Zoning & Land Development Review Department Community Development & Environmental Services 2800 North Horseshoe Drive Naples, Florida 34104

RE: San Marino RPUD

Insubstantial Change (PDI)

Dear Mr. Bellows:

Enclosed for your review is an application for an Insubstantial Change to a PUD in regards to the San Marino RPUD, a 235+/- acre project located east of CR 951/Collier Boulevard and 1.5 miles north of Rattlesnake Hammock Road in unincorporated Collier County, Florida. The PDI request is specific to the 196+/- acre portion of the PUD, known as Parcel B.

BACKGROUND/EXISTING CONDITIONS

The Property was originally rezoned in 2000 from Rural Agriculture ("A") and Rural Agriculture with Special Treatment Overlay ("A-ST") to PUD, allowing for the development of the property with a maximum of 352 dwelling units, a golf course, and preserves.

In 2002, approximately 39 acres of the PUD were developed with 350 multi-family dwelling units known as the "Aventine at Naples" apartment complex, effectively utilizing all of the available base density for the entire PUD. The intent at that time for the remaining 196 acres was for development as a private golf course and club.

In February 2014, Stock Development & H & LD Venture, LLC filed a Growth Management Plan Amendment to allow: 1) density bonus of up to 2.5 units per gross acre via the transfer of up to 2.5 units (transferable development rights) per acre from lands designated as Rural Fringe Mixed Use District Sending Lands; and 2) to allow the use of TDRS from any lands designated as Sending within the Rural Fringe Mixed Use District, thereby omitting the requirement to obtain TDRs from lands within one (1) mile of the Urban Boundary.

In 2015, pursuant to Ordinance No. 2015-30, the Applicant amended the RPUD zoning to allow for the development of the 196+/-acres with a maximum of 300 residential dwelling units, preserve lands, and amenities in accordance with the Growth Management Plan application. Since the date of approval the property was sold from H & LD Venture, LLC to Stock Development (SD San Marino, LLC).

REQUEST

The Applicant is requesting Staff's approval of an insubstantial change to the San Marino RPUD to allow for the following modifications to the RPUD, Ordinance 2015-30:

- Remove Traffic Commitment 5.5.C. in Section V, Development Commitments, regarding the
 potential for an interconnection to the parcels to the north in accordance with the revised Exhibit B,
 Parcel B PUD Master Plan;
- Amend Traffic Commitment 5.5.F. in Section V, Development Commitments, to comply with the new driveway connection location shown on the revised Parcel B PUD Master Plan;
- Amend Deviation #4 in Section VI, Deviations from the LDC, to allow for the option to construct a 12-foot tall wall/berm combination along the shared boundary with Willow Run as shown on the revised Exhibit B, Parcel B PUD Master Plan; and
- Amend Exhibit B, Parcel B PUD Master Plan to reflect the changes requested through this PDI application, and demonstrate the reconfigured lake locations and roadway configuration.

The modified commitments and deviation will allow for the protection of public health, safety and welfare while supporting the Applicant's intent to develop a single-family residential community in accordance with the PPL construction plans (PL2015-1759).

The Applicant is requesting removal of Traffic Commitment 5.5.C. regarding potential vehicular interconnection to the agriculturally zoned property to the north based upon the Diocese of Venice ("Diocese") lack of response to the request to interconnect. The Applicant sent the Diocese a certified letter and has received no response regarding their desire to facilitate interconnection between the properties and enter into a cost sharing agreement to do so. The commitment specifically states: "At the time of subdivision plat for the first phase of development, the developer must provide Staff with documentation of their efforts to establish the interconnection in the form of a certified letter to the adjacent property owner." Therefore, the commitment can be removed from the PUD document through this application, should no response be received by the date of the Hearing Examiner.

As discussed during the meeting with Staff on January 4th, existing Transportation Commitment 5.5.F. erroneously describes the access to Parcel B from Collier Boulevard. The distance provided for in the commitment does not align with any median opening, either existing or proposed, and furthermore does not align with the Applicant's proposed access point shown on the aforementioned PPL plans. The revised commitment will allow access to the property in a location that is acceptable to the Applicant and Collier County Transportation Staff.

As outlined in the enclosed deviation narrative, the shared combination berm/wall/fence along the southern property line abutting the Willow Run PUD will further enhance the compatibility between the two neighboring PUDs, and will assist in screening adjacent developments, as intended by the LDC. The San Marino PUD contains an approved deviation from LDC Section 5.03.02.C, Fences and Walls, to allow a maximum wall height of eight (8) feet throughout the development, and a 12-foot tall wall, berm or combination fence/wall/berm along Collier Boulevard. Approval of the modified deviation will allow the Applicant the option to construct a 12-foot tall fence, wall, berm, or fence/wall/berm combination along the shared property line with the Willow Run PUD depending upon the uses that are developed in the

tracts adjacent to San Marino. San Marino is limited to single-family dwelling types at a maximum height of 35 feet, while Willow Run is permitted multi-family buildings up to 75 feet in height. Due to the differing scale of dwelling types within each community, the proposed deviation will enhance the project from a compatibility standpoint.

Please also refer to the enclosed Deviation Narrative that further details the appropriateness of the requested deviation.

JUSTIFICATION/COMPLIANCE WITH LDC §10.02.13.E:

The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC§ 10.02.13.E as follows:

a. A proposed change in the boundary of the PUD;

No, the request will not impact the existing PUD boundary.

 A proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development;

No, the request will not increase the approved density or intensity, or the height of proposed buildings.

 A proposed decrease in preservation, conservation, recreation or open space areas within the development not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

No, the request will not result in a decrease of preserve, conservation, recreation, or open space areas.

 d. A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open spaces), or a proposed relocation of nonresidential land uses;

No, the requests do not impact non-residential use areas. The San Marino PUD includes only residential uses.

e. A substantial increase in the impacts of the development which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

No, the request will result in a decrease to the external impacts of the development. The Applicant is maintaining one (1) point of ingress/egress from Collier Boulevard, as currently approved in the PUD. The Applicant is simply modifying the description of the

access point's location in the Developer Commitments section to support the proposed ingress/egress shown on PPL construction plans, and approved by Collier County Transportation Planning Staff. Therefore, the relocation of the access point will not have any external impacts.

f. A change that will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

No, the request will not generate a higher level of vehicular traffic. No change in land use activities is being requested.

g. A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

No, the request will not result in increased requirements for stormwater retention or increase stormwater discharges.

h. A change that will bring about a relationship to an abutting land use that would be incompatible with an adjacent land use;

The request will serve to enhance the Type "A" landscape buffer between the subject property and the abutting PUD to the south, Willow Run. The request for additional fence/wall/berm height will further screen the differing residential uses, while fully meeting the intent of the LDC to provide perimeter buffering between developments.

 Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses;

No, the request does not impact the project's compliance with the Growth Management Plan. The request is limited to modifying two traffic commitments, and modifying one deviation. The PUD Master Plan changes are also consistent with the GMP.

j. The proposed change is to a PUD district designated as a development of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this LDC section 10.02.13; or

No, the request does not require a determination that the change will result in a substantial deviation. As noted above, the request will not increase density/intensity, traffic generation, non-residential land uses, or decrease environmental areas. The request does not meet any of the criterion outlined in F.S. 380.06(19)(e)2.

k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 10.02.13

No, based upon meetings with Staff on January $4^{\rm th}$ the request is not a substantial modification to the PUD, and may be processed as a PDI pursuant to the LDC and Administrative Code.

CONCLUSION:

In summary, the proposed Insubstantial Change will allow modifications specific to the San Marino PUD to support the Applicant's single-family residential development program, as proposed on the pending PPL construction plans. The proposed modifications will allow for enhanced design flexibility, and a PUD document that is current with the existing conditions and fulfilled commitments. This application will not negatively impact public health, safety or welfare, and the PUD will remain consistent with the LDC and Growth Management Plan (GMP).

The following items are enclosed for your review:

- 1. A check in the amount of \$2,025 for the application fees;
- 2. Sixteen (16) copies of the completed PDI Application;
- 3. One (1) copy of e-mail from Ray Bellows waiving the pre-application meeting requirement;
- 4. Sixteen (16) copies of the Cover Letter/Project Narrative detailing the purpose of the request;
- 5. Sixteen (16) copies of the Current Master Plan & 1 reduced copy (8 ½" x 11");
- 6. Sixteen (16) copies of the Revised Exhibit B, Parcel B PUD Master Plan (24"x36" & 11"x17");
- 7. Sixteen (16) copies of the Revised Section V, Developer Commitments, of the PUD document in strikethrough/underline format;
- 8. Sixteen (16) copies of the Revised Section VI, Schedule of Deviations, of the PUD document in strikethrough/underline format;
- 9. Sixteen (16) copies of the Requested Deviations and Justifications;
- 10. Sixteen (16) copies of the Southern Buffer Cross Sections;
- 11. Sixteen (16) copies of the Certified Letter;
- 12. Two (2) copies of PUD document as revised with amended Title Page with Ordinance #;
- 13. Two (2) copies of the Recorded Warranty Deed;
- 14. Two (2) copies of the Legal Description;
- 15. One (1) original and one (1) copy of the executed Affidavit of Authorization with list of parties in organization;
- 16. One (1) copies of the approved Addressing Checklist;
- 17. One (1) copies of the Location Map (8.5"X11"); and
- 18. Three (3) copies of the entire submittal documents on CDROM.

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

Sincerely,

WALDROP ENGINEERING, P.A.

Ulregio

Alexis V. Crespo, AICP, LEED AP Vice President of Planning

Enclosures

cc: Keith Gelder, Stock Development

Lindsay Rodriguez

From:

BellowsRay <RayBellows@colliergov.net>

Sent:

Monday, February 01, 2016 2:04 PM

To:

Alexis Crespo

Cc:

StrainMark; AshtonHeidi; GundlachNancy; Lindsay Rodriguez

Subject:

RE: San Marino PDI - Pre-Application Meeting Waiver

Hi Alexis,

I agree, the pre-application meeting can be waived in this case.

Please let me know if I can be of any other assistance.

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department - Planning & Regulation

Telephone: 239.252.2463; Fax: 239.252.6350



From: Alexis Crespo [mailto:Alexis.Crespo@waldropengineering.com]

Sent: Monday, February 01, 2016 11:47 AM

To: BellowsRay

Cc: StrainMark; AshtonHeidi; GundlachNancy; Lindsay Rodriguez Subject: San Marino PDI - Pre-Application Meeting Waiver

Hi Ray,

We are finalizing the PDI application to amend the following transportation commitment that was discussed during our meeting on January 4th.

"Commitment 5.5.F. New driveway connections for the development of Parcel B must align with the existing directional median opening, approximately 800'+ south of the Northerly property line."

Can you provide an email waiving the pre-application meeting requirement based upon our informal meeting with Staff?

Thanks!

Alexis V. Crespo, AICP, LEED AP Vice President of Planning



Direct: E: alexisc@waldropengineering.com | C: (239) 850-8525

Office: P: (239) 405-7777 | F: (239) 405-7899

www.waldropengineering.com

NOTICE: Upon receipt of any electronic file/data from Waldrop Engineering, P.A., you are agreeing to the following: This file/data is for informational purposes only. It is the responsibility of the recipient to reconcile this electronic file/data with the actual project site conditions. Recipient agrees to indemnify and hold hold.

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.



COLLIER COUNTY GOVERNMENT GROWTH MANAGEMENT DIVISION www.colliergov.net

2800 NORTH HORSESHOE DRIVE NAPLES, FLORIDA 34104 (239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliergov.net or fax to the Operations Department at 239-252-5724 or submit in person to the Addressing Department at the above address. Form must_be signed by Addressing personnel prior to pre-application meeting, please allow 3 days for processing.

Not all items will apply to every project. Items in **bold type** are required. **FOLIO NUMBERS MUST BE PROVIDED.** Forms older than 6 months will require additional review and approval by the Addressing Department.

PETITION TYPE (Indicate type below, complete a separate Addressing Checklist for each Petition type)			
BL (Blasting Permit) BD (Boat Dock Extension) Carnival/Circus Permit CU (Conditional Use) EXP (Excavation Permit) FP (Final Plat LLA (Lot Line Adjustment) PNC (Project Name Change) PPL (Plans & Plat Review) PSP (Preliminary Subdivision Plat) PUD Rezone RZ (Standard Rezone)	□ SDP (Site Development Plan) □ SDPA (SDP Amendment) □ SDPI (Insubstantial Change to SDP) □ SIP (Site Improvement Plan) □ SIPI (Insubstantial Change to SIP) □ SNR (Street Name Change) □ SNC (Street Name Change – Unplatted) □ TDR (Transfer of Development Rights) □ VA (Variance) □ VRP (Vegetation Removal Permit) □ VRSFP (Vegetation Removal & Site Fill Permit) ■ OTHER PDI		
LEGAL DESCRIPTION of subject property or properties (c	conv of lengthy description may be attached		
Portions of Section 11 S 11	T 50 R 26		
FOLIO (Property ID) NUMBER(s) of above (attach to, or associate with, legal description if more than one) See attached Folio list.			
STREET ADDRESS or ADDRESSES (as applicable, if alre	eady assigned)		
LOCATION MAP must be attached showing exact location of project/site in relation to nearest public road right- of-way			
SURVEY (copy - needed only for unplatted properties)			
PROPOSED PROJECT NAME (if applicable) San Marino RPUD			
PROPOSED STREET NAMES (if applicable)			
SITE DEVELOPMENT PLAN NUMBER (for existing projects/sites only) SDP or AR or PL #			



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Project or development names proposed for, or already appear indicate whether proposed or existing)	ring in, condominium documents (if application;
Please Return Approved Checklist By: Email	☐ Fax ☐ Personally picked up
Applicant Name: Lindsay Rodriguez	
Phone: 239-405-7777 Email/Fax: lindsay.rodri	guez@waldropengineering.com
Signature on Addressing Checklist does not constitution approval and is subject to further review by the Operation	
FOR STAFF USE ONLY	
Folio Number See Attached	
Folio Number	
Approved by: \(\int \) \(\tag{\cut} \) \(\tag{\cut} \) \(\tag{\cut} \)	Date:1/26/2016
Upualeu by.	Date:

IF OLDER THAN 6 MONTHS, FORM MUST BE UPDATED OR NEW FORM SUBMITTED

SAN MARINO PUD FOLIO IDs