



June 19, 2017

Chris Lascano  
Phoenix Associates of South Florida, Inc  
13180 Livingston Road Suite #204  
Naples, FL 34109

RE: SDP - PL20150002234  
The Pineapple House at Sapphire Lakes ALF  
**PROJECT PRE-APPROVAL LETTER**

Please be advised that the above-named project is complete and a Certificate of Public Facility Adequacy (COA) has been approved. As required by Section 10.02.07 of the Land Development Code and Section 74-302 (h) of the Collier County Code of Laws and Ordinances, a COA must be issued concurrently with the approval of this development order. The estimated Road Impact Fees for the project total \$128,010.92.

**A COA will be issued upon payment of 33% of the estimated road impact fees in the amount of \$42,243.60** calculated as follows:

Nursing Home: 127 Beds x \$1,007.96 = \$128,010.92 x 33% = \$42,243.60

**Please make your check payable to "Collier County Board of County Commissioners" and SUBMIT TO:**

**Impact Fee Administration**  
Collier County Growth Management Department  
2800 Horseshoe Drive North  
Naples, FL 34104

Once the above-referenced impact fees are paid, a COA will be issued in perpetuity and a project approval letter will be issued.

If the applicable estimated transportation impact fees are not paid prior to the expiration of the temporary 1-year capacity reservation secured upon the County's acceptance of the TIS, the COA application will be deemed denied and a new COA application will be required to be submitted. The COA application will be reviewed to determine if capacity is available at that time, and if so, a COA will be issued.

Final calculation of impact fees due will be based on the intensity of the development actually permitted for construction and the impact fee schedule in effect at the time the building permit application is submitted. In addition, any required impact fees for Parks, Libraries, School, Government Building, Law Enforcement, Water, Sewer, Fire, EMS, or Correctional Facilities will be due prior to the issuance of a Certificate of Occupancy.

Please contact Paula Fleishman at (239) 252-2924 if you have any question related to the COA. Please contact the Application Processing and Distribution Department at (239) 252-2923 if you have any questions related to the project approval.

*Valerie Kullick*

Planning Technician

This project is subject to LDC Section 10.02.03 B.4.b which states: Approved site development plans (SDPs) shall remain in force for three (3) years from the date of approval, as determined by the date of the SDP approval letter. If construction has not commenced within 3 years, the site development plan approval term will expire and the SDP approval is of no force or effect. One amendment to the SDP may be applied for and may be granted prior to the original expiration date, so long as the proposed amendment complies with the LDC requirements in force at the time of the SDP amendment submittal. The SDP amendment shall remain in effect for 3 years from the date of approval, as determined by the date of the SDP amendment approval letter. **The date of this pre-approval letter constitutes the “date of approval”.** The expiration date is June 19, 2020.