

Collier County Department of Community Development
2800 Horseshoe Drive
Naples, FL 34104
Attn: Daniel Smith

March 1, 2018

Submittal requirements

1. Completed addressing check list
2. Email from the planner
3. Cover letter
4. Completed application
5. Cover sheet
6. Three plan sheets showing the changes

Cover Letter for ICP to SDPA-2006-AR-10381

The owners in Marbella Lakes have a unique situation in that there was a very specific street tree requirement in the PUD document. The requirement called for one tree per lot or one tree every 50 feet. The PUD called for the trees to be planted between the sidewalk and back of curb, and within 10 feet of pavement, where viable. This placed all the street trees in common areas under the control of the HOA. Further requirements were that 50% of the street trees be canopy trees and of course 75% must be native Florida species. The developer elected to forego any effort to provide design and plant 100% canopy trees in the form of a Live Oak monoculture. The PUD also called for root barrier which was not installed. The concern for owners was the long term damage the large specie trees will do to pavement and to underground utilities,



Live Oaks planted in common areas 33 inches from sidewalk and close proximity to utilities, also less than 10' from driveways

and the danger a monoculture planting presents in terms of future pests and disease. Over the course of the past several years, the HOA has worked through the PUD amendment process to amend the tree requirement.

The HOA intends to remove the street trees but still remain in compliance with the General Tree requirement found in the Collier County LDC. Under this plan buffers, VLA trees, water management areas, and foundation planting areas will remain unchanged.

The intent of this plan is also to allow flexibility in choosing what species are used to replace trees while adding to and enhancing trees that do not pose a threat to structures or utilities. Toward that end this plan contains a list of native trees more appropriate to the space allotted for street trees adjacent to structures and utility lines, and ideas for that street tree mix.



Street trees that are located where there is adequate soil volume and deep utilities can remain and be enhanced with additional plantings. There are also other relatively large land areas that were never built such as the large greensward at the center of the community.



Empty Space in the community interior

There are opportunities to enhance the long lake vistas by installing color trees at the ends.



Long Lake Vista

The Marbella Lakes community has the potential to remain in compliance with the Collier County LDC while avoiding the damage that large species trees will cause due to improper planting locations while adding a sense of identity and individual design.

Regards,

A handwritten signature in black ink that reads "Paul J. Klaus". The signature is written in a cursive style with a large, looping "P" and "K".

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