



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: PUDA
Date and Time: Tuesday 1/15/2019 8:30AM

Assigned Planner: James Sabo

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Courthouse Shadows CPUD Amendment (PUDA)

PL #: 20180003658

28750000025, 28750000523, 28750000769, 30480120004
Property ID #: 30480040100 Current Zoning: PUD-BMUD Overlay

Project Address: _____ City: Naples State: FL Zip: 34112

Applicant: Sharon Umpenhour-Grady Minor

Agent Name: D. Wayne Arnold, AICP, Q. Grady Minor & Assoc., P.A. Phone: 239-947-1144

Agent/Firm Address: 3800 Via Del Rey City: Bonita Springs State: FL Zip: 34134

KRG Courthouse Shadows LLC-28750000028, 28750000523, 28750000769, 30480040100
Property Owner: 2947 Peters Ave Investment LLC - 30480120004

Please provide the following, if applicable:

- i. Total Acreage: 19.14
- ii. Proposed # of Residential Units: _____
- iii. Proposed Commercial Square Footage: _____
- iv. For Amendments, indicate the original petition number: _____
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: _____
- vi. If the project is within a Plat, provide the name and AR#/PL#: _____



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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is <https://www.colliergov.net/Home/ShowDocument?id=75093>.

ARCHITECTURE - LDC 5.05.08 ARCH. & SITE DESIGN APPLIES, NOTE TRANSITIONAL & MASSING ELEMENTS LDC 5.05.08 D.3
PRIMARY FACADE STD'S FOR BUILDING FACADES FACING US 41.

x ENVIRONMENTAL the Proposed Amendment Residential Option will REQUIRE 25% Preservation Requirement (Coastal High Hazard Area) which is Higher than the APPROVED 15%. Applicant to Provide FLUCCS MAP AND ENVIRONMENTAL DATA GMAA will include the Existing wording from the Existing PUD. SEE checklist

stormwater: must meet current design criteria for stormwater and will work to a solution for existing internal developments in relation to a workable discharge rate. New out fall ~~into~~ to creek will be needed and should have an energy reduction design due to sharp drop in elevation.

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

x See ATTACHED ENVIRONMENTAL CHECKLIST



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Meeting Notes

*TRANSPORTATION - METHODOLOGY MEETING, ADDRESS ALL TRANSPORTATION ELEMENTS OF GMP, NOTE IN ITS LOCATION IN CONGRESSION EXEMPTION AREA (TCEA) NOTING HOW IT IS APPLIED/NOT APPLIED. PROVIDE CORP REQUESTED ITS AND SEC USE CODES. PROVIDE/REVISED/ADDRESS TRIP LIMIT COMMITMENT. SEE ALSO PRE-APP TRANSPORTATION * NOTES/LANGLAIS.

2019 PUD monitoring report due in January 2019
 Please add Developer Commitments on the Trans Plan
 * pre-app notes attached *

PUBLIC UTILITIES - PROVIDE ENGINEERING ANALYSIS OF DOWNSTREAM WASTEWATER COLLECTION/TRANSMISSION SYSTEM IMPACTS, STARTING W/PS 305.02 AND PROGRESSING DOWNSTREAM UNTIL EXISTING PUMPS ARE ADEQUATE. ALSO, EVALUATE HYDRAULIC IMPACTS TO OTHER CONNECTED PUMP STATIONS. PUEPMD WILL PROVIDE COUNTY PUMP STATION REPORTS; OBTAIN PRIVATE PUMP STATION REPORTS FROM GMD RECORDS ROOM. SCHEDULE PRE-SUBMITTAL ~~Other required documentation for submittal (not listed on application);~~ MEETING W/PUEPMD (ERIC.FEY@COLLIERCOUNTYFL.GOV). INCLUDE ANY SYSTEM UPGRADES AS COMMITMENTS (PUD).

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ALSO, REVIEW AND DISCUSS CCME 12.2.5 §6.

Updated 12/03/2018

PROVIDE ACCESS EASEMENTS)
 AS NEEDED FOR O&M.

PL 2018 00 } 658

11/15/19

8:30



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LANDSCAPE: LABEL & DIMENSION BUFFERS ON
MASTER PLAN. UPDATE BUFFERS IF NECESSARY
BASED ON NEW ALLOWED USE.

ZONING:

USE CURRENT A/D ORD. FORMAT. w/ DEVELOPER
COMMITMENTS AND REQUESTED DEVIATIONS

NIM RECORDED AND REQUIRED AFTER FIRST
REVIEW LETTER.

A/D SIMILAR TO ALLIGATOR ALLEY A/D

Comp Planning provides its meeting notes separately.

* *
Collier County Transportation Planning and PUD Monitoring Pre-App Notes

Developer Commitments:

Transportation Planning

” The maximum total daily trip generation for the PUD shall not exceed ____ two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.”

Use Codes

Provide both ITE and SIC use codes in the TIS.

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 PUD commitments until close-out of the PUD. At the time of this CPUD approval, the Managing Entity is the Insert Company Name Here. 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 CPUD 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 PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.”

Miscellaneous

“Pursuant to Section 125.022(5) F.S., 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.

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

* **Environmental PUDZ-PUDA Checklist (non-RFMU)**
Project Name _____

1. Is the project is in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library
2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay -P627
3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.H.1). Preserve Label- P546
4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547 *OFF SITE PRESERVATION*
5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603
6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550
7. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New
8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522
9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522
10. PUD Document and Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626

11. If the PUD includes a **Preserve Tract** section

A. Principal Use: Preserve

B. Accessory Uses: Uses subject to LDC section *Allowable uses within County required preserves*

Alternate format. If the agent insists on listing specific uses under Accessory Uses, the following language shall be used for B:

B. Passive uses are allowed within preserves to provide for access to the preserve, as long as any clearing required to facilitate these uses does not impact the minimum required native vegetation or cause loss of function to the preserve. Passive uses are subject to LDC section *Allowable uses within County required preserves*:

1. Pathways
2. Stormwater only when in accordance with the LDC.

PUD Commitments and Site Plan notes

Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document or master plan:

Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07.

12. PUD Document shall identify any listed species found on site and/or describe any unique vegetative features that will be preserved on the site. (LDC 10.02.13.A.2.) Unique Features- P628
Example: A management plan for the entire project shall be submitted in accordance with the requirements and procedures of the LDC for listed species including but not limited to Black Bear, Gopher Tortoise and listed birds. The management plan shall be submitted prior to development of the first phase of the project.
13. Review cross-sections if provided; they are not required with the PUD. However, sometimes they are provided. Is there any fill proposed in the preserve?

Additional Comments:

✈ Environmental Data Checklist

Project Name _____

The Environmental Data requirements can be found in LDC Section 3.08.00

1. Provide the EIS fee if PUD or CU.
2. WHO AND WHAT COMPANY PREPARED THE ENVIRONMENTAL DATA REPORT? Preparation of Environmental Data. Environmental Data Submittal Requirements shall be prepared by an individual with academic credentials and experience in the area of environmental sciences or natural resource management. Academic credentials and experience shall be a bachelor's or higher degree in one of the biological sciences with at least two years of ecological or biological professional experience in the State of Florida. **Please include revision dates on resubmittals.**
3. Identify on a current aerial, the location and acreage of all SFWMD jurisdictional wetlands according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and include this information on the SDP or final plat construction plans. Wetlands must be verified by the South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (DEP) prior to SDP or final plat construction plans approval. For sites in the **RFMU district**, provide an assessment in accordance with 3.05.07 F and identify on the FLUCFCS map the location of all high quality wetlands (wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM) and their location within the proposed development plan. Sites with high quality wetlands must have their functionality scores verified by the SFWMD or DEP prior to first development order approval. Where functionality scores have not been verified by either the SFWMD or DEP, scores must be reviewed and accepted by County staff, consistent with State regulation.
4. SDP or final plat construction plans with impacts to five (5) or more acres of wetlands shall provide an analysis of potential water quality impacts of the project by evaluating water quality loadings expected from the project (post development conditions considering the proposed land uses and stormwater management controls) compared with water quality loadings of the project area as it exists in its **pre-development** conditions. The analysis shall be performed using methodologies approved by Federal and State water quality agencies, and must demonstrate no increase in nutrients (nitrogen and phosphorous) loadings in the post development scenario.
5. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.
6. Where **native vegetation** is retained on site, provide a topographic map to a half foot and, where possible, provide elevations within each of the FLUCFCS Codes identified on site. For SDP or final plat construction plans, include this information on the site plans. *Provide when treated stormwater is being directed into preserves (#5 above).*
7. Provide a wildlife survey for the nests of bald eagle and for **listed species known to inhabit** biological communities similar to those existing on site. The survey shall be conducted in accordance with the guidelines or recommendations of the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS). Survey times may be reduced or waived where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, as determined by the FFWCC and USFWS. Where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, the survey time may be reduced or waived by the County Manager or designee, when the project is not reviewed or technical assistance not provided by the FFWCC and USFWS. Additional survey time may be required if listed species are discovered
8. Provide a survey for listed plants identified in 3.04.03
9. Wildlife habitat management and monitoring plans in accordance with 3.04.00 shall be required where listed species are utilizing the site or where wildlife habitat management and monitoring plans are required by the FFWCC or USFWS. These plans shall describe how the project directs incompatible land uses away from listed