



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: PUD Rezone (PUDZ)
Date and Time: Tuesday 10/30/18 3:00 PM

Assigned Planner: Nancy Gundlach

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

Project Information

Project Name: Journey's End (PUDZ)

PL #: 20180002899

Property ID #: 00736200103, 00736200404 **Current Zoning:** RMF-16 (8)

Project Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Applicant: Sharon Umpenhour

Agent Name: D.Wayne Arnold, AICP **Phone:** 239-947-1144

Agent/Firm Address: Q.Grady Minor&Assoc **City:** 3800 Via Del Rey, Bonita Springs FL **State:** _____ **Zip:** 34134

Property Owner: Rimar Enterprises Inc.

Please provide the following, if applicable:

- i. **Total Acreage:** 61.89
- ii. **Proposed # of Residential Units:** 325
- 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>.

* TRANSPORTATION - METHODOLOGY MEETING - ADDRESS ALL LUMP ELEMENTS FOR TRANSPORTATION. PROVIDE COPY OF 4/1/15 INTERSECTION AGREEMENT. THIS USES 10% WIDTH I/E AND 20% A/W. ALSO BE VERY CLEAR REGARDING SCHEDULE, MULTI FAMILY USES AND TRIP LIMIT COMMITMENT AND ANY TRADE OFFS/POTENTIAL.

LANDSCAPE: Will follow up on BUFFER REQUIREMENT FOR EAST. ADD NOTE THAT PRESERVE MEET BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS. TYPE IS FOLIAGE BUFFER WHERE ADJACENT COMMERCIAL SO 6' WIDE AREA OUTSIDE OF PRESERVE WILL BE REQUIRED IF PRESERVE DOES NOT MEET 20% OPACITY TO 6' HIGH WITHIN A YEAR OF UNDESIRABLE VEGETATION. ~~LABEL BUFFER~~ WHERE ADJACENT BUSINESS MARK TO SOUTH, LABEL BUFFER PER LDC AS TIME OF CONSTRUCTION PERMITTING. ~~BY~~ LABEL WEST BUFFER AS PER LDC, TYPE TO ALONG MANHOLE.

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* Environmental - Preserve required
Preserve calculation based on
existing native vegetation (to be
verified at Review!). See attached
checklist for detailed requirements.

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✱ Environmental PUDZ-PUDA Checklist (non-RFMU)
Project Name Journey's End

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
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.

12. Site Plan note when Preserve acts as Landscape Buffer – COORDINATE WITH LANDSCAPE REVIEW.
master plan site plan notes (note requirements subject to change during review process)

Type B or C Landscape Buffer (provide as Buffer commitment):

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. In order to provide the required (insert Type B or C) buffer, a minimum 6-foot-wide landscape buffer easement located outside of the preserve will be conveyed by owner to a homeowner's association or condominium association at time of SDP or plat approval. Owner will plant additional landscape material in the buffer easement to achieve the opacity requirement no later than one year from the issuance of the first residential certificate of occupancy.

Do not include this as an Environmental Commitment. If Landscape Review wants to include as a commitment, it shall go into a Buffer section.

13. 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 Gopher Tortoise and listed birds. The management plan shall be submitted prior to development of the first phase of the project.
14. 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?

Environmental Data Checklist

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. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.
5. 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).*

20/4

6. 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
7. Provide a survey for listed plants identified in 3.04.03
8. Wildlife habitat management and monitoring plans **not required at time of Land use petitions except for Bald Eagle Management Plans. Staff requests management plans for other species are only provided at time of Plat or SDP.**
9. For sites or portions of sites cleared of native vegetation or in agricultural operation, provide documentation that the parcel(s) were issued a permit to be cleared and are in compliance with the 25 year rezone limitation pursuant to section 10.02.06. For sites permitted to be cleared prior to July 2003, provide documentation that the parcel(s) are in compliance with the 10 year rezone limitation previously identified in the GMP. Criteria defining native vegetation and determining the legality, process and criteria for clearing are found in 3.05.05, 3.05.07 and 10.02.06.
10. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided.
 - a. Provide descriptions of each FLUCFCS code

Provide calculations for the acreage of **native vegetation** required to be retained on-site.

- a. Demonstrate on map.
- b. Provide a companion chart.

Include the above referenced calculations and aerials on the SDP or final plat construction plans.

11. Where off-site preservation of **native vegetation** is proposed in lieu of on-site, demonstrate that the criteria in section 3.05.07 have been met and provide a note on the SDP or final plat construction plans indicating the type of donation (monetary payment or land donation) identified to satisfy the requirement. Include on the SDP or final plat construction plans, a location map(s) and property identification number(s) of the off-site parcel(s) if off-site donation of land is to occur.
12. Provide the results of any Environmental Assessments and/or Audits of the property, along with a narrative of the measures needed to remediate if required by FDEP.
13. Soil and/or ground water sampling shall be required at the time of first development order submittal for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where **hazardous products** exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where **hazardous wastes** in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act (RCRA) 8 metals using Florida Department of Environmental Protection (FDEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated

site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the FDEP where contamination exceeding applicable FDEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.

14. Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.
15. Identify any Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) within the project area and provide an analysis for how the project design avoids the most intensive land uses within the most sensitive WRM-STs and will comply with the WRM-ST pursuant to 3.06.00. Indicate that the petition is in compliance with 3.06.00 and does not propose any prohibited uses per LDC 3.06.00.

Include the location of the Wellfield Risk Management Special Treatment Overlay Zones on the SDP or final plat construction plans. For land use applications such as standard and PUD rezones and CUs, provide a separate site plan or zoning map with the project boundary and Wellfield Risk Management Special Treatment Overlay Zones identified.

16. The County Manager or designee may require additional data or information necessary to evaluate the project's compliance with LDC and GMP requirements. (LDC 10.02.02.A.3 f)

Provide overall description of project with respect to environmental and water management issues.

- a. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.
 - b. Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.
 - c. Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts.
 - d. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.
17. PUD zoning and CU petitions. For PUD rezones and CU petitions, applicants shall collate and package applicable Environmental Data Submittal Requirements into a single Environmental Impact Statement (EIS) document, prior to public hearings and after all applicable staff reviews are complete. Copies of the EIS shall be provided to the County Manager or designee prior to public hearings.
 18. Is EAC Review (by CCPC) required? To be determined at Review 1.



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PUBLIC UTILITIES - INTERESTED IN RAW WATER WELL SITE ACQUISITION BUT DEVELOPMENT TIMEFRAME MAY PRECLUDE WATER AND WASTEWATER SERVICES ARE READILY AVAILABLE AT MANATEE RD. INCLUDE COMMITMENT TO PROVIDE WATER MAIN LOOP STUB-OUT TO SOUTHERN BOUNDARY. BE AWARE THAT ADJACENT 42-AC PROPERTY IS CCPU-OWNED, ZONED "P" AND MAY BE UTILIZED FOR FUTURE WTP AND/OR LWTP.

Other required documentation for submittal (not listed on application):

- * ENVIRONMENTAL CHECKLIST ATTACHED —
- ** TRANSPORTATION PLANNING & PUD MONITORING NOTES ATTACHED —

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