

Request Narrative & Evaluation Criteria

San Marino RPUD

1. Project Overview

Stock Development (“Applicant”) is seeking approval for a PUD Amendment to the San Marino Residential Planned Unit Development (RPUD). The amended San Marino PUD will include additional acreage and a mix of housing types that range from multi-family apartments to single-family homes with multiple neighborhood areas each with amenity centers. As of today, the San Marino PUD includes the 350-unit Advenir at Aventine Apartments whereas the remainder of the resulting combined PUD is undeveloped.

2. Request

The request is to amend the San Marino RPUD. The amendment is to bring in the Willow Run PUD, Lido Isles PUD, the property that occupied by Cracklin’ Jacks Restaurant to the San Marino PUD to create one amended San Marino PUD.

The maximum density of the combined PUD is 1,321 residential units on 823.6+/- acres yielding an overall projected density of 1.6 dwelling units per acre. The density is a combination of base density and Transfer of Development Rights (TDR) units as permitted in the Collier County Growth Management Plan (GMP). The density breakdown is in Table 1 in Section 5.

The proposed amendment to the San Marino RPUD is comprised of three (3) separate development parcels delineated on the PUD Master Plan as Parcels “A”, “B” and “C”.

- Parcel “A” is approximately 38.9 acres and is built-out with 350 multi-family dwelling units, accessory recreational facilities, supportive infrastructure, and preserve. The amended PUD
- Parcel “B” and “C” combined is approximately 784.7+/- acres.
- Parcels “B” and “C” will combine to develop as a residential community with a maximum of 971 dwelling units.

The deviations being requested are a combination of previously approved deviations in both the San Marino and Willow PUD’s and a new deviation. Some language has been modified for the previously approved deviations due to changes to code and the combining of the PUD’s.

Preserve/conservation areas from the combination of the requirements from both the San Marino and Willow Run PUD’s exceed the requirements for the overall amended PUD. Open space will meet code for the overall PUD.

The PUD document is a strikethrough-underline of the San Marino RPUD.

3. Site and Location

The property is generally located on the east side of County Road 951 approximately one and one-half (1.5) miles south of the intersection of Davis Boulevard (State Road 84) and County Road 951, unincorporated Collier County, Florida.

The adjacent property to the west is Collier Boulevard right-of-way and canal. Across the road is Naples Heritage PUD, Naples National PUD, Homes of Islandia PUD, Naples Lakes PUD and Collier County recreational lands.

To the south is Hacienda Lakes MPUD. It is in the process of being developed with a potential future interconnection to the project.

To the north is the Forest Glen Country Club and residential community and a vacant parcel that is agriculturally zoned and vacant abutting the project on Collier Boulevard.

To the east is undeveloped land zoned Agriculture in the Rural Residential Fringe Sending (RFS) lands abutting the northeastern boundary with some scattered residential uses and the Hacienda Lakes MPUD preserve area abutting the majority of the eastern boundary.

4. Land Use and Zoning

The San Marino 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 38.9 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 San Marino 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 2015-30, the Applicant amended the San Marino 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). To date, only the Aventine Apartments have been developed within the project.

In 2014, the Willow Run Property was rezoned from Rural Agriculture (A) and Agricultural Special Treatment Overlay (A-ST) to Residential Planned Unit Development pursuant to Ordinance 2014-35. The RPUD allows for a maximum of 590 dwelling units, consisting of any mix of single-family detached, single-family attached, townhome, and multi-family dwelling types. To date, no development has commenced within the project, with the exception of historical mining activities.

The Lido Isles Property was rezoned from Rural Agriculture (A) and Agricultural Special Treatment Overlay (A-ST) to Residential Planned Unit Development pursuant to Ordinance 2015-35. The RPUD allows for a maximum of 61 dwelling units (24 by TDR), consisting of any mix of single-family detached, single-family attached, townhome, and multi-family dwelling types. To date, no development has commenced within the project.

The former Cracklin' Jack's Restaurant Property is zoned Rural Agriculture (A) and Agricultural Special Treatment Overlay (A-ST).

The properties are part of the Urban Residential Fringe Subdistrict and Rural Fringe Mixed Use District Sending Lands Future Land use categories of the Collier County Growth Management Plan. The density breakdown is as follows:

Table 1: Density Request

		APPROVED ZONING		PROPOSED PUDA		
Property	Acres	Base Density	TDR Density	Base Density Allowed Per GMP	TDR Density	Total Request
San Marino ¹	235.3	352	298	352 ⁴	298	650
Willow Run ²	558.5	590	0	596 ⁵	0	596
Lido Isles ³	24.3	37	24	37	24	61
Cracklin' Jacks	5.5	8	0	8	6 ⁷	14
TOTAL REQUEST	823.6	987	322	993 ⁶	328	1,321

Notes:

- Per Ord 15-30 (San Marino):
Base Density @ 1.5 du/acre
TDR Density @ 1.52 du/acre (235.3-38.9 = 196.4 acres)
- Per Ord 14-35 (Willow Run):
URF Base Density @ 1.5 du/acre (394.4 acres)
RFS Base Density @ 1 du/40 acres (164.1 acres)
- Per Ord 15-35 (Lido Isles):
Base Density @ 1.5 du/acre
TDR Density @ 1 du/acre
- 350 units have been constructed in the San Marino PUD for the Advenir at Aventine Apartments.
- Base Density @ 1.5 du/acre (394.4 acres x 1.5 = 592 DU)
Base Density @ 1 du/40 acres (164.1 acres = 4 DU)
- Urban Residential Fringe (URF) Base Density – 659.5 acres @ 1.5 du/acre = 989 DU maximum
Rural Fringe Sending (RFS) Base Density – 164.1 acres @ 1 du/40 acres = 4 DU maximum
TOTAL BASE DENSITY = 993 DU
- TDRs to be transferred from the Rural Fringe Mixed Use Sending Lands located within one mile of the Urban Boundary in accordance with LDC section 2.03.07 D.4.d.ii.a

5. Environmental

As identified on the PUD Master Plan, the preserves are not being altered from the approvals found in Willow Run and San Marino PUD's and the preserves in the combined PUD's exceed preserve requirements for the amended San Marino PUD. Per the PUD Document a minimum of twenty-five (25) percent of the existing viable naturally functioning native vegetation on-site shall be retained. All of the lands in the Rural Fringe Sending (RFS) area are being preserved as was previously approved and the overall design of the Willow Run PUD and overall 32.5% of the existing viable naturally functioning native vegetation will be retained. The combined preserves will be 267.7+/- acres as shown on the Master Plan for the amended PUD and the minimum open space required is 494.2+/- acres. Passarella and Associates has conducted a Protected Species Survey attached to the submittal.

6. Infrastructure

The subject property will be accessed via Collier Boulevard at the access point conceptually established by the Willow Run RPUD. This is the primary and only access for the amended San Marino RPUD that combines the three PUD's and the former Cracklin' Jacks. This proposed access supports the county's vision for limited access to high-speed arterial roadways, such as Collier Blvd.

Parcel "C" will be accessed by the access from Parcel "C" south to Hacienda Lakes. The entrance existing access to the Aventine Apartments will remain.

As outlined in the Traffic Impact Statement (TIS) prepared by JMB Transportation Engineering, Collier Boulevard has adequate capacity for this project. The density and trips have been included from the previous PUD zonings with additional trips from the addition of the Cracklin' Jacks property. The resulting project will slightly increase trips on Collier Boulevard yet the large majority had been previously programmed.

Potable water and sanitary sewer is available with connection to Collier County Utilities from Collier Boulevard.

7. Site Plan Details

The site will contain a maximum of 1,321 dwelling units. The gross project area is 823.6+/- acres. The gross project density shall be 1.6 units per acre.

The site is divided into three areas: Parcels A, B and C. Parcel A is 38.9 acres and is built with 350 multi-family dwelling units known as the Advenir at Aventine apartments. Parcel B and C combine for 784.7 acres and will be developed as a residential community with a mix of housing types of up to 971 dwelling units.

There are two access points for the PUD onto Collier Boulevard:

1. Primary access is generally consistent with the approval for the Willow Creek PUD.
2. The existing access as the entrance to the Advenir Apartments.

Preserves are show as totaling 267.7+/- acres. The project is in both the Urban Fringe Receiving (UFR) and the Rural Residential Sending (RFS) lands. The entirety of the RFS land will be preserved.

The project will contain various housing types in the list of permitted uses that include single family detached, single family variable and zero lot line units, two-family attached/duplex, townhouses, and multi-family. Additionally are a list of customary accessory uses and structures including garages, swimming pools, spas, screen enclosures, sheds/structures similar in nature; open space uses and structures such as, but not limited to, boardwalks, nature trails, bikeways, gazebos, boat and canoe docks, fishing piers, picnic areas, fitness trails and shelters; model homes, model home sales centers, and sales trailers, including offices for project administration, construction, sales and marketing, as well as resale and rental of units, swimming pools, spas, screen enclosures, shed/structures similar in nature; walls, berms and signs; passive open space uses and structures, including, but not limited to landscaped areas, gazebos, park benches, and walking trails; and temporary sales trailers and model units.

Willow Run is approved for commercial excavation. This is part of the permitted uses to be requested to continue during construction of residential phases.

All buildings, signage, landscaping, and visible architectural infrastructure shall be architecturally and aesthetically unified within each Parcel. Said unified architectural theme shall include: a similar architectural design and use of similar materials and light colors throughout all of the buildings, signs, and fences/walls to be erected on the entire subject parcel, except for decorative trim. Landscaping and streetscape materials shall also be similar in design throughout the subject site. Parcels "A", "B" and "C" are not required to be architecturally and aesthetically unified to each other.

8. Community Support

A Neighborhood Information Meeting will be held after receiving the initial comments. The following Civic Associations will be notified:

Naples Heritage Golf and Country Club Property Owner Association 7890 Naples Heritage Drive, Naples, FL 34112
Naples Lakes Country Club 4784 Inverness Club Drive, Naples, FL 34112
Forest Glen Golf & Country Club - Bishopwood Ct. West 3962 Bishopwood Ct., Unit 201, Naples, FL 34114
Forest Glen Golf & Country Club - Bishop West One 3909 Loblolly Bay, Unit 202, Naples, FL 34114
Forest Glen Golf & Country Club - Bishopwood Court East Condo Association 3980 Bishopwood Court East, Unit 201, Naples, FL 34114
Forest Glen Golf and Country Club -- Barrington One Condominium Association 3880 Forest Glen Boulevard, Unit 201, Naples, FL 34114

9. Evaluation Criteria

GMP CONSISTENCY

FUTURE LAND USE ELEMENT

2. Urban Residential Fringe Subdistrict:

The purpose of this Subdistrict is to provide transitional densities between the Urban Designated Area and the Agricultural/Rural Area and comprises approximately 5,500 acres and 5% of the Urban Mixed Use District. Residential land uses may be allowed at a maximum base density of 1.5 units per gross acre, plus any density bonus that may be achieved via CCME Policy 6.2.5 (6) b.1., and either "a" or "b" or "c" below:

The subject property is within the Urban Residential Fringe (URF) Subdistrict per the Collier County Growth Management Plan (GMP). This subdistrict is specifically sited on the Future

Land Use Map to provide transitional densities between the Urban designated area and the Agricultural/Rural area, and extends 1 mile east of Collier Blvd., from Davis Blvd. south to US 41.

The maximum allowable “base” density within the URF Subdistrict is 1.5 units per acre, which may be increased by 1.0 unit per acre via the use of transferable development rights (TDRs) severed from Sending Lands located within one (1) mile of the Urban Boundary.

The amended San Marino PUD will be at an overall density of 1.6 units per acre based on the densities set forth in the San Marino RPUD (per Ordinance 2015-30), Willow Run RPUD (per Ordinance 2014-35), the Lido Isles RPUD (per Ordinance 15-35) and the acreage of Parcel ID 00411040002 as follows:

<u>Total dwelling units:</u>	<u>1,321 units</u>
Willow Run RPUD dwelling units:	596 units (per GMP)
San Marino RPUD dwelling units:	650 units (352 Base units and 298 TDR units)
Lido Isles RPUD dwelling units:	61 units (37 Base units and 24 TDR units)
Cracklin’ Jacks (ID 00411040002):	14 units (8 Base units and 6 TDR units)

The proposed amendment to the San Marino RPUD is comprised of two (2) separate development parcels delineated on the PUD Master Plan as Parcels “A”, “B” and “C”. Parcel “A” is approximately 38.9 acres and is built-out with 350 multi-family dwelling units, accessory recreational facilities, supportive infrastructure, and preserve. Parcel “B” and “C” combined is approximately 784.7+/- acres and will develop as a residential community with a maximum of 971 dwelling units.

The RPUD will be consistent with the stated objectives for the URF subdistrict, and will further the County’s goals for growth management.

Transfer of Development Rights Bonus:

From Sending Lands located within one mile of the Urban Boundary into lands designated Urban Residential Fringe, at a maximum density increase of one unit per gross acre, except for properties that straddle the Urban Residential Fringe and the Rural Fringe Mixed Use Sending Lands designations, and meet the other Density Blending criteria provided for in subsection 5.2 of the Density Rating System, which may transfer TDRs from Sending Lands located within one mile of the Urban Boundary into lands designated Urban Residential Fringe, at a maximum density increase of 1.3 units per gross acre. The Urban Residential Fringe portion of the Naples Reserve Residential Planned Unit Development located in Section 1, Township 51 South, Range 26 shall not be subject to the one mile limitation set forth above and may utilize TDRs from any lands designated Sending within the Rural Fringe Mixed Use District to achieve up to the maximum allowable density increase.

A maximum of 1,321 dwelling units shall be constructed in the residential areas of the project area. The gross project area is 823.6 acres. The gross project density shall be a maximum of 1.6 units per acre of base density (993 dwelling units), and 0.4 units per acre (328 dwelling units) via TDRs.

Policy 5.3: Discourage unacceptable levels of urban sprawl in order to minimize the cost of community facilities by: confining urban intensity development to areas designated as Urban on the Future Land Use Map; requiring that any additions to the Urban Designated Areas be contiguous to an existing Urban Area boundary; and, encouraging the use of creative land

use planning techniques and innovative approaches to development in the County's Agricultural/Rural designated area, which will better serve to protect environmentally sensitive areas, maintain the economic viability of agriculture and other predominantly rural land uses, and provide for cost efficient delivery of public facilities and services

The proposed RPUD will allow for infill development along a 6-lane arterial corridor where adequate public facilities are available to support the proposed density. This petition will allow for the expansion of residential uses in an appropriate location through the use of TDR bonus density credits, which will directly support the County's stated goals of limiting urban sprawl and protecting environmentally-sensitive rural areas. Therefore, the request is in direct compliance with the above policy.

FLUE Policy 5.4: New developments shall be compatible with, and complementary to, the surrounding land uses as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended).

The RPUD's compatibility with surrounding land uses was reviewed and approved as part of the original PUD approvals for both the San Marino and Willow Run petitions, which allowed for a range of single-family, duplex and multi-family residential. The surrounding land use pattern is largely comprised of residential communities and mixed-use developments at urban and suburban levels of density and intensity. The proposed changes to the RPUD via this application will not impact the project's compatibility with these established land uses and will allow for new residential development in an infill location that is adequately serviced by available public infrastructure.

Policy 5.6: Permit the use of clustered residential development, Planned Unit Development techniques, mixed-use development, rural villages, new towns, satellite communities, transfer of development rights, agricultural and conservation easements, and other innovative approaches, in order to conserve open space and environmentally sensitive areas. Continue to review and amend the zoning and subdivision regulations as necessary to allow and encourage such innovative land development techniques.

The RPUD is a residential project incorporating Planned Unit Development techniques, such as clustered development patterns, which result in significant habitat protection in the northeast portion of the site, adjacent to off-site preserve areas.

FLUE Policy 7.1: The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code.

Per the attached PUD Master Plan (Exhibit "A"), the RPUD will connect Collier Boulevard/CR 951.

FLUE Policy 7.2: The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals.

The access points have been established in prior zoning approvals. The Parcel B portion of the project will access Collier Boulevard via a single access point corresponding to the Willow Run PUD ingress/egress south of Aventine Apartments. The internal configuration will allow for access to amenity areas and the neighborhood without entrance onto Collier Boulevard

in compliance with this policy to the greatest extent possible given prior approvals. Parcel “C” shall be accessed via an interconnect to Hacienda Lakes MPUD.

FLUE Policy 7.3: All new and existing developments shall be encouraged to connect their local streets and their interconnection points with adjoining neighborhoods or other developments regardless of land use type.

As noted above, the project will provide an interconnection to the remaining parcel, subject to the approval of the landowner. Direct interconnection is not proposed to the north due to the existing residential dwelling unit.

FLUE Policy 7.4: “The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types.”

The RPUD proposes a variety of dwelling types, ranging from single-family detached to multi-family, which will vary in price in accordance with this policy. Moreover, the proposed recreational components, open space, and requisite sidewalks will ensure the community is walkable. A multi-use pathway is constructed along the project’s Collier Blvd. frontage to further ensure walkability.

Please address how the proposed project is consistent with Conservation Coastal Management Element (CCME) Policy 6.1 and Objective 7.1.

Policy 6.1.1: Native Vegetation Preservation

Developments within Urban designated lands that are greater than 20 acres in size and outside of the Coastal High Hazard Area are required to retain 25% of the existing, on-site native vegetation. In compliance with this policy, the Applicant is proposing to retain 252.6 acres of native vegetation within the 784.7+/- acre portion of the combined RPUD known as Parcels “B” and “C”.

Parcel “A” is already built and includes 15.1+/-acres of designated preservation lands in accordance with the above policy, as approved per SDP-2000-61 for a total RPUD of 267.7 acres. The minimum required native vegetation for the PUD is 206.7 acres. The Master Plan shows that 267.7 acres of native vegetation will be retained, or 32.5%.

Objective 7.1: Protection of Listed Species

Development areas within the project are concentrated to within and surrounding areas previously impacted by mining activity. The project proposes to preserve 267.7 acres of on-site native vegetation and the preserve areas are located contiguous to preserve areas in adjacent developments. A Listed Species Survey was conducted on the property and is attached. The PUD document includes commitments related to Listed Species Management.

Additionally, the project will be required to comply with all State and Federal permitting requirements regarding species protection.

Explain how the project meets or exceeds the native vegetation requirements and minimizes impacts to listed species as required in the CCME. (The preservation requirement is 25%).

A minimum of twenty-five (25) percent of the existing viable naturally functioning native vegetation on-site shall be retained. The minimum required native vegetation for the PUD is 206.7 acres. The Master Plan shows that 267.7 acres of native vegetation will be retained, or 32.5%.

LDC CONSISTENCY

a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

The San Marino RPUD is currently approved for 650 dwelling units at a gross density of 2.76 du/acre. This petition proposes to merge the Willow Run PUD, Lido Isles PUD and the additional acreage known as the Cracklin' Jacks parcel into the San Marino PUD adding the density over the entirety of the project resulting in a unit count of 1,321 units. The resulting density, including TDR's, is 1.6 du/acre.

The combined PUD is merging three previously approved PUD's. Consistency with this policy has been previously vetted. However an analysis does show that it is still consistent with the surrounding area.

- The request is consistent with the approved density of 3.67 du/acre within the Lely Resort PUD/DRI, which is 1.5 miles southwest of the subject property. In addition to this comparable density, the Lely Resort approval allows for 820,000 square feet of commercial uses, which further intensifies the project and development pattern along Collier Blvd.
- Similarly, Hacienda Lakes is approved at a density of 2.8 du/acre, but also has 587,500 square feet of commercial uses permitted in the development.
- It is also important to note that uses immediately north in Forest Glen are multi-family dwellings, at a relatively high net density of approximately 12 du/acre. Additionally, this community is buffered from the subject property by the on-site preserve areas and golf course, as well as the expansive proposed preserve area in the northeast corner of the project.

The proposed RPUD is supported by surrounding development patterns, and will not be inconsistent with the residential character and approved densities/intensities along the Collier Blvd. corridor. Compatibility will be further addressed through performance standards and development regulations provided in the companion PUD Document, including perimeter buffers, internal arrangement of developable areas, and the location of preserves to provide both separation from off-site uses and contiguous conservation areas.

The immediate area along CR 951/Collier Blvd. has undergone extensive urban development and has experienced major additions in terms of community and essential services in recent years. A full range of utility infrastructure exists in the area, and is available to service the RPUD per the attached Letter of Availability from Collier County Utilities and Traffic Impact Statement (TIS).

Necessary educational facilities exist in the immediate area, and include: Calusa Park Elementary, Lely Elementary, Manatee Middle School, and Lely High School.

Golden Gate Fire #72 a station within 1 mile of the site. A Collier County Sheriff substation is located at 8075 Lely Cultural Parkway within 2 miles of the site.

The RPUD is also in close proximity to the Mixed Use Activity Center Subdistrict at Rattlesnake Hammock and Collier Blvd., which is approved for DRI-levels of commercial and institutional uses as noted above.

The RPUD application balances the County's desire to direct new development to areas serviced by existing public infrastructure, with measures to ensure compatability with surrounding communities.

b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the County Attorney.

The subject property is under unified control through SD Marino, LLC and Hartley Land LLC. which is managed and owned by Stock Development and David torres respectively as demonstrated by the Statement of Unified Control included in the PUDA application.

c. Conformity of the proposed PUD with the goals, objectives and policies of the growth management plan. (This is to include identifying what subdistrict, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that subdistrict, policy or other provision.)

See the GMP Consistency Section above.

d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.

The RPUD will allow for a mix of residential dwelling types, accessory uses and recreational amenities that are commonly found in PUDs across Collier County. Moreover, the proposed density is consistent with approved densities to the west of Collier Blvd., and will be compatible with adjacent communities to the north and south via the provision of landscape buffers and strategically located preserve areas.

The provision of common neighborhood design criteria as outlined in the PUD Document will further add to the continuity and compatibility of the project, both internally and externally.

e. The adequacy of usable open space areas in existence and as proposed to serve the development.

The RPUD proposes 60% open space internal to the project, in accordance with the LDC. The open space will be met through on-site preserve areas, lakes, and passive and active recreational amenities provided for in the list of permitted uses.

f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

The timing and sequence of development will assure the adequacy of available improvements and facilities, in accordance with this criterion. Data and analysis has been provided with this application to demonstrate the adequacy of and facilities to service the project.

g. The ability of the subject property and of surrounding areas to accommodate expansion.

The RPUD is located in an area of the County specifically intended for expansion, as evidenced by the nearby activity center and surrounding land use pattern. The appropriate facilities exist and have been previously programmed to accommodate the approved 1,240 units proposed that will not be increased but merged into one unified development.

h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

When originally approved in 2014 and 2015, this project conformed to all applicable PUD regulations, except where deviations were approved for design flexibility. The purposes of this petition is to combine the three PUD's and additional acreage into a unified plan. The intent of the zoning district remains the creation of a residential community that serves as an enhancement to the County, and provides for a range of housing types to accommodate projected population growth. The strikethrough-underline San Marino RPUD document outlines the requested deviations per the current LDC requirements merging the previously approved deviations from the Willow Run and San Marino PUD's into 13 deviation requests. The project will continue to conform to the PUD regulations as prescribed by the LDC, except where a deviation is proposed to enhance design flexibility within the project.

Demonstrate that the design of the proposed stormwater management system and analysis of water quality and quantity impacts fully incorporate the requirements of the Watershed Management regulations of 3.07.00.

The proposed San Marino PUD will satisfy all regulations listed in sections A-E of Collier County LDC 3.07.00. The site will provide treatment for 150% of the required amount, mitigate wetlands that are directly impacted by development, provide sufficient floodplain storage compensation, convey water to minimize natural wetland impact, and not negatively affect surrounding properties during a 25-year, 3-day storm.

10. Conclusion

In summary, the merging of the Willow Run PUD and Lido Isles PUD and the additional acreage in the Cracklin' Jacks property into the San Marino PUD to make a unified community does not seek to increase density, alter the required preserves or impact the surrounding community and infrastructure needs beyond what has already been approved through Ordinances 15-30, 14-35, 15-35 and is allowable by the GMP. The request will allow for a cohesive master planned community that is well-planned and compatible with the surrounding land use pattern. Lastly, the request is consistent with the Collier County LDC and GMP.