



September 01, 2020

Peninsula Engineering - Kim Davidson  
2600 Golden Gate Parkway  
Naples, FL 34105

Re: Final Site Development Plans Approval  
**Mainsail Apartments at Marco Shores (SDP)**  
Project Number: PL20180002824

Dear Applicant:

## **THIS IS YOUR PERMIT AND MUST BE POSTED ONSITE!**

This office has reviewed the Final Site Development Plan for the referenced project and has no objection to the construction of water, sewer, paving, and drainage aspects of the project subject to the following stipulations:

- **By receipt and acceptance of this approval, the petitioner acknowledges that a pre-construction meeting is required by code for this project. If the pre-construction meeting is not held prior to the beginning of construction, the project will be cited and shut down until the required meeting is held. Even with an Early Work Authorization a pre-construction meeting is required.**

### **General Conditions**

- **CHANGES IN USE AND/OR DESIGN OF THESE SITE AND ARCHITECTURAL PLANS ARE NOT AUTHORIZED WITHOUT WRITTEN APPROVAL BY THE COUNTY. CHANGES SHALL REQUIRE RE-REVIEW IN ACCORDANCE WITH ALL CURRENT COUNTY CODES INCLUDING PARKING FACILITIES, UTILITIES, TRANSPORTATION, ENVIRONMENTAL REQUIREMENTS AND THE LIKE.**
- A preliminary inspection and approval of the infrastructure for multi-family residential must be done by Engineer Inspections prior to any Certificate of Occupancy being granted.
- Permits from other agencies having jurisdiction over this project shall be obtained prior to start of construction.
- Please call Mr. David Crane at (239) 252-6820 to schedule a pre-construction meeting a minimum of 48 hours prior to start of construction.
- All construction activities permitted by this letter shall only occur during the following times:
  - 6:30 A.M. to 7:00 P.M., Monday through Saturday; no work is permitted on Sundays and the following holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Day.
- The review and approval of these improvement plans does not authorize the construction of required improvements, which are inconsistent with easement of record.
- Upon completion of the infrastructure improvements associated with a site development plan and prior to the issuance of a certificate of occupancy, the engineer shall provide a completion certificate as to the improvements, together with all applicable items referenced in Section 10.02.05 of this code including electronic disk. Upon a satisfactory inspection of the improvements, a certificate of occupancy may then be issued.

### **Zoning Conditions**

- **SIGNAGE RESTRICTIONS:** Please be advised that any permanent sign (wall, ground, monument, directory, etc.) requires a separate building permit and must meet the provisions of the Collier County Land Development Code, Section 5.06.00, and/or the applicable provisions of the governing Planned

Unit Development (PUD) document, regardless of any sign placement, dimensions or color depicted on the site and/or architectural plans approved by this letter.

- All PUD related stipulations shall apply to this project.

### **Utility Conditions**

- Written confirmation from that the water/sewer facilities have been accepted and placed in service must be provided prior to issuance of a Certificate of Occupancy.
- **“APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF THE METER SIZE. SIZING OF THE METER SHALL BE DONE WITH THE APPROVAL OF PUBLIC UTILITIES ENGINEERING DIRECTOR OR HIS DESIGNEE, BASED ON DOCUMENTATION RECEIVED FROM THE ENGINEERING OF RECORD. THE METER DETAIL SHALL BE SUBMITTED TO ENGINEERING REVIEW SERVICE FOR APPROVAL PRIOR TO INSTALLATION”.**
- No water or sewer utility construction shall commence until proper DEP permits have been obtained.

### **Subdivision Conditions**

- All work shall be in accordance with applicable Collier County ordinances and rules and regulations of other entities having jurisdiction over the project.

### **Environmental Conditions**

- Site clearing is conditioned to the stipulations contained on the approved plans.
- Required permits for listed species relocation must be provided to staff at the pre-construction meeting.
- Silt fencing must be installed prior to any mechanical clearing.
- Exotic vegetation must be removed prior to preliminary acceptance as required on the approved plans.

### **Water Management Conditions**

- All work shall be in accordance with applicable State or Federal rules and regulations.
- Work area shall be properly barricaded with hay bales and/or silt screens during the entire time of construction, to prevent any siltation during construction.
- Separate excavation permit must be obtained.
- The engineer of record, prior to issuance of a Certificate of Occupancy, shall provide documentation from the stormwater maintenance entity that it has been provided information on how the stormwater system works and their responsibility to maintain the system.
- This project shall be permitted by SFWMD.
- Whether or not this project was permitted by SFWMD, dewatering shall not occur without a dewatering permit from the South Florida Water Management District.

### **Addressing Conditions**

- Pursuant to Ordinance No. 07-62, no proposed subdivision, street, building, condominium or development may utilize the same name or a similar sounding name as any existing subdivision, street, building, condominium or development, except that the major street within a subdivision may utilize the name of the subdivision. Any changes to the project name shall be reviewed and approved by Growth Management Department/Planning and Regulation Addressing Section.

### **Landscaping Conditions**

- At the time of Preliminary Acceptance, the Landscape Architect shall certify that the landscaping has been installed in substantial accordance with the approved plans and specifications. The certification shall be in a form approved by the County Manager or his designee.

## **Fire Protection Conditions**

- Please note that prior to the accumulation of combustible building materials on site, proposed fire hydrants must be operable with the minimum required fire flows and improved stabilized emergency apparatus access ways (min. 20' wide) must be available to within 100' of the structures.
- No fire appliances shall be obstructed, visually or functionally, by vegetation.

## **Additional Stipulations**

- 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. This permit is conditioned on all other applicable state or federal permits being obtained before commencement of the development.
- Development Review - Provide a copy of SFWMD ERP Permit or permit modification prior to the pre-construction meeting.
- Development Review - This approval does not constitute approval by Marco Island Utilities (MIU). A letter of approval from MIU must be submitted prior to scheduling the pre-construction meeting.
- Planning - Project has a model unit (Unit 107) that will not be connected to the utilities and be non-habitable. Any changes to make this an actual dwelling unit will require site plan review.
- Landscape - The trees proposed to be removed in the right of way appear to be part of the Hammock Bay Owners Association. Removal of these trees, and any necessary irrigation adjustments, will need to be coordinated with Hammock Bay
- Landscape - Per the letter of no objection from Century Link, the applicant must coordinate with Century Link regarding the 4" PVC conduit that they are requesting to be placed within the PUE.

**PURSUANT TO HB 503, PLEASE COMPLETE THE ATTACHED AFFIDAVIT OF COMPLIANCE AND PROVIDE TO CLIENT SERVICES STAFF (252-2400). INCLUDE THE BALANCE OF ANY OUTSTANDING INSPECTION FEES TOGETHER WITH ANY REQUIRED STATE OR FEDERAL PERMITS. UPON PROCESSING THE AFFIDAVIT OF COMPLIANCE, A PRE-CONSTRUCTION MEETING MAY BE SCHEDULED.**

Be advised that this approval automatically expires in thirty-six (36) months pursuant to Collier County Land Development Code Section 10.02.03.H.2. The expiration date is **September 01, 2023**.

Please call if you have any questions or need any additional information.

Sincerely,

*Development Review Division*

Growth Management Department  
2800 N. Horseshoe Dr.  
Naples, Florida 34104  
239-252-2400