

Regal Acres Neighborhood Information Meeting

First Haitian Baptist Church of Naples
June 4th, 2018 at 5:30 P.M.

Project Representatives

Applicant

Habitat for Humanity of Collier County

Nick Kouloheras, President



Land Use Attorney
Neale Montgomery



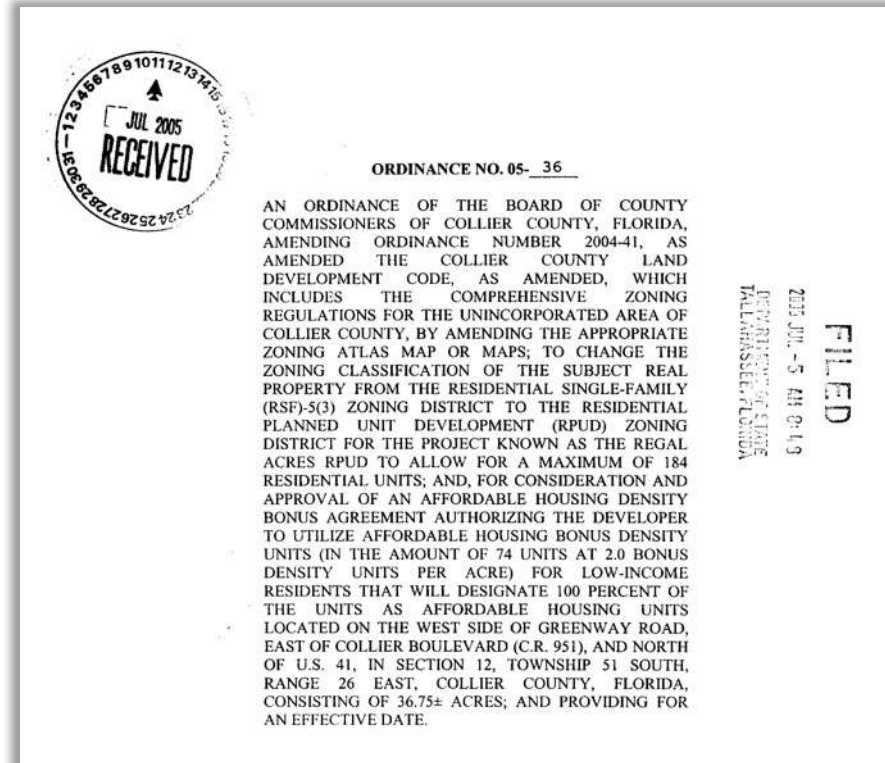
Planning, Engineering, Ecology
Laura DeJohn, Jared Brown,
Laura Herrero

Request and Purpose

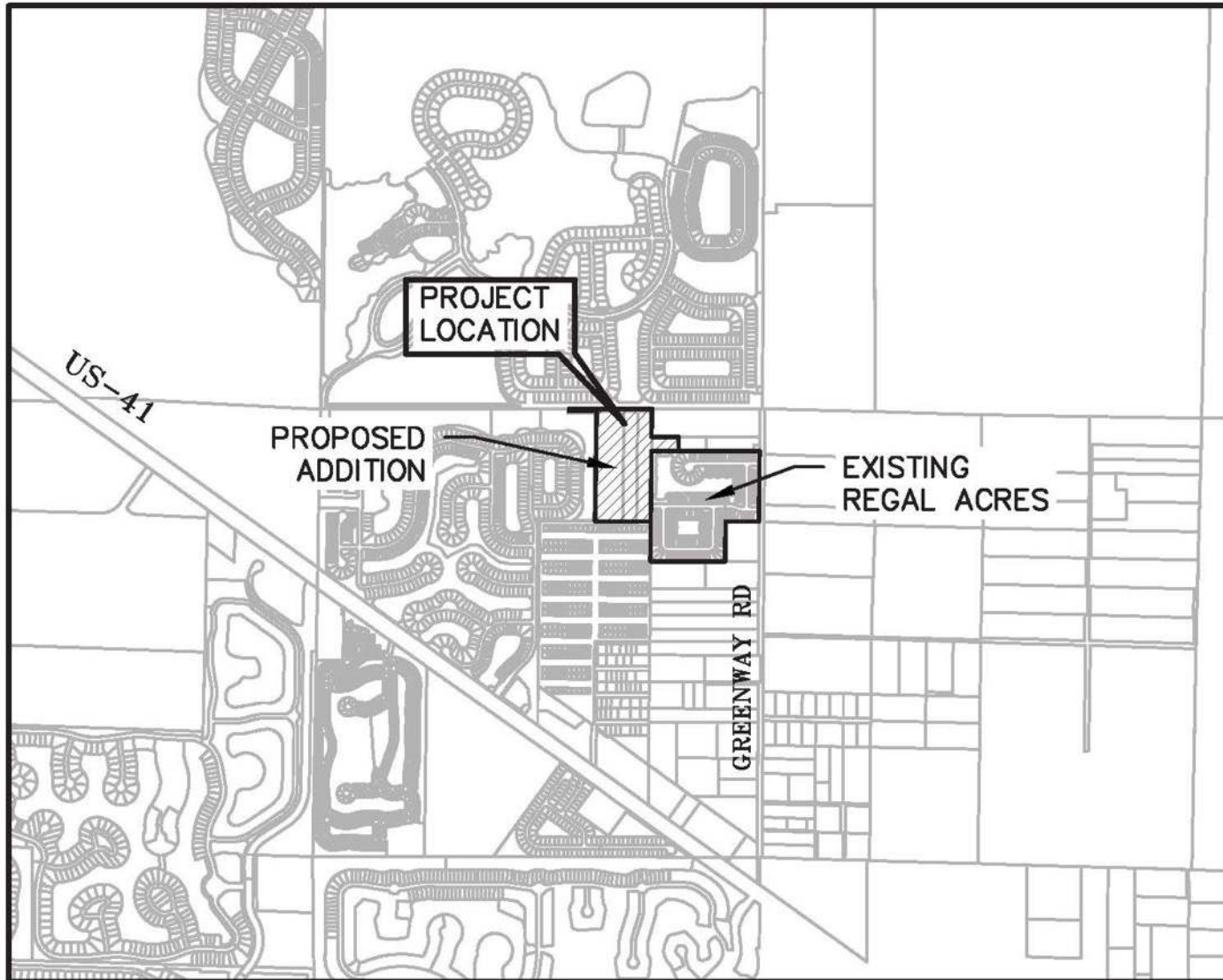
Amend the Regal Acres Residential Planned Unit Development by changing the zoning classification of 23.15+/- acres of land zoned Rural Agricultural (A) to the Regal Acres RPUD.

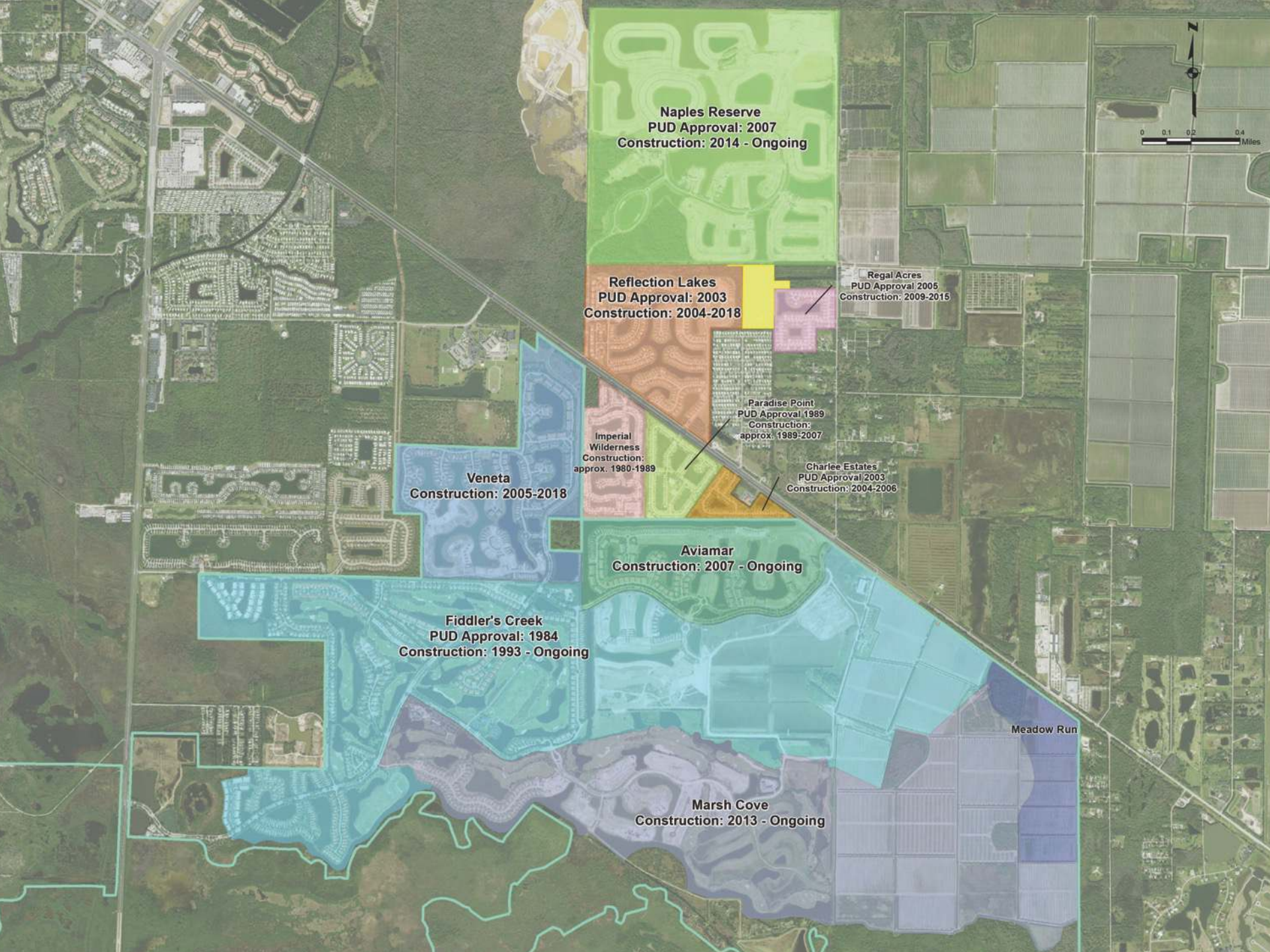
This change will amend the master plan to include the additional land and will increase the permissible number of dwelling units by 116; from 184 to 300.

The request includes an affordable housing density bonus agreement for the added 23.15 acres that will generate 46 bonus units for low or moderate income residents on the described property.



Location





Naples Reserve
PUD Approval: 2007
Construction: 2014 - Ongoing

Reflection Lakes
PUD Approval: 2003
Construction: 2004-2018

Regal Acres
PUD Approval 2005
Construction: 2009-2015

Paradise Point
PUD Approval 1989
Construction: approx. 1989-2007

Imperial Wilderness
Construction: approx. 1980-1989

Charlee Estates
PUD Approval 2003
Construction: 2004-2006

Veneta
Construction: 2005-2018

Aviamar
Construction: 2007 - Ongoing

Fiddler's Creek
PUD Approval: 1984
Construction: 1993 - Ongoing

Meadow Run

Marsh Cove
Construction: 2013 - Ongoing

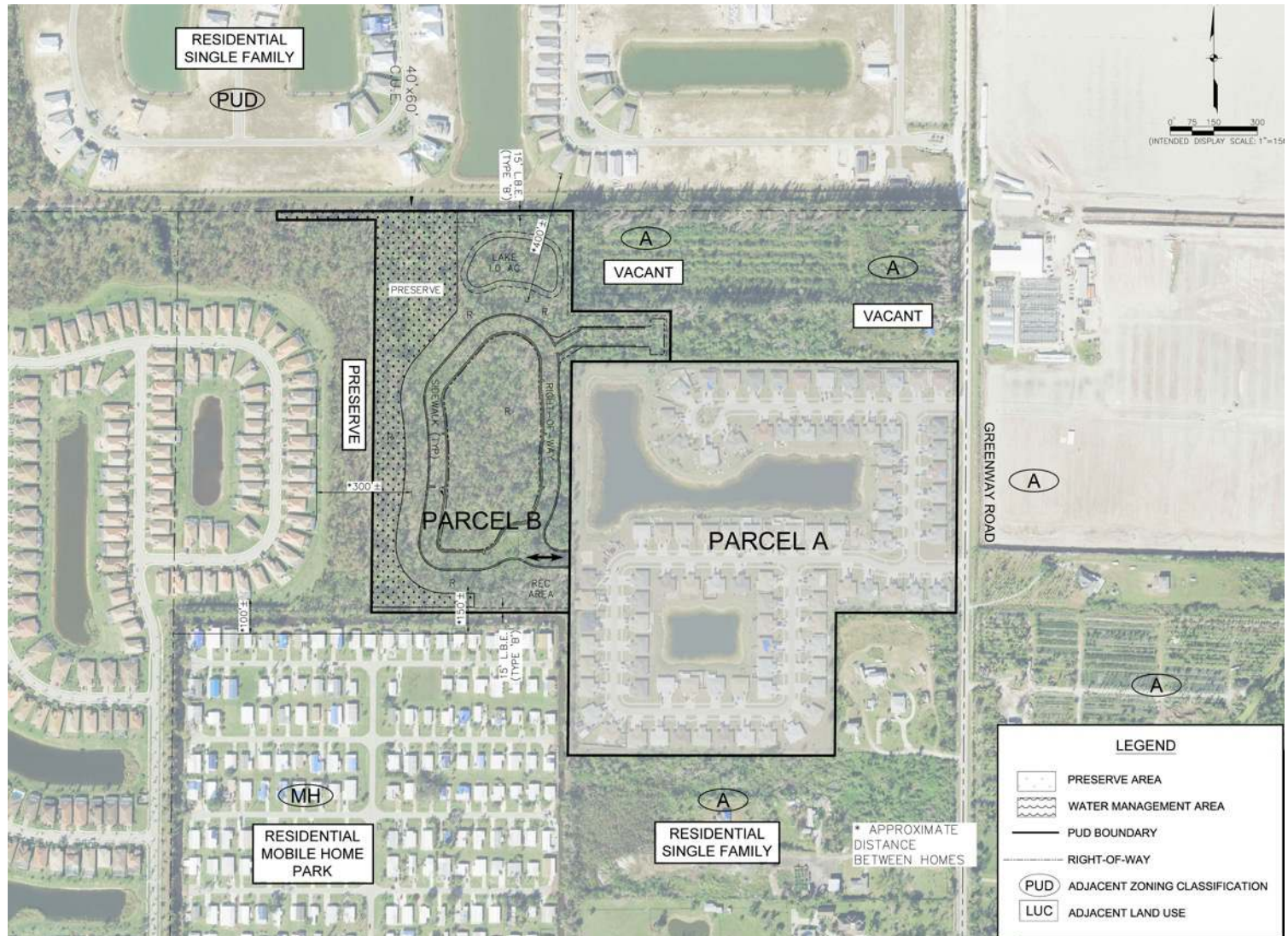
Location



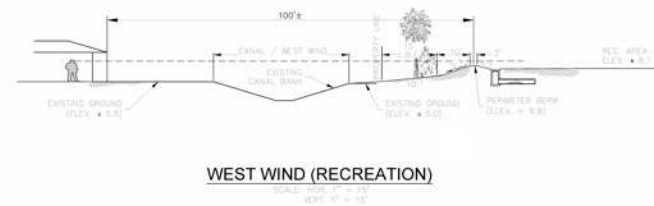
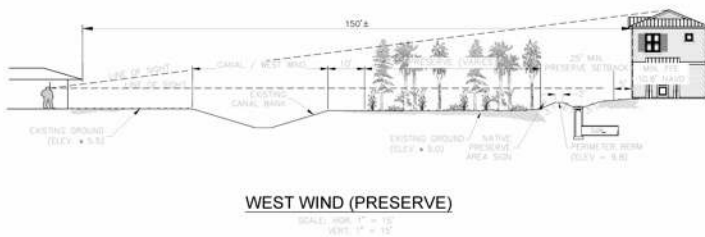
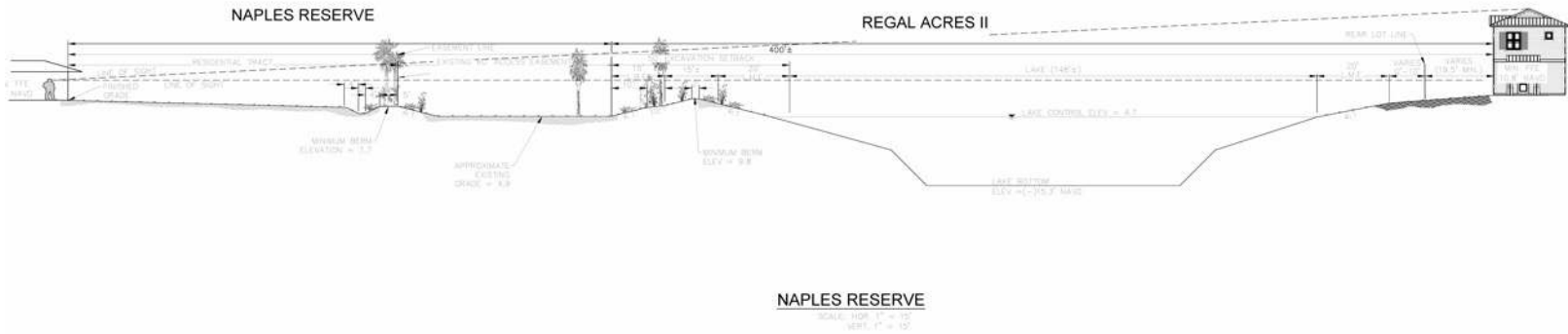
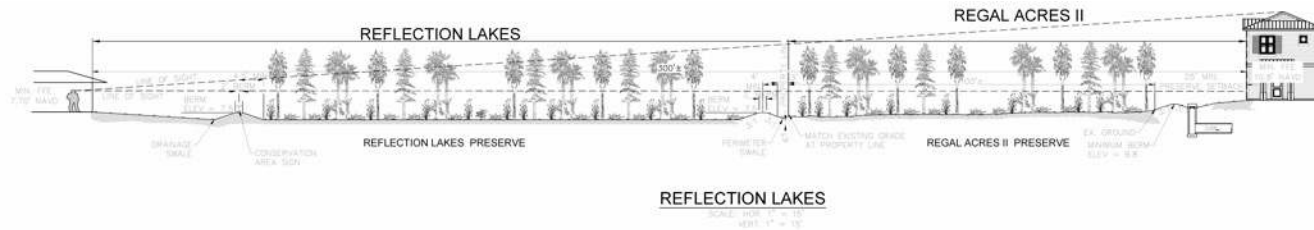
Surrounding Project Information

- Surrounding communities: Regal Acres I, Naples Reserve, Reflection Lakes, West Wind Estates Mobile Home Park.
- Standards for height, floor area, lot width, front yards are the same or within 10-20% +/- of surrounding standards.
- Density is same as Regal Acres I and within 10% of surrounding community net densities.
- Open space (60% of the site) is the same or greater.

Views from Surrounding Properties



Views from Surrounding Properties



Development Model

Award winning communities of:



Watercolor, FL

- Compact
- Walking-friendly
- Common green spaces

- Florida architecture
- Pocket neighborhood design



Seaside, FL

Pocket Neighborhood Design



Photo Credit: [RLPS Architects](#)



Photo Credit: [Lincoln Brown Illustration](#)



Photo Credit: [New Home Source](#)



Photo Credit: [Pocket Neighborhoods](#)

Proposed Development



WEST WINDS

REFLECTION LAKES

NAPLES RESERVE

REGAL II

3DAS





3DAS



Everyone deserves a decent place to live

Growth Management Plan Consistency

- Urban Mixed Use-Urban Residential Land Use category
- Eleven (11) units per acre may be allowed through the Density Rating System and Affordable Housing Bonus program
- Five (5) units per acre are proposed

Suitable Physical Characteristics of the Land

Site Reconnaissance performed to verify vegetation, habitat, and protected species.

- 21 acres of the 23-acre site contains exotics (25% or more)
- 6 acres of wetlands
- Abandoned agriculture, palmetto prairie, hardwoods, wet prairie



Suitable Physical Characteristics of the Land

- Comply with native vegetation preserve requirement
 - 25% of site = 5.62 acres of preserve
- Management plans are prepared as required for potential listed species:
 - Florida Black Bear
 - Wading Birds

Traffic and Access

- Habitat for Humanity prepaid fees for 60 units in Regal Acres II project as part of the 2008 US 41 Developers Consortium to fund:
 - intersection improvements at 951 and US 41
 - six-lane road improvements to Henderson Creek
 - four-lane road improvements from Henderson Creek to 0.25 miles east of Naples Reserve Blvd
- Access is from Greenway Road through Majestic Circle
- No significant impacts on surrounding roadways

Drainage

- Two existing Regal Acres wet detention lakes discharge to the Collier County Canal System at the Greenway Road Swale.
- New proposed water management lake will be connected to the existing lake system.
- Outfall location for the overall project will remain unchanged. The outfall structure will be modified to accommodate the new flows.
- The system will attenuate the runoff from the site to the allowable discharge rate of 24 csm (cubic feet per second per square mile) per the Belle Meade study.
- This discharge rate is consistent with latest updates to the Collier County Code of Laws and Ordinances to reduce the maximum allowable off-site stormwater discharge rates.

Sewer and Water

- Sewer and water will be provided by Collier County Utilities
- Habitat constructed the Infrastructure to serve the site along Greenway Road during Regal Acres I
- Collier County requirement for 40' x 60' utility easement for a well site is addressed along northern property



Frequently Asked Questions

Questions & Answers



Thank You