



March 10, 2017

GradyMinor - Sharon Umpenhour  
3800 Via Del Rey  
Bonita Springs, FL 34134

EMAIL - sumpenhour@gradymenor.com

RE: Planned Unit Development Amendment  
PL20160002306  
**Pine Ridge Commons PUD (PUDA)**  
Insufficiency Letter Rev. 1

Dear Applicant:

The following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

**The following comments need to be addressed as noted:**

**Rejected Review: Comprehensive Planning Review**

**Reviewed By: Sue Faulkner**

**Email: SueFaulkner@colliergov.net Phone #: (239) 252-5715**

**Correction Comment 1:**

GMPA must be approved ahead of PUDA in order to be consistent.

**Rejected Review: Environmental Review**

**Reviewed By: Summer Araque**

**Email: summerbrownarake@colliergov.net Phone #: (239) 252-6290**

**Correction Comment 1:**

As indicated on the preapp notes, clearly identify the location of all preserves and label each as "Preserve" on all plans (LDC 3.05.07 H.1.) on the PUD Master Plan.

Show all preserves that have been recorded, including the .47 acres in the "C(2)" area.

Provide a backup document (Aerial with FLUCFCS) showing the preserve acreage requirement for the PUD has been met.

**Correction Comment 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.

Demonstrate that the 1.47 acres of required preserve areas have been set aside including the 0.47 acre Preserve recorded in the area shown as "C(2)" area.

Correction Comment 3:

Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the maximum amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within existing utility, drainage, and access easements from the preserve calculations (LDC3.05.07 B. - D.).

As indicated on the pre-application notes, include the minimum preserve acreage required in the Environmental Commitments section. According to the SDP plans, the preserve requirement is as follows: 9.65 acres of existing native vegetation x 15% = 1.47 acres. These were provided in 3 areas: Area 1 – 0.95 acres; Area 2 – 0.47 acres; Area 3 – 0.05 acres. Area 3 noted “Native vegetation in this area to be replanted on site with future site development plan submittals.”

Correction Comment 4:

As requested in the pre-application notes, the PUD Master Plan shall state the minimum acreage required to be preserved (Admin. Code Ch. 3 G.1. PUD Master Plan Contents #4).

**Rejected Review: Transportation Planning Review**

**Reviewed By: Michael Sawyer**

**Email: [michaelsawyer@colliergov.net](mailto:michaelsawyer@colliergov.net) Phone #: (239) 252-2926**

Correction Comment 1:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference TIS, understanding that traffic counts are reduced with this request, please provide a standard distribution calculations and map to show where/how remaining trips will be distributed on the network for clarity. Please also note that the development is within the Northwest TCMA again for clarity.

Correction Comment 2:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Currently Collier Area Transit has a route that utilizes this development as a bus stop. Please confirm that this will continue in the future with this request.

Correction Comment 3:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Provide developer commitment to limit PM trips consistent with revised TIS counts provided.

Correction Comment 4:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference PUD Doc, section 2.15, Transportation: Please revise B-F to indicate these commitments are complete. As a suggestion consider using a note at the end of each "(Commitment Complete)".

Correction Comment 5:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Please add the following to the transportation commitments for 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 PUD approval, the Managing Entity is XXXXX. 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 PUD 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.

**Rejected Review: Zoning Review**

**Reviewed By: Daniel Smith**

**Email: danielsmith@colliergov.net Phone #: (239) 252-4312**

Correction Comment 1:

Miscellaneous Corrections

For clarity, please re-label the uses on the Master Plan.

Example

Residential (multi-family & Townhouse)	R
Office (Commercial uses - retail prohibited)	O
Commercial	C

Correction Comment 2:

Miscellaneous Corrections

Please update code reference language to current code.

Please review comments below per Comp. Planning email.

Dan - FYI

In addition to the FLUE consistency memo Sue is finalizing, I have 2 observations (that are not related to FLUE consistency so will not be in our memo) – just trying to be helpful:

- thru-out Section II there are outdated LDC references (we will address LDC references in the Statement of Compliance since that is GMP-related);
- appears to me that Sec. 2.17B. should be revised to add residential use and/or mixed use as it presently only addresses com'l uses.

David Weeks

Correction Comment 3:  
Miscellaneous Corrections

Are there any intension on having residential above commercial (Mercato)?

**Rejected Review: County Attorney Review**  
**Reviewed By: Heidi Ashton-Cicko**  
**Email: heidiashton@colliergov.net Phone #: (239) 252-8773**

Correction Comment 1:  
Miscellaneous Corrections: Affidavits of Unified Control: Please provide evidence that Barron Collier Management LLC is the authorized agent of Trail Boulevard LLLP. Please provide evidence that Barron Collier Management LLC is the authorized agent of Goodlette Pine Ridge II LLC.

Correction Comment 2:  
Miscellaneous Corrections: Affidavits of Authorization: Please provide evidence that Barron Collier Management LLC is the authorized agent of Trail Boulevard LLLP. Please provide evidence that Barron Collier Management LLC is the authorized agent of Goodlette Pine Ridge II LLC.

Correction Comment 3:  
Miscellaneous Corrections Please send the word version of your amendment to me by email for preparation of the Ordinance.

Correction Comment 4:  
Miscellaneous Corrections: Please make changes to the amended PUD text and master plan per comments dated 3-2-17

**Rejected Review: Landscape Review**  
**Reviewed By: Daniel Smith**  
**Email: danielsmith@colliergov.net Phone #: (239) 252-4312**

Correction Comment 1:  
Miscellaneous Corrections

Please relable the buffers along the north and east property lines to read:

If residential a 15' Type B buffer required.  
If Commercial/Office, a 10' Type A buffer required.

Please revise 2.18 of the PUD landscape language reflecting this and any code updates.

**The following comments are informational and/or may include stipulations:**

- Applicants who are converting a paper submittal to E-Permitting must resubmit complete sets of all plans, signed and sealed, even if they were previously approved on an earlier review. As a reminder, all documents that are required to be signed and sealed must be digitally signed and sealed when submitting through our E-Permitting process. On the cover letter please identify that previous submittals were done through paper and that this submittal is by E-Permitting. Also, identification of the changes in cover letter (ex. See note #23 Civil Plan Sheet 4) improves the efficiency of the resubmittal review.
- When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.
- Please be advised that Sections 10.02.03.H.1, and 10.02.04.B.3.c require that a re-submittal must be made within 270 days of this letter.

If you have any questions, please contact me at (239) 252-4312.

Sincerely,

*Daniel J. Smith*

Daniel J. Smith, AICP  
Principal Planner  
Growth Management Department