



**Civil Engineers • Land Surveyors • Planners • Landscape Architects**

July 20, 2017

Ms. Nancy Gundlach  
Principal Planner  
Collier County Growth Management Division/ Planning and Regulation  
Land Development Services Department  
Comprehensive Planning Section  
2800 North Horseshoe Drive  
Naples, FL 34104

RE: PL20160002306  
**Pine Ridge Commons PUD (PUDA)**  
Review 1 Response

Dear Ms. Gundlach:

This correspondence is our formal response to the sufficiency review letter provided to us on March 10, 2017. Responses to staff comments have been provided in **bold**.

*Rejected Review: Environmental Review*  
*Reviewed By: Summer Araque*  
*Email: summerbrownaraque@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.

**Response:**

**The three on-site preserves have been established and they are indicated on the Master Plan. The 0.47-acre preserve located south of Panther Lane has a conservation easement that was recorded on 10/20/2005 in Official Records Book 3916, Page 0682 of Collier County. Attached is a color aerial showing the PUD boundary, the preserve boundaries and their respective FLUCCS types and acreages. The current proposal includes retaining the 0.95-acre and 0.05-acre preserves on site, vacating the conservation easement of the 0.47-acre preserve, relocating it off site as allowed by 3.05.07 H(1)(f)(i)(d), and accounting for its impact via monetary payment to Conservation Collier for the purchase and management of**

**off-site preserves per 3.05.07 H(1)(f)(iii)(a).**

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. Application Contents #24).

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.

**Response:**

**The site is developed and the preserves are established, so a generalized FLUCCS map of the site is not applicable.**

**Please refer to the Correction Comment 1 response.**

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.”

**Response:**

**The preserve calculations are shown on the Master Plan as indicated in the response to Correction Comment 1. All required preserves currently exist and the 0.95-acre and 0.05-acre preserves are proposed to remain in their current locations. The 0.47-acre preserve is proposed to be taken off site as described in the response to Correction Comment 1.**

**Lacking an Environmental Commitments section, the preserve acreages were added to Section II Project Development as bullet E under subsection 2.2 General Description of the Property and Proposed Land Uses.**

**The 0.05-acre preserve is vegetated with native species – meeting the total minimum native preserve acreage of 1.47. Therefore, no replanting is required.**

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).

**Response:**

**Please refer to the response to Correction Comment 1.**

*Rejected Review: Transportation Planning Review*

*Reviewed By: Michael Sawyer*

*Email: michael.sawyer@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.

**Response:**

**Traffic report has been revised as requested. Concurrency analysis is provided based on the number of trips estimated to be added to background traffic.**

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.

**Response:**

**No changes to the existing CAT bus stop are proposed as part of this PUDA application.**

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.

**Response:**

**Traffic report has been revised to include this information.**

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)".

**Response:**

**Phrase “commitment complete” has been noted on each commitment that has been completed.**

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.

**Response:**

**Item 1.5 has been added to Section I, Legal Description, Property Ownership, and General Description of the PUD document.**

*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

**Response:**

**The Master Plan has been revised to reflect the County Attorney mark ups.**

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

**Response:**

**Updating LDC references is not common where the PUD has been partially developed; therefore, the applicant is not updating LDC references as requested. Section 2.17B has been revised to add residential use.**

Correction Comment 3:

Miscellaneous Corrections

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

**Response:**

**At this time, it is not envisioned that units will be built above retail; however, the applicants proposed change does not preclude this type of development if determined to be feasible.**

*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.

**Response:**

**Please refer to the Management Agreements included with this submittal.**

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.

**Response:**

**Please refer to the Management Agreements included with this submittal.**

Correction Comment 3:

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

**Response:**

**A copy of the WORD version has been transmitted as requested.**

Correction Comment 4:

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

**Response:**

**Revisions have been made to the amended PUD text and Master Plan as requested.**

*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.

**Response:**

**Section 2.18.D of the PUD document has been revised to reflect the buffers required to the east. Residential uses are not permitted in the area north of Panther Lane.**

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large, sweeping "D" and a long, horizontal flourish extending to the right.

D. Wayne Arnold, AICP

c: David Genson  
Richard D. Yovanovich  
GradyMinor File