



August 25, 2017

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

EMAIL - sumpenhour@gradyminor.com

RE: Planned Unit Development Amendment
PL20160002306
Pine Ridge Commons PUD (PUDA)

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: Addressing - GIS Review

Reviewed By: Annis Moxam

Email: annismoxam@colliergov.net Phone #: (239) 252-5519

Correction Comment 1:

Please add street names Pather Lane and Premier Way to Exhibit A - PUD Master Plan

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. The PUDA Ordinance needs to contain an effective date limited to the effective date of the companion GMPA. Also, some revisions to the PUD document are requested as noted above.

Rejected Review: Environmental Review

Reviewed By: Summer Araque

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

Correction Comment 5:

The proposed off-site preserve requires a deviation. This PUD changing from a commercial PUD to a mixed-use PUD. Therefore, this falls under 3.05.07.H.1.f.d.: "Preserves less than one acre in size." Therefore, since the preserve requirement for this PUD is 1.47 acres, a deviation would be required. Staff may not support the deviation or leave it up to the decision of the Planning Commission as the deviation would far exceed the proposed LDC amendment moving forward. Also, this site will now include residential which would have originally required a

higher preserve requirement. Therefore, reducing the preserve onsite even further may not be supported.

Correction Comment 6:

Evaluation Criteria e. states: "Usable open space will be provided within the PUD as required by the LDC for the commercial development. Native preservation areas have been previously designated and are provided consistent with Section 3.05 of the LDC."

This is not correct. A portion of the previously provided preserve is proposed to go offsite. This request requires a deviation.

Correction Comment 7:

Please will look into whether this PUD requires a 25% preserve. This questions has been posed by several staff members reviewing this petition.

Rejected Review: Transportation Planning Review

Reviewed By: Michael Sawyer

Email: michaelsawyer@colliergov.net Phone #: (239) 252-2926

Correction Comment 1:

Additional Items that need to be addressed for Transportation Review:

Rev.2: There still appears to be an inconsistency between the PUD development Language and the TIS. Specifically PUD Section 2.2.C. and TIS Table 1, Table 2A, Table 2B, and Table 2C. The PUD indicates that existing retail and office development of 275,000 s.f. is retained plus 375 multi-family units. The TIS appears to show in Table 1 total retail and office development of 204,342 s.f. plus 375 multi-family apartment units. If the commercial development s.f total remains the same and this amendment adds 375 multi-family units then Tables 2A and 2B appear to be incorrect in that the base daily 2-way and PM Peak hour trips are the same or nearly the same. Please revise TIS and or PUD to be consistent regarding total commercial development amounts.

Rev.1: Reference TIS, understanding that traffic counts are reduced with this request, please provide a standard distribution calc's 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 3:

Additional Items that need to be addressed for Transportation Review:

Rev.2: Second request to provide developer commitment to limit PM Peak hour trips consistent with TIS count. Please also note previous comment regarding inconsistent PUD and TIS development scenarios.

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

Rejected Review: Zoning Review

Reviewed By: Eric Johnson

Email: EricJohnson@colliergov.net Phone #: (239) 252-2931

Correction Comment 4:

If a deviation is required (and requested), it will have to be included in the PUD Document. Provide justification for the deviation on a separate document.

Rejected Review: County Attorney Review

Reviewed By: Heidi Ashton-Cicko

Email: heidiashton@colliergov.net Phone #: (239) 252-8773

Correction Comment 3:

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

Correction Comment 5:

Miscellaneous Corrections: Based on the number of changes to the PUD document and recent comments from the CCPC, please provide the entire PUD document with strike-thru's and underlines for changed text.

Correction Comment 6:

Miscellaneous Corrections: Please make changes to the amended PUD text and master plan per comments to be provided by email on 7-21-17

Rejected Review: School District Review

Reviewed By: Eric Johnson

Email: EricJohnson@colliergov.net Phone #: (239) 252-2931

Correction Comment 1:

Comments may be forthcoming.

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) 252-2931.

Sincerely,

Eric Johnson

Principal Planner
Growth Management Department