



Civil Engineers • Land Surveyors • Planners • Landscape Architects

September 26, 2017

Mr. Eric Johnson
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 2 Response

Dear Mr. Johnson:

This correspondence is our formal response to the sufficiency review letter provided to us on August 25, 2017. Responses to staff comments have been provided in **bold**.

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

Response:
The Master Plan has been revised as requested.

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.

Response:
Acknowledged.

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.

Response:

The proposed off-site preserve has been withdrawn.

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.

Response:

The proposed off-site preserve has been withdrawn.

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.

Response:

Language has been added to the Growth Management Plan amendment language to address the preserve requirement.

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.

Response:

The PUD document has been revised to indicate that there is a Trip Cap for the project. further, the PUD has been revised to indicate a commercial square footage reduction for each MF dwelling unit constructed.

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.

Response:

The PUD document has been revised to include the limit on PM Peak hour trips consistent with the TIS.

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.

Response:

No deviations are requested.

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.

Response:

The PUD document has been revised as requested.

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.

Response:

The entire PUD document has been provided as requested.

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

Response:

Revisions have been made as requested.

Rejected Review: School District Review

Reviewed By: Eric Johnson

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

Correction Comment 1:

Comments may be forthcoming.

Response:

No comments received to date.

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

Sincerely,



D. Wayne Arnold, AICP

c: David Genson
Richard D. Yovanovich
GradyMinor File