



October 13, 2017

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

EMAIL - sumpenhour@gradyminor.com

RE: Planned Unit Development Rezone
PL20170000768
Pelican Nursery PUD (PUDR)

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:

The name Pelican Nursery is not approved for the PUD and Project name ,the word Pelican is OVERUSED.

Rejected Review: Comprehensive Planning Review

Reviewed By: Sue Faulkner

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

Correction Comment 1:

This rezone petition may not be deemed consistent with the Future Land Use Element (FLUE) of the Growth Management Plan. However, if corrections are made as described above in "Comments on PUD Documents", this petition may be deemed consistent.

Correction Comment 2:

Exhibit 'B' Development Standards: Add hotel/motel density of 26 units/acre.

Correction Comment 3:

Exhibit 'C' PUD Master Plan: Revise to correct acreages (36 acres in Activity Center (A/C), 19.66 acres outside) and resultant maximum density allowed; adjust A/C boundary as necessary

Rejected Review: Engineering Stormwater Review

Reviewed By: Richard Orth

Email: RichardOrth@colliergov.net Phone #: (239) 252-5092

Correction Comment 1:

Miscellaneous Corrections

1. Please modify Exhibit C1 to include a commitment to outfall project stormwater into the Collier Boulevard SR 951 Drainage Canal. A specific location is not required.

Rejected Review: Environmental Review

Reviewed By: Summer Araque

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

Correction Comment 1:

Do any trees onsite meet the definition of LDC section 3.05.07.A.2 Native trees? If yes, please provide a tree count. If no, please indicate in the response that the trees onsite do not meet the definition of LDC section 3.05.07.A.2 Native trees which states:

Where a property has been legally cleared and only native trees remain and the native ground cover replaced with lawn or pasture, then only the native trees shall be retained. The percent requirement of native trees required to be retained shall be by tree count based on the percent requirement for native vegetation pursuant to 3.05.07 B. Only slash pine trees with an 8 inch DBH or greater, hardwood trees with a 18 inch DBH or greater, or palms with a minimum of 8 foot of clear trunk, shall be used for calculating this requirement. For hardwood trees, every 6 inches or fraction thereof over 18 inch DBH shall count as an additional tree (18 inch DBH = 1 tree, 24 inch DBH = 2 trees, 26 inch DBH = 3 trees, etc.). Slash pine trees and cabbage palms shall only be retained on portions of the property with a density of 8 or more trees per acre. Trees which are unhealthy or dying, as determined by a certified arborist or any individual meeting the qualifications in 3.05.07 H.1.g.iii, shall not be retained or used for calculation. Native slash pine trees shall be retained in clusters, if the trees occur in clusters, with no encroachment (soil disturbance) within the drip line or within 30 feet of the trunk, whichever is greater, of any slash pine or hardwood tree. Encroachment may occur within these distances where evaluation by a certified arborist determines that it will not affect the health of the trees. Trees which die shall be replaced with 10 foot high native canopy trees on a one for one basis. Native trees with a DBH of two feet or more shall be replaced with three 10-foot high native canopy trees. Areas of retained trees shall not be subject to the requirements of 3.05.07 H.

Where trees cannot be retained, the percent requirement of trees shall be made up elsewhere on-site with trees planted in clusters utilizing 10 foot high native canopy trees planted on a one for one basis. Where native trees with a DBH of two feet or more cannot be retained, a minimum of three 10-foot high native canopy trees shall be planted per tree removed of this size. Trees planted to satisfy this requirement shall be planted in open space areas equivalent in size to the area of canopy of the trees removed. This planted open space shall be in addition to the area used to satisfy the minimum landscape requirements pursuant to 4.06.00. In lieu of using actual

canopy coverage, the following average diameter for tree canopies may be used to calculate canopy coverage of existing trees: slash pine 40 feet, cypress 25 feet, live oak 60 feet and cabbage palm 10 feet. Open space areas not normally planted with trees, such as stormwater retention areas or lake banks not planted to meet the LSPA requirement, may be used to satisfy this requirement. Trees planted to satisfy this requirement shall be set back a minimum of 30 feet from principal structures and impervious parking areas.

Correction Comment 2:

The PUD document includes a preserve setback, however there are no preserves.

Correction Comment 3:

Provide the agricultural clearing permit for the property.

Rejected Review: Public Utilities - PUED Review

Reviewed By: Eric Fey

Email: EricFey@colliergov.net Phone #: (239) 252-2434

Correction Comment 1:

9/13/2017: Estimate the total population to be served based on an occupancy of 2.5 people per dwelling unit and an equivalency of one person per 100 gpd of average daily wastewater flow for non-residential. Estimate average daily wastewater flow per Part 2 of the Design Criteria, assuming 250 gpd per dwelling unit and per Table I of F.A.C. 64E-6.008 for non-residential. Estimate average daily water demand as 1.4 (ERC ratio of 350:250) times the average daily wastewater flow. Estimate the peak daily water demand using a peaking factor of 1.35 per our 2014 Master Plan. Estimate peak daily wastewater flow likewise. Revise the Statement of Utility Provisions accordingly.

Correction Comment 2:

9/13/2017: At numerous places within the evaluation criteria (Exhibit 3), you assert that the existing wastewater transmission system has capacity for the project. This is not accurate. The existing force main along Immokalee Road is presently stressed, but completion of new force main extensions to serve proposed developments in the northeast wastewater service area will create additional transmission capacity. Capacity will be confirmed at the time of development permit review. Please revise Exhibit 3 accordingly, and contact Craig Pajer (CraigPajer@colliergov.net) for more specific information on wastewater system capacity.

Correction Comment 3:

9/20/2017: There is not an existing dead-end water main on Cortona Way. CCPU intends to complete the loop connection within the existing ROW/CUE in Tuscany Cove but is not required to do so. A 15' CUE is required for the stub-out to the property line. Please revise the proposed language for commitment 3.a as follows: "As part of the subdivision plat approval for the PUD, the owner shall provide a water main stub-out to the southern property line of the PUD, near the north end of the unnamed roadway spur west of 15485 Cortona Way, in a location determined by the Owner and approved by the County. A County Utility Easement shall be conveyed to the County at no cost to the County for the water main stub-out and shall be shown on the recorded

plat or recorded by separate instrument prior to preliminary acceptance of utilities. The stub-out shall be sized to supply fire flow to the PUD under maximum day conditions, as required by Collier County Design Criteria in the Collier County Water-Sewer District Utilities Standards Manual, as adopted by Ord. 2004-31, as amended, and as further amended by Resolution No. 2014-258, or its successor resolution. This stub-out will not be required if the residential tract is master metered."

Correction Comment 4:

9/13/2017: Commitment 3.b indicates conceptual locations of four potential well sites are shown on the PUD master plan, but none are depicted in Exhibit C1.

Correction Comment 5:

9/13/2017: The last sentence of commitment 3.c is problematic in terms of permitting, compliance, and procurement policy. Well sites at this location are a long-term need anticipated far in the future. Ideally, the raw water transmission mains would be constructed by Collier County as needed, and easements would be acquired at the time of final plat, in anticipation of this future need. Please revise the commitment language accordingly, or email me with dates and times you are available to meet with staff from the Public Utilities Department, the Procurement Services Division, and the County Attorney's Office to discuss an alternative agreement.

Rejected Review: School District Review

Reviewed By: Nancy Gundlach

Email: nancygundlach@colliergov.net Phone #: (239) 252-2484

Correction Comment 1:

Miscellaneous Corrections

Review comments, if any, will be provided as soon as they are available.

Rejected Review: Transportation Pathways Review

Reviewed By: Michael Sawyer

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

Correction Comment 1:

Additional Comments- Transportation Pathways Review:

Rev.1: Reference proposed deviations 1, 2 and 3. Staff does not support the proposed deviations. The proposed "bypass" shown on the PUD master plan is where the loading/rear portion of the commercial use appears to be located on the TIS master plan. This bypass location does not meet minimum standards for LDC requirements or provide an equivalent that staff can consider. Please remove both deviations. Specifically regarding deviation 1 please revise the cross section for proposed ROW deviation to show sidewalks on both sides of the reduced width section and not in deviation that sidewalks will be provided on both sides of the roadway. Please note there is not adequate ROW width on Immokalee Road for the required sidewalk so an easement will be required at time of platting.

Rejected Review: Transportation Planning Review

Reviewed By: Michael Sawyer

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

Correction Comment 1:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Revise the application (PUD doc and TIS) to provide a consistent submittal. The TIS contains two separate proposed scenarios both inconsistent with the PUD doc (also appears the school impact analysis is not consistent). Various commercial square footages are provided as well as dwelling unit counts. Without a consistent submittal a full review is not possible. If two scenarios remain part of the TIS please make sure both account for the total development requested in the PUD doc or have a consistent scenario requested and clearly outlined in the PUD doc.

Correction Comment 2:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Revise the TIS and PUD master plans to provide a consistent request. The TIS master plan is not readable, please revise. On the TIS master plan the second access is not clearly shown and the PUD master plan does not show both access locations...is not consistent. There are numerous other inconsistent elements on the master plan, please decide which version is proposed and consistently incorporate into the full submittal package.

Correction Comment 3:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference TIS page 5, revise table 1A ITE Land Use Code to 862 instead of 230 for Home Improvement Superstore.

Correction Comment 4:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Reference TIS, page 14, Site Access Turn Lane Analysis. Connections to subject site, Collier Boulevard (CR951). Staff does not support the proposed full opening. Staff will support a right in/out and left in condition. The proposed full opening is not reasonable and will increase (NOT decrease) the existing traffic congestion at this location. Revise this portion of the TIS and applicable calculations/analysis. Also revise PUD Exhibit 3 Evaluation Criteria, page 7 of 13 and all other PUD references to this same access location-issue.

Correction Comment 5:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Reference TIS, page 14 and 15, Site Access Analysis, Immokalee Road, "West access". Staff does not agree with this additional proposed access which is not clearly shown on any

master plan (shown on TIS master plan but is not clear/readable/easily missed and not shown on the PUD master plan). The existing dual right turn lanes on 951 for east bound Immokalee is currently problematic plus likely right out lane jumping to use U-turn movement at Goodland Bay Drive cause too many potential conflicts-safety concerns.

Correction Comment 6:

Additional Items that need to be addressed for Transportation Review:

Rev.1: TIS master plan, this comment restates many/all of previous master plan comments above however it is critical that changes be made with the next submittal and staff wishes to be clear. Both of the TIS master plans are unreadable/unclear/inconsistent with each other and the information provided within the TIS itself and the PUD Document. In addition, please make sure the following are addressed: revise proposed access locations as requested above; use larger lettering-notes-identifications so everything can be read at 8.5x11 format; remove none transportation related elements from the TIS master plan(s) or use the same PUD master plan(s) which is preferred.

Correction Comment 7:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Provide a developer commitment to accept ROW stormwater for the future overpass interchange at the intersection of Immokalee and Collier Boulevard as discussed at the pre-application meeting. Please discuss specific language with staff including CAO.

Correction Comment 8:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Provide a developer commitment that acknowledges the potential future overpass interchange at the intersection of Immokalee and Collier Boulevard including no harm/future business damages for Collier County. Please discuss specific language with staff including CAO.

Correction Comment 9:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Please note that additional new review comments may be required-provided-occur when the above comments are addressed and a consistent submittal is provided.

Correction Comment 10:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Due to transportation safety-operational concerns and development impacts proposed provide a developer commitment that at time of first SDP or Plat/development order submitted for this development an operational TIS will be provided that includes the entire development (highest best use) for review and approval by Collier County Transportation staff which will be updated-revised with each subsequent SDP or Plan or Amendment until build-out condition is achieved. Please discuss specific language with staff including CAO.

Rejected Review: Zoning Review
Reviewed By: Nancy Gundlach
Email: nancygundlach@colliergov.net Phone #: (239) 252-2484

Correction Comment 1:
Miscellaneous Corrections

The TIS states that the site is 55.56 acres, the Master Plan states that the site is 55.66 acres.
Please reconcile.

Correction Comment 2:
Miscellaneous Corrections

Please define a "bypass lane."

Correction Comment 3:
Miscellaneous Corrections

Please label the location of the bypass lane on the Master Plan and label it on Exhibit E-1, cross section.

Correction Comment 4:
Miscellaneous Corrections

Correction Comment 5:
Miscellaneous Corrections

PUD Exhibit A: Land Uses- Provide limitations on Auto Stores, Eating Places, and Drinking Places. These users are proposed near Residential land uses and there is a history of noise issues related to these uses.

Correction Comment 6:
Miscellaneous Corrections

PUD Exhibit A: Land Uses- Please provide additional information on the Brewery (it is an Industrial land use).

Correction Comment 7:
Miscellaneous Corrections

PUD Exhibit A: Land Uses- "Mini warehouses/self storage," specify indoor and airconditioned "mini warehouse/self storage."

Correction Comment 8:
Miscellaneous Corrections

PUD Exhibit A: Land Uses- remove "Used Merchandise Stores."

Correction Comment 9:
Miscellaneous Corrections

PUD Exhibit B: Development Standards- Specify a larger distance for commercial development that is located adjacent to the residential development in Bent Creek.

Correction Comment 10:
Miscellaneous Corrections

PUD Exhibit B: Development Standards- It is recommended that the proposed building heights of 65 feet are reduced as staff does not know of any other tall buildings in the area. (Please provide information if you know of any such building heights.)

Correction Comment 11:
Miscellaneous Corrections

PUD Exhibit B: Development Standards- Please add the following footnote: "Front loaded garages shall be setback a minimum of 23 feet from the edge of the sidewalk."

Correction Comment 12:
Miscellaneous Corrections

PUD Exhibit B: Development Standards- Please add the following footnote: "All minimum yard setbacks will be measured from lot boundaries. LME's and LBE's will be platted as separate tracts."

Correction Comment 13:
Miscellaneous Corrections

Deviation 1 and Section A: Staff will not support anything less than a 45-foot right-of-way. Please revise Deviation and Exhibit accordingly.

Correction Comment 14:
Miscellaneous Corrections

Please see attached Zoning Red-lines.

Rejected Review: County Attorney Review

Reviewed By: Heidi Ashton-Cicko

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

Correction Comment 1:

Miscellaneous Corrections: Are the proposed agricultural uses temporary? If so, please specify a date that they would terminate. If not, please clarify the proposed uses.

Correction Comment 2:

Miscellaneous Corrections: Please clarify the proposed brewery use using the definitions established by the Brewer's Association. Is the use going to be a microbrewery or brewpub?

Correction Comment 3:

Miscellaneous Corrections: Please address sound attenuation for outdoor, amplified music and identify the locational criteria for drive-thru's.

Correction Comment 4:

Miscellaneous Corrections: Please see changes to PUD document from my 9-20-17 review, to be provided by the planner.

Rejected Review: Landscape Review

Reviewed By: Mark Templeton

Email: MarkTempleton@colliergov.net Phone #: (239) 252-2475

Correction Comment 1:

Section A on exhibit E1 shows a 15' type 'B' buffer abutting the access easement within the future residential development portion. The master plan shows this buffer along the south perimeter of the property. Please revise section 'A' to be consistent with the master plan.

Rejected Review: Utility Billing Review

Reviewed By: Nancy Gundlach

Email: nancygundlach@colliergov.net Phone #: (239) 252-2484

Correction Comment 1:

Miscellaneous Corrections

Review comments, if any, will be provided as soon as they are available.

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) 252-2484.

Sincerely,

Nancy Gundlach
Principal Planner
Growth Management Department