



Growth Management Department
Zoning Division, Comprehensive Planning Section
2800 North Horseshoe Drive, Naples, FL 34104 www.colliergov.net

Sent Via E-Mail

October 20, 2017

Mr. D. Wayne Arnold, AICP
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

and

Mr. R. Bruce Anderson
Cheffy Passidomo, P.A.
821 5th Avenue South
Naples, FL 34102

RE: Sufficiency Review 1 of Growth Management Plan Amendment Petition PL20160002618/CP-2017-1, a large-scale amendment to the Future Land Use Element for Fiddler's Creek

Dear Mr. Arnold:

Thank you for your first submittal of the Growth Management Plan Amendment (GMPA) Petition PL20160002618/CP-2017-1, a large-scale amendment to the Future Land Use Element (FLUE) to [apparently] amend the text (in the subsection titled, "B. Rural Fringe Mixed Use District, B. Neutral Lands, 3. Allowable Uses, (s)"). Pursuant to Paragraph B (ii) of Resolution No. 12-234, this letter serves to inform you that the above-referenced application is inadequate and insufficient to enable staff to conduct a formal [substantive] review. Below is the list of deficiencies that need to be corrected/addressed. Certain entries below correspond to the application form's numbers and letters. [In addition, application materials are lacking certain backup data that will be necessary for substantive review.] Additional comments may occur during subsequent reviews.

Collier County Comprehensive Planning has found the petition insufficient for the following reasons:

Addressing Checklist:

- Type of petition type is incorrectly listed as a PDI (Insignificant Change of Planned Unit Development)

Exhibit 'V.E. Public Facilities Map':

- Station 23 Fire is shown on the east side of Collier Blvd. (CR 951) – it is located on the west side.

- Station 23 Emergency Medical is shown on the east side of Collier Blvd. (CR 951) – it is located on the west side.
- Please check all the locations including the South Regional Library and the East Naples Substation
- Although this Exhibit shows a number of items in the Legend such as water treatment plants, existing or modified water retention structures, solid waste facilities, and wastewater treatment plants, they do not appear on the actual map as locations.

Transportation Comments:

- Please see additional comments provided with the companion PUDA and DRI petitions, address all cross over/related comments especially those additional FDOT and staff comments regarding proposed access changes.
- See also FDOT comments. Regarding proposed access on 41. On master plan(s) show existing conditions on 41 including development and roadways along the north side of 41 (please include street names). Please outline the roadway improvements/changes needed on 41 to accommodate the proposed access points. It appears the existing full opening may be relocated however this is not clear. (repeat comments from PUDA review)
- Regarding the northwest/first access point on 41. The access appears to be relocated to FDOT preferred location (please confirm including requested master plan detail comment above), however the interconnection/main roadway link into Fiddlers Creek has been removed. Put back- do not remove this link/interconnection on the master plan. Staff does not support the removal of this roadway link/interconnection. Please also show all internal interconnections especially at all proposed commercial development areas. (repeat comments from PUDA)

Closing remarks:

The original application was submitted electronically. Once the petition has been modified/enhanced to address the above items, re-submit the revised application electronically for a second sufficiency review. Paragraph C. of Resolution No. 12-234 provides 30 days for you to respond to this letter with supplemental data.

Note that this is not a substantive review and that the substantive review will not be completed until this application has been found sufficient.

Should you have any questions, please feel free to contact me. Comprehensive Planning staff is available for assistance and will be happy to sit down with you and discuss this sufficiency review.

Kind Regards,

Sue Faulkner

Principal Planner

cc: Michael Bosi, AICP, Director, Zoning Division
David Weeks, AICP, Growth Management Manager
Michael Sawyer, Project Manager, Collier County Transportation Planning
[CP-2017-1 Sufficiency Letter review 1.docx](#)