



November 17, 2017

Grady Minor & Associates, Inc.
D. Wayne Arnold
3800 Via Del Rey
Bonita Springs, FL 34134

RE: PDI-PL20170003546; Sabal Bay

Dear Mr. Arnold:

The following comments regarding the above referenced project that was submitted on 10-13-17, are being provided as requested. Please be aware that this is not a comprehensive list and is only being provided as a courtesy. All reviews must be completed prior to resubmittal.

Rejected Review: County Attorney Review; Reviewed By: Scott Stone

1. Your application appears limited to one parcel (Tract I, Sabal Bay Commercial Plat-Phase One, PB 38, PG 81). However, you are proposing to reduce the minimum floor area for ALL Residential tracts within the Sabal Bay PUD. You will need the written consent of the property owners of all Residential tract in the PUD if you want to amend the development standards table. If staff has a different interpretation, please provide evidence of such. OR alternatively, perhaps you can keep the development standards table as-is, and simply add a footnote indicating that this particular parcel may be reduced to 551 s.f. (but again, I'll need staff's confirmation that's acceptable).
2. Have you considered requesting a variance from the PUD standards rather than going through a PDI, since this is a site-specific request?
3. Additional comments to follow based upon your responses in the next resubmittal.

Rejected Review: Zoning Review; Reviewed By: Timothy Finn

1. Show compliance with County Attorney comment, "Your application appears limited to one parcel (Tract I, Sabal Bay Commercial Plat-Phase One, PB 38, PG 81). However, you are proposing to reduce the minimum floor area for ALL Residential tracts within the Sabal Bay PUD. You will need the written consent of the property owners of all Residential tract in the PUD if you want to amend the development standards table. If staff has a different interpretation, please provide evidence of such. OR alternatively, perhaps you can keep the development standards table as-is, and simply add a footnote indicating that this particular parcel may be reduced to 551 s.f. (but again, I'll need staff's confirmation that's acceptable)."

GENERAL COMMENTS:

1. Additional comments or stipulations may be forthcoming once a sufficient application has been submitted for review. This correspondence should not be construed as a position of support or non-support for any issues within the petition. Staff will analyze the petition and the recommendation will be contained in the staff report prepared for the Collier County Planning Commission.
2. Please be advised that pursuant to the LDC, an application can be considered closed if there has been no activity on the application for a period of six (6) months. That six months period will be calculated from the date of this letter.
3. Please ensure that all members of your review team that may testify before the CCPC and the BCC are registered as lobbyists with the county pursuant to the regulations regarding that issue.
4. When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to all comments.
5. Please put revised dates on all exhibits and in the title block of the Site Plan. The PUD document should include a footer that reflects the project name, petition number, date and page X of Y for the entire document. ***Documents without this information will be rejected.***
6. A partial resubmittal cannot be accepted; please do not resubmit until you can respond to ALL review comments.
7. Public hearings cannot be held until a Neighborhood Information Meeting (NIM) has been held. Please note that the NIM must be held at least 15 days prior to the first hearing. It appears that you have scheduled a NIM meeting for 11-29-17, please be aware of the following items:
 - a) Please provide the required affidavit and its attachments prior to the meeting (in compliance with the LDC); and
 - b) Please post signs to direct attendees to the exact meeting location; and
 - c) Please ensure that there is sound amplification equipment available and working for this meeting. If there is no permanent equipment, please bring a tested/working portable microphone; and
 - a) You must **provide a written synopsis of the meeting that includes a list of all questions and answers** as well as providing the audio/video tape; and
 - b) Please prepare documents for hand out to all NIM attendees and the public hearing file, that show the differences in the uses that would be allowed in the existing and proposed zoning districts. This request is based upon recent CCPC direction.
8. Note the adopted fee schedule requires payment of additional fees for petitions that require more than four resubmittals; please contact the appropriate staff and resolve issues to avoid this fee.

Sincerely,

Timothy Finn, AICP
Principal Planner

Cc: D. Wayne Arnold, Grady Minor and Associates, Sharon Umpenhour, Grady Minor and Associates, Scott Stone