



December 15, 2017

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

RE: Planned Unit Development Amendment; PL20170001326  
**Esperanza Place RPUD**

Dear Wayne:

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:**

**Review: Addressing - GIS Review**

**Reviewed By: Annis Moxam**

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

**Correction Comment 1:**

Exhibit A - legal description need to include the Plat per Plat Book 52 Pages 3 & 4

**Correction Comment 2:**

Exhibit C - need to include street name Esperanza Way per Plat Book 52 Pages 3 & 4.

**Review: Environmental Review**

**Reviewed By: Craig Brown**

**Email: CraigBrown@colliergov.net Phone #: (239) 252-2548**

**Correction Comment 1:**

Commitments Exhibit F

The calculations for the preserve provided in Exhibit F (III,B) do not match up with the total shown on the Master Plan. The master plan has 1.25 acres for native vegetation and Exhibit F shows 1.26 acres and the total to be preserved on the Master Plan total is .31 acres and Exhibit F shows .32 acres Please revise.

Please revise the commitment III,B to include the total for the wetland to be preserved (.18 acres)

**Correction Comment 2:**

Please add a note on the Master Concept plan (Deviation 2) to indicate there are no preserves areas onsite.

Correction Comment 3:

If the preserve referenced in the commitments (Exhibit F) III,B has not been executed and approved by the BOCC then the language needs to be revised to reflect current LDC requirements for offsite preserves. 3.05.07 H.1.f. iii

**Review: Historical Review**

**Reviewed By: Fred Reischl**

**Email: FredReischl@colliergov.net Phone #: (239) 252-4211**

Correction Comment 1:

Indicate that the PUD is not within the Probability Area, or submit a Phase I Cultural Resource Assessment and schedule a public hearing before the HAPB.

**Rejected Review: School District Review**

**Reviewed By: James Sabo**

**Email: JamesSabo@colliergov.net Phone #:**

Correction Comment 1:

A School District Review was requested of Collier County Schools. No Review Comments were provided. However, review comments from the Collier Schools may be forthcoming.

**Review: Transportation Planning Review**

**Reviewed By: Michael Sawyer**

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

Correction Comment 1:

TIS Guidelines (Resolution 06-299)

Rev.1: Please provide requested TIS. See pre-app meeting notes and check-off methodology-TIS required. Review comments will be provided when the TIS is provided.

Correction Comment 2:

Miscellaneous Corrections

Rev.1: Note that the "Traffic Comparison" letter provided appears to indicate the following:

A. An increase of 13 additional single family dwelling units.

B. A reduction of 72 fewer apartment dwelling units.

c. An increase of 45 new group housing units to be calculated using ITE 220 Apartment rate.

The letter also appears to confuse/mix the proposed 96 apartment units with multi-family which are separate ITE calculated uses/dwelling types.

Please recheck the above, make needed corrections and complete the TIS for the next submittal.

Correction Comment 3:

Developer commitments made as a condition of zoning are not adequately addressed

Rev.1: Please provide standard PUD monitoring single entity commitment.

"One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD

commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is XXXXX. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments."

Correction Comment 4:

Developer commitments made as a condition of zoning are not adequately addressed

Rev.1: Please provide trip limit commitment consistent with the requested-required TIS. Please also include as part of the commitment....." based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."

**Review: Zoning Review**

**Reviewed By: C. James Sabo, AICP**

**Email: JamesSabo@colliergov.net Phone 239-252-2708:**

Correction Comment 1:

Affordable Housing Density Bonus, Insufficient, Cormac Giblin the Housing and Grant Development Manager has reviewed the proposed amendments to the Affordable Housing Density Bonus Agreement and the cross through and underline calculations are correct. However, please submit a clean copy (non-handwritten) version with updated County Office addresses and the new Commission Chairman for approval by the CCPC and BCC.

Correction Comment 2:

PUD Master Plan Document, Insufficient, the narrative statement indicates 159 conventional dwelling units and 45 emergency group housing units. The exhibit C. Master Plan document indicates 139 dwelling units. Please revise the Master Plan document so that the number of dwelling units in the narrative statement and the Master Plan are consistent.

Correction Comment 3:

PUD Master Plan Document, Insufficient, the proposed group housing component is described as internally gated. The exhibit C. Master Plan document does not indicate a general area for the location of the group housing. Please revise the Master Plan document to indicate the general location for the proposed group housing.

Correction Comment 4:

PUD Master Plan Document, Insufficient, pursuant to LDC subsection 10.02.13 B(1)(d), the proposed group housing appears to be compatible with the existing adjacent residential uses and current neighborhood conditions. However, the proposed 8-foot perimeter wall around the group housing on Tract A does not appear to be a compatible use with respect to an architectural feature as there is no landscape material proposed in the narrative statement. Please provide additional justification for proposed wall height deviation and information for additional landscape material that will mitigate the visual effect of the requested deviation for fence/wall height.

**Review: County Attorney Review**

**Reviewed By: Scott Stone**

**Email: ScottStone@colliergov.net Phone #: (239) 252-5740**

Correction Comment 1:

If you're proposing to revise the Affordable Housing Agreement, then you'll need to provide a digital strikethrough/underline version--not handwritten markups. Also, please make sure that County Housing staff are aware of your proposed changes to the Agreement, and that they are reviewing it in conjunction with this PUDA request.

Correction Comment 2:

Please provide a copy of the approved Amended Housing Agreement once reviewed and approved by staff and the County Attorney's office.

Correction Comment 3:

Please confirm that Brookwood Residential, LLC owns 100% of the PUD property.

Correction Comment 4:

Please clarify what type of "group housing" uses you are proposing. Provide specific examples.

Correction Comment 5:

Please confirm that a maximum of 45 group housing units would not exceed the maximum 0.45 FAR permitted for group housing uses.

Correction Comment 6:

Please explain what you are revising on the Master Plan.

Correction Comment 7:

Miscellaneous Corrections

**Review: Landscape Review**

**Reviewed By: Mark Templeton**

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

Correction Comment 1:

4.06.02. Provide perimeter landscape buffers. See also LDC section 4.06.02 C, Table 2.4.

Please call out the width of the buffer along Immokalee Dr. For developments over 15 acres, Type 'D' buffers are required to be 20'.

Correction Comment 2:

Please specify the dwelling type for tract B to ensure that the buffers identified adjacent to this tract are correct.

**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 239-252-2708 or by email at [James.Sabo@colliercountyfl.gov](mailto:James.Sabo@colliercountyfl.gov).

Sincerely,

C. James Sabo, AICP  
Principal Planner  
Growth Management Department