



December 18, 2017

GradyMinor - Wayne Arnold
3800 Via Del Rey
Bonita Springs, FL 34134

EMAIL - sumpenhour@gradyminor.com

RE: Planned Unit Development Amendment
PL20170001345
Marco Shores (PUDA)

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: Emergency Management Review

Reviewed By: Dan Summers

Email: Eric.Johnson@colliercountyfl.gov Phone #: (239) 252-2931

Correction Comment 1:

Emergency Management would like to know if possible the estimated finish floor elevation and the number of independent senior living units. Storm surge threat in this area appears to be significant and evacuation is likely. Emergency Management anticipates that some hurricane evacuation mitigation contribution is likely needed.

Rejected Review: Public Utilities - PUED Review

Reviewed By: Eric Fey

Email: Eric.Fey@colliercountyfl.gov Phone #: (239) 252-2434

Correction Comment 1:

Statement of Utility Provisions form depicting water/sewer demand & peak calculations, broken down by customer type (res/multi-family/commercial) & Basis of Design.

8/3/2017: The PUD is served by a city utility system (Marco Island Utilities). Please check the appropriate boxes on the Statement of Utility Provisions form.

8/18/2017: While the site is not served directly by Collier County Public Utilities, we do supply water to the Marco Shores PUD (aka Hammock Bay Service Area), and a Statement of Utility Provisions is required regardless of which utility provides service. Please address my original comment.

12/13/2017: Please check the appropriate boxes on the Statement of Utility Provisions form per my 8/3/2017 comment.

Correction Comment 5:

12/13/2017: Changes to Section II - Project Development are needed in regard to the proposed option to develop group housing for seniors on Parcel Two A. Nowhere does the revised PUD language indicate the maximum number of beds.

Rejected Review: Zoning Review

Reviewed By: Eric Johnson

Email: Eric.Johnson@colliercountyfl.gov Phone #: (239) 252-2931

Correction Comment 3:

Group housing and multi-family residential uses require SDP review and approval. The proposed PUD Document contradicts this. Is this the intent?

Rejected Review: County Attorney Review

Reviewed By: Scott Stone

Email: Scott.Stone@colliercountyfl.gov Phone #: (239) 252-5740

Correction Comment 1:

See markups on your proposed PUD text changes, to be provided in separate e-mail from staff.

UPDATE 9/15/17--See new markups on your proposed PUD text changes, to be provided in separate e-mail from staff.

UPDATE 12/6/17--See new markups on your proposed PUD text changes, to be provided in separate e-mail from staff.

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.**

General Conditions/Commitments:

- From Sue Zimmerman from Parks & Recreation: Based on the Plat dedication (see attached), wherein the park sites are not dedicated to and will not be maintained by the public (County), we would like to clarify if any of the identified park sites are accessible to the public?

Stipulations:

- The letter from Alison Wescott (Conservancy of Southwest Florida) is still in effect.

If you have any questions, please contact me at (239) 252-2931.

Sincerely,

Eric Johnson
Principal Planner
Growth Management Department