



Civil Engineers • Land Surveyors • Planners • Landscape Architects

February 28, 2018

Ms. Nancy Gundlach
Principal Planner
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: **Esperanza Place RPUD Amendment - PL20170001326**
Review 1 Response

Dear Ms. Gundlach:

This correspondence is our formal response to the sufficiency review letter provided to us on December 15, 2017. Responses to staff comments have been provided in **bold**.

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

Response:

The legal description has been revised to include the Plat reference.

Correction Comment 2:

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

Response:

Exhibit C has been revised as requested.

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)

Response:

Commitment III.B has been revised as requested.

Correction Comment 2:

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

Response:

The Master Plan has been revised as requested.

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

Response:

The preserve commitment has been satisfied as part of the original SDP for the Esperanza Place PUD.

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.

Response:

The community has been partially constructed and was previously reviewed and approved by the BOCC. Included with this submittal is a Historic Waiver, Environmental Report that includes a letter from the State regarding cultural resources, and a memo from the EAC, which were all part of the original PUD Rezone application and approval.

Review: School District Review

Reviewed By: C. James Sabo, AICP
Email: JamesSabo@colliergov.net Phone #: (239) 252-2708

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.

Response:
Acknowledged.

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.

Response:
A TIS is included with this submittal.

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.

Response:
The TIS has been revised to reflect the proposed mix of units.

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."

Response:

The PUD document has been revised to add the requested condition.

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."

Response:

The PUD document has been revised to add the trip cap and suggested language.

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.

Response:

A WORD version of the proposed affordable housing agreement is included in this submittal.

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.

Response:

The PUD Master Plan has been revised to reflect 159 dwelling units.

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.

Response:

The Master Plan has been revised to identify the general area of Group Housing in Tract A.

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.

Response:

The Deviation Justification has been modified to further address the need for an 8' high perimeter wall for the group housing facility.

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.

Response:

A WORD version is included with this submittal.

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.

Response:

A WORD version is included with this submittal.

Correction Comment 3:

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

Response:

Brookwood Residential LLC owns 100% of the undeveloped property within the PUD.

Correction Comment 4:

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

Response:

The permitted use section for Tract A indicates that the project will include care units and emergency shelter units, consistent with uses in the existing shelter for abused women facility in Naples.

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.

Response:

No deviation from the 0.45 FAR is proposed.

Correction Comment 6:

Please explain what you are revising on the Master Plan.

Response:

The Master Plan has been revised to note the location of the proposed wall deviation and to update the dwelling unit count and reference to the group housing use.

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'.

Response:

The Master Plan has been revised as requested.

Correction Comment 2:

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

Response:

The dwelling type for Tract B is single family. No revisions are proposed to Tract B.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large initial "D" and a long, sweeping horizontal stroke.

D. Wayne Arnold, AICP

Enclosures

Cc: Brookwood Residential, LLC
GradyMinor File