



March 13, 2018

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

RE: PUDA-PL20160002306; Pine Ridge Commons

Dear Mr. Arnold,

The following comments regarding the above referenced project that was submitted on 2-20-18, 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: Heidi Ashton-Cicko

1. Please make the changes per my 3-8-18 comments, to be provided by the planner.

Stipulations from Environmental Services Review:

Approved with stipulation. Language needs to be added to PUD. See stipulation. Agreed to disagree. The following language shall be added as an Environmental Commitment:

The PUD Preserve requirement of 1.47 acres was calculated with the Pine Ridge Commons Site Development Plan, that included the preserve calculation for the entire PUD. The 1.47 acres of required preservation was based off the commercial development preservation standard of fifteen (15) percent of the existing native vegetation. With the proposed addition of residential use to the PUD, a preservation standard of twenty-five (25) percent would be required. The GMPA Ord. ###-## allows the 15% preservation (1.47 acres) to continue to be the minimum requirement.

Stipulations from Comprehensive Planning:

1. Statement of Compliance, Paragraph 2: Revise the FLUE policy reference from Policy 5.4 to Policy 5.6. (Due to policy changes in the FLUE since this PUD was originally adopted in 1999, the existing policy reference is non-sensical.)
2. Statement of Compliance, Paragraph 4: Revise the policy references from 3.1.E and F to 3.2.e. and f. (Due to policy changes in the FLUE since this PUD was originally adopted in 1999, the existing policy reference is non-sensical.)
3. Statement of Compliance, Paragraph 5: Revise the policy reference from Policy 7.5 to 7.4. (This existing policy reference appears to have been in error at time of existing PUD adoption in 1999.)
4. Statement of Compliance, Paragraph 6: Revise the policy reference from Policies 3.1 H and L to Objective 3. (Due to policy changes in the FLUE since this PUD was originally adopted in 1999, the existing policy reference is non-sensical.)
5. This PUDA is consistent with the GMP only if the companion GMP amendment petition is

adopted and becomes effective.

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. 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.

Timothy Finn, AICP
Principal Planner

Cc: D. Wayne Arnold, Grady Minor and Associates, P.A., Richard D. Yovanovich, Coleman, Yovanovich & Koester, P.A., David Weeks, Summer Araque, Heidi Ashton-Cicko