



March 29, 2018

GradyMinor - Sharon Umpenhour  
3800 Via Del Rey  
Bonita Springs, FL 34134

EMAIL - sumpenhour@gradyminor.com

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

Dear Sharon:

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: 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)

Review 2: The reference to the 0.18 acres portion of wetland vegetation is placed in the commitment language that indicates the wetlands will be donated to a public agency or money will be donated to Conservation Collier, please clarify. This contradicts the language later in the commitment that states the wetland may be mitigated to a mitigation bank. The wetland reference should be placed in the language referring to the wetland mitigation.

**Correction Comment 3:**

If the preserve referenced in the commitments (Exhibit F) III,B has not be 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 2: Exhibit F Environmental Commitments B

.031 acres of the native vegetation was the preservation requirement. The 0.18 acres (wetlands) was addressed with the purchased credits from a wetland mitigation bank (0.72 acres). The remaining 0.13 acres of upland was to be addressed by a donation of land off-site to a public agency or monetary donation to Conservation Collier.

Please provide documentation the 0.13 acres donation has occurred. If the donation has not been provided as outlined in the PUD, staff will have to determine if the preserve will need to meet current code preserve requirement of 25%. LDC 3.05.07 (B)

Please contact staff to discuss this in further detail.  
Craig.Brown@colliercountyfl.gov

**Rejected Review: School District Review**

**Reviewed By: C. James Sabo, AICP; for Amy Lockhart CCPS**

**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.

**Rejected Review: County Attorney Review**

**Reviewed By: Scott Stone**

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

Correction Comment 7:

See handwritten markups on PUD document, to be provided by 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.**

If you have any questions, please contact me at (239) 252-2708, or by email.

Sincerely,

C. James Sabo, AICP  
Principal Planner  
Growth Management Department