



April 19, 2018

Sharon Umpenhour  
Q. Grady Minor & Associates  
3800 Via Del Rey  
Bonita Springs, FL 34134

RE: Planned Unit Development Rezone; PL20170004414  
**Russell Square RPUD (PUDZ)**

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: Environmental Review**

**Reviewed By: Craig Brown**

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

**Correction Comment 1:**

Provide the following Environmental Data (LDC 3.08.00):

- a. Please provide the credentials for the person that prepared the Environmental Data report.
- b. Please revise the FLUCCS map (Pg 2) and Native Habitat exhibit (Pg 3) there are areas shown on the Native map that are not included in the FLUCCS Map, please clarify.
- c. Please revise the FLUCCS Map to include native vegetation. The area shown as 212 has existing native vegetation as shown on the Native Habitat map, provide a FLUCCS for the existing vegetation. The area labeled as FLUCCS 111 has vegetation present around the existing home please update revise the FLUCCS for this area.
- d. Please provide a tree survey of the area labeled as FLUCCS 212. If the trees present meet the LDC requirement (3.05.07.A.2) they should be included as part of the existing native vegetation calculations.
- e. Please revise the description of the preserve areas being in two separate locations. The sentence states a variance will be needed please change "variance" to the word "deviation". (First sentences of Page 8 of the Environmental Data report).
- f. Please clarify the native acreage are correct; Table 2, Page 8 of the environmental data report

states 14.42 Acres of native vegetation exists, however the Native Habitat map shows 12.72 acres.

- g. Please provide a map illustrating the location of existing preserve areas on adjacent properties.
- h. Please provide a map illustrating the existing ST overly areas and the proposed preserve areas.
- i. The environmental data 3.4 Native Habitat (page 7) describes the clearing that has taken place on the property. Please provide more information and clarify. A 1989 grandfather date was referenced, please clarify; are you referring to a specific LDC section? Provide historic aerials in report.
- j. The mowing of understory in the pasture areas was described as no longer subject to native vegetation calculations per discussions with Staff please provide documentation

Correction Comment 9:  
Miscellaneous Corrections

Deviation 6 the request for a non-contiguous preserve areas needs more information and justification for the request.

Correction Comment 10:  
Please provide information regarding the following:

For sites or portions of sites cleared of native vegetation or in agricultural operation, provide documentation that the parcel(s) were issued a permit to be cleared and are in compliance with the 25 year rezone limitation pursuant to section 10.02.06. For sites permitted to be cleared prior to July 2003, provide documentation that the parcel(s) are in compliance with the 10 year rezone limitation previously identified in the GMP. Criteria defining native vegetation and determining the legality, process and criteria for clearing are found in 3.05.05, 3.05.07 and 10.02.06

**Rejected Review: Public Utilities - PUED Review**  
**Reviewed By: Eric Fey**  
**Email: EricFey@colliergov.net Phone #: (239) 252-2434**

Correction Comment 1:  
4/19/2018: On the Statement of Utility Provisions form, the total population to be served is miscalculated and should be 575 rather than 560. Recalculate all flows based on the correct population, and put the correct values in the appropriate blanks. (The wastewater flows were switched.)

Correction Comment 2:  
4/19/2018: Your responses to several evaluation criteria state that water and sewer infrastructure is available at or near the property to serve the proposed community, but significant main extensions would be required to establish County water and sewer service. Please revise these responses to be more realistic.

Correction Comment 3:  
4/19/2018: Add a commitment to construct an 8" water main along the project's frontage on Santa Barbara Blvd or longitudinally through the property, connecting one end to the County's water distribution system and providing a stub-out for future connection at the other end.

**Rejected 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 from Collier County Public Schools. A review comment response has not yet been provided, but may be forthcoming.

**Rejected Review: Transportation Pathways Review**

**Reviewed By: Michael Sawyer**

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

Correction Comment 1:

Additional Comments- Transportation Pathways Review:

Rev.1: Please note sidewalks on both sides of the roadways will be required on Cope Lane and Sunset Boulevard extension. Please show both on the master plan.

**Rejected Review: Transportation Planning Review**

**Reviewed By: Michael Sawyer**

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

Correction Comment 1:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Please revise master plan to accommodate the interconnection with Taormina Reserve PUD to the north as briefly discussed at the pre app meeting. This includes 60 foot total ROW for Sunset Boulevard Extension with sidewalks on both sides of the public access road. Please show this extension on the master plan and provide a developer commitment.

Correction Comment 2:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Please show the construction of Cope Lane to intersection with Sunset Boulevard noted in review one comment above. This should also be noted as a developer commitment.

Correction Comment 3:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Provide a developer commitment to provide fair share payment for a potential future signalization of Cope Lane and Santa Barbara when/if warrants are met.

Correction Comment 4:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Provide developer commitment for standard trip limit consistent with TIS.

Correction Comment 5:

Additional Items that need to be addressed for Transportation Review:

Rev.1: TIS comments-corrections.

1. Table 2C: The higher volume (Per Growth Rate Method from Table 2B) was not used to come

up with the 2023 Build-out Peak Direction volumes.

2. The 2023 Build-Out Peak Hour Peak Direction LOS was not shown correctly on Table 2C. The background level of service, according to the Collier County 2017 AUIR spreadsheet is:  
Davis Boulevard from County Barn Road to Santa Barbara Boulevard – LOS C  
Davis Boulevard from Santa Barbara Boulevard to Radio Road – LOS B  
Rattlesnake Hammock Road from County Barn Road to Santa Barbara Boulevard – LOS B  
Rattlesnake Hammock Road from Santa Barbara Boulevard to Collier Boulevard – LOS B  
Santa Barbara Boulevard from Radio Road to Davis Boulevard – LOS B  
Santa Barbara Boulevard from Davis Boulevard to Site – LOS B
3. A turn-lane analysis should be conducted to verify that the lengths of the existing turn lanes are sufficient.

**Rejected Review: Zoning Review**

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

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

Correction Comment 1:

There is information missing from the Property Ownership Disclosure form. Please complete letter G. on the form and provide the required information.

Correction Comment 2:

There is a signature on the Property Ownership Disclosure form by James R. Schier, VP. Please identify the signature and how they are connected to the project or application.

Correction Comment 3:

The names of the agents for the for the project have not been included on the application form. Please correct and add agent names to the application form.

Correction Comment 4:

There is not a signed affidavit of authorization by the property owners granting authority to the contract purchaser to act on the request in the application. Please provide signed affidavits of authorization from the property owners to the contract purchaser.

Correction Comment 5:

There have been sign deviations requested. They will be reviewed. Should you have any additional sign deviation requests. Please include them in the response letter.

Correction Comment 6:

For Exhibit F. Developer Commitments; there is not a commitment listed for P.M. Peak Traffic maximum number of trips. Please change and correct the Developer Commitments to include a commitment for P.M. Peak Traffic maximum number of trips.

**Rejected Review: County Attorney Review**

**Reviewed By: Heidi Ashton-Cicko**

**Email: heidiashton@colliergov.net Phone #: (239) 252-8773**

Correction Comment 1:

Miscellaneous Corrections: Please provide names of owners of Cross and Thompson, LLC. for BCC and CCPC conflicts checks.

Correction Comment 2:

Miscellaneous Corrections: Please provide names of owners of Neal Communities of Southwest Florida, LLC. for BCC and CCPC conflicts checks.

Correction Comment 3:

Miscellaneous Corrections: According to the survey, Sunset Boulevard bisects this proposed PUD. Please explain why this roadway is removed from the PUD master plan? And please demonstrate that no one has a right of access through this roadway?

Correction Comment 4:

Miscellaneous Corrections: See comments and changes dated 4-12-18 on the proposed PUD document, to be provided by the planner.

Correction Comment 5:

Miscellaneous Corrections: For staff: Please provide the county surveyor with the survey and Exhibit D (legal description) and have him verify that the legal description is 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.**

**GENERAL COMMENTS: C. James Sabo, AICP, Principal Planner**

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(CCPC) or Hearing Examiner(Hex).
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 Hex/CCPC and the Board of County Commissioners (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. Public hearings cannot be held until the Neighborhood Information criteria has been met. In some petition types a Neighborhood Information Meeting (NIM) must be held while other petition types only require the agent to send a letter. All letters and ads must be pre-approved by the county planner. For additional information about the process please contact me. Please note that the NIM must be held at least 15 days prior to the first hearing. As you prepare for that meeting, please be aware of the following items:
  - a) Please provide the required affidavit and its attachments prior to the meeting (in compliance with the LDC); and
  - b) Please post signs to direct attendees to the exact meeting location; and
  - c) Please ensure that there is sound amplification equipment available and working for this meeting. If there is no permanent equipment, please bring a tested/working portable microphone; and
  - d) You must **provide a written synopsis of the meeting that includes a list of all questions and answers** as well as providing the audio/video tape; and
  - e) Please prepare documents for hand out to all NIM attendees and the public hearing file, that show the differences in the uses that would be allowed in the existing and proposed zoning districts. This request is based upon recent CCPC direction.
8. 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.

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