



Civil Engineers • Land Surveyors • Planners • Landscape Architects

April 26, 2018

James Sabo
Principal Planner
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: **Esperanza Place RPUD Amendment - PL20170001326**
Review 2 Response

Dear Mr. James Sabo:

This correspondence is our formal response to the sufficiency review letter provided to us on March 29, 2018. Responses to staff comments have been provided in **bold**.

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.

Response:

The language referencing the 0.18 acre wetland has been relocated in Section III.B as requested.

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 (0.72acres).

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

Response:

Documentation is included with this submittal to show the monetary donation to Conservation Collier has been made.

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.

Response:

Acknowledged.

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.

Response:

The childcare center is a permitted conditional use in Immokalee. Inclusion as a permitted use is appropriate for this PUD. We have provided separate development standards for the proposed shelter use and wish to retain it in the principal use section as proposed.

Due to the fact that the PUD is partially developed, we do not wish to create a separate section for general permitted uses.

Revisions to the PUD document and Master Plan have been made as requested.

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 at the end.

D. Wayne Arnold, AICP

Enclosures

Cc: Brookwood Residential, LLC
GradyMinor File