



Civil Engineers • Land Surveyors • Planners • Landscape Architects

May 29, 2018

Mr. C. James Sabo, AICP  
Principal Planner  
Collier County Growth Management Division/ Planning and Regulation  
Land Development Services Department  
Comprehensive Planning Section  
2800 North Horseshoe Drive  
Naples, FL 34104

RE: PL20170004414, Russell Square RPUD (PUDZ)  
Review 1 Response

Dear Mr. Sabo:

This correspondence is our formal response to the sufficiency review letter provided to us on April 19, 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:

Provide the following Environmental Data (LDC 3.08.00):

a. Please provide the credentials for the person that prepared the Environmental Data report.

**Response:**

**Report preparer was Tim Hall, Senior Ecologist with Turrell, Hall and Associates. Copy of resume for Mr. Hall is included with the Environmental Supplement.**

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.

**Response:**

**The FLUCFCS map and Native Habitat maps will not match. The FLUCFCS map depicts habitats as they exist today. The Native habitat map depicts areas that will be counted as native habitat for the project's preserve calculations. In a couple of instances (portions of areas 212 and 111)**

**the area is currently a non-native habitat type but because authorizations for the conversion from native to the current state cannot be found, some of the non-native FLUCFCS areas are counted as native habitat for the preserve calculations.**

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.

**Response: Some revisions to the FLUCFCS map have been done but as explained in the response to Comment #1.b., the FLUCFCS and Native Habitat maps will not match.**

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.

**Response: The lower 15 acres of the FLUCFCS code 212 area have already been documented by County Staff (Steven Lenberger 2014) as having been cleared for agricultural uses prior to Ordinance 76-42 and therefore exempt from the need for an agricultural clearing permit. Maintenance of the area (i.e removal of those trees) would also be exempt from the need for an agricultural clearing permit. They have also been in agricultural use (pasture) for more than 25 years and therefore are not being included in the native vegetation requirements. This determination was further memorialized by the County's issuance of the Agricultural clearing permit (ACP-PL20140000566) in April of 2014 for the remainder of the property as an "after the fact" authorization for the remaining areas that had been cleared after the passage of Ordinance 76-42 and which would have needed an agricultural clearing permit of which one could not be found**

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).

**Response:**  
**The Environmental Supplement has been amended to refer to the need for separate locations as a deviation rather than a variance.**

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.

**Response:**  
**Based on the conversations with County staff as well as additional research and site**

**inspections, the FLUCFCS and Native Habitat maps and calculations have been amended.**

g. Please provide a map illustrating the location of existing preserve areas on adjacent properties.

**Response:**

**An exhibit depicting the known platted preserves (per Collier County GIS files) has been included in the environmental exhibit set.**

h. Please provide a map illustrating the existing ST overly areas and the proposed preserve areas.

**Response:**

**An exhibit depicting the ST overlays (per Collier County GIS files) has been included in the environmental exhibit set.**

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.

**Response:**

**The property associated with the southern single family residence was cleared in 1983 (prior to January 1989) and has remained clear of native vegetation. According to LDC 3.05.07.B.2.a, the cleared areas on this parcel would be exempt from the native vegetation calculations.**

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

**Response:**

**Please see the response to Comment #1.d. above. Copies of the previous correspondence with County staff in 2014 have been provided prior to this response as has the agricultural clearing permit that covered the areas not cleared prior to 1976.**

Correction Comment 9:

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

**Response:**

**The proposed project site is composed of several parcels which have been previously impacted by residential and agricultural uses. The highest quality remaining native habitats are not contiguous on the project site and are actually located at opposite sides of the site. One area**

is a small wetland on the western boundary of the site that was left in place during the construction of Santa Barbara Blvd and the other proposed preserve area is a wetland on the east side of the site that will remain contiguous with the platted preserves adjacent to the property. Both of these wetland areas are jurisdictional to the Corps of Engineers and are being preserved to meet the avoidance and minimization criteria of the Corps and the SFWMD. Both areas meet the hierarchal criteria of the Collier County LDC 3.05.07.A.4 and will provide greater assurances of viable habitat areas as opposed to trying to restore agricultural pasture or residential areas around the wetland to meet the County required acreage.

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

**Response:**

**Please see the response to Comment #1.d. above. Copies of the previous correspondence with County staff in 2014 have been provided prior to this response as has the agricultural clearing permit that covered the pasture areas not cleared prior to 1976. Copies of the information from the Collier County Property appraiser regarding the permits and construction of the single-family residences is also being included with the Environmental Supplement submittal which correspond to the historic aerials showing that clearing was done as indicated on the property appraiser information.**

*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.)

**Response:**

**The Statement of Utility Provisions form has been corrected and is included with this submittal.**

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.

**Response:**

**The evaluation criteria has been revised to indicate that both water and sewer facilities will be extended to the site.**

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.

**Response:**

**A commitment has been added as requested.**

*Rejected Review: School District Review*

*Reviewed By: James Sabo*

*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.

**Response:**

**Acknowledged.**

*Rejected Review: Transportation Pathways Review*

*Reviewed By: Michael Sawyer*

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

Correction Comment 1:

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.

**Response:**

**The applicant acknowledges that sidewalks will be provided on both sides of the Cope Lane extension. Sunset Boulevard is a private easement that will be vacated; therefore, no sidewalks will be provided on Sunset Boulevard.**

*Rejected Review: Transportation Planning Review*

*Reviewed By: Michael Sawyer*

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

Correction Comment 1:

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.

**Response:**

**The applicant does not agree that a vehicular interconnection to the north is warranted. Sunset Boulevard is a private easement and is to be vacated. The potential interconnection commitment time-frame within the Taormina Reserve PUD has expired and there is no longer an interconnection potential to the PUD. Furthermore, there are no existing or anticipated future capacity issues for Santa Barbara. We met with the former Transportation Director in his office to discuss this and he agreed that the County had not done their part to obtain the required easement or R/W for this to happen. Pedestrian interconnection already exists in the Santa Barbara Boulevard right-of-way, which will provide pedestrian access to the Taormina Reserve project.**

Correction Comment 2:

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.

**Response:**

**The Master Plan has been modified to show the Cope Lane extension to Sunset Boulevard. A new Transportation Commitment has been added to the PUD regarding extension of Cope Lane.**

Correction Comment 3:

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.

**Response:**

**A commitment has been added.**

Correction Comment 4:

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

**Response:**

**A trip cap commitment has been included in the PUD.**

Correction Comment 5:

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.

**Response:**

- 1. & 2. ) Table 2C was corrected per reviewer's comment.**
- 3. A turn lane analysis has been provided in the TIS per the reviewer's request.**

*Rejected Review: Zoning Review*

*Reviewed By: James Sabo*

*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.

**Response:**

**The Property Ownership Disclosure form has been revised and included with this submittal.**

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.

**Response:**

**The Property Ownership Disclosure form has been revised and included with this submittal.**

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.

**Response:**

**An Applicant Agent Information document has been prepared and is included with this submittal.**

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.

**Response:**

**The Covenants of Unified Control granting authority to the contract purchaser to act on the request in the application were provided with the first submittal as "Submittal 1 10 Covenant of Unified Control".**

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.

**Response:**

**The requested signage deviations have been modified to address comments provided by Diane Compagnone post issuance of the review 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.

**Response:**

**Exhibit F has been revised as requested.**

*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.

**Response:**

**The owners of Cross and Thompson, LLC are Aruso Cross and Michael Thompson.**

Correction Comment 2:



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

**Response:**

**The owner of Neal Communities of Southwest Florida, LLC is Patrick K. Neal.**

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?

**Response:**

**The easement is private. Title information documents the status of the easement has been provided separately and with this submittal.**

Correction Comment 4:

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

**Response:**

**The PUD document has been revised as requested and is included with this submittal.**

Please feel free to contact me should 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

c: Neal Communities of Southwest Florida, LLC  
GradyMinor File