



June 19, 2018

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

Mr. Richard D. Yovanovich  
Coleman, Yovanovich and Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, FL 34103

RE: Review Letter 1: Planned Unit Development  
PL20180000646  
**Youth Haven PUD**

Dear Mr. Arnold and Mr. Yovanovich,

The first review of the Youth Haven PUD is complete. The following comments are provided to you for your response. 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 shall be addressed as noted:**

**Review: Addressing - GIS Review**

**Reviewed By: Annis Moxam**

**Email: annismoxam@colliergov.net Phone #: (239) 252-5519**

**Correction Comment 1:**

On the Boundary Survey – The legal description written in the Westerly portion Parcel A layout – needs to be corrected. The sectional piece N4 is incorrect.

**Correction Comment 2:**

On the Boundary Survey - Parcel C West property line should be solid as it's a different owner.

**Correction Comment 3:**

On the Boundary Survey - The legal description of parcel C does not follow the drawing. Label the POB of the less and except parcel. Please add to the sectional parcel descriptions, "less the N 30' thereof" and label the same on the survey. And check legals for closure prior to resubmitting. MLB

**Review: Comprehensive Planning Review****Reviewed By: Corby Schmidt****Email: corbyschmidt@colliergov.net Phone #: (239) 252-2944**Correction Comment 1:

Miscellaneous Corrections - Revise Evaluation Criteria to include, but not limit to, correcting outdated GMP cites (i.e. FLUE Policy 5.4); and, explaining the (non)applicability of unaddressed FLUE Objective 7 and Policies 7.1 through 7.4, as discussed [in body of main memo] above. The full Consistency Review memo is provided in the Documents and Images folder.

Correction Comment 2:

Miscellaneous Corrections - Revise Proposed PUD Revisions, STATEMENT OF COMPLIANCE ? to describe compliance with current GMP Elements. Revise GMP policy number references to reflect current GMP Elements here, and throughout PUD documents to ensure current GMP Elements are referenced. Revise, in particular, the closing statement, indicating that the "...Future Land Use Element ...contains language similar to that in the 1983 Comprehensive Plan. Therefore, the subject request (sic) is in compliance with the GMP." [This formal document no longer reflects a "request".] Address FLUE Policy 5.3 fully (including 5.3.d.), Policy 5.10, CCME Policies, and so forth, as discussed [in body of main memo] above. Modify other application materials addressing compliance, similarly. The full Consistency Review memo is provided in the Documents and Images folder.

Correction Comment 3:

Miscellaneous Corrections - Revise Proposed PUD Revisions, SECTION IV, GENERAL DEVELOPMENT COMMITMENTS, which now provides an incomplete set of commitments for addressing the land uses proposed, as discussed [in body of main memo] above. The full Consistency Review memo is provided in the Documents and Images folder.

Correction Comment 4:

Miscellaneous Corrections - Revise Proposed PUD Revisions, SECTION IV, GENERAL DEVELOPMENT COMMITMENTS, to reflect an understanding of and adherence to the provisions of LDC Section 5.05.04.E. Group Housing, Emergency Environmental Control Plans. In addition, align these changes with revisions made to the Evaluation Criteria document and other to-be-revised and made-current application materials, as discussed [in body of main memo] above. The full Consistency Review memo is provided in the Documents and Images folder.

**Review: Environmental Review****Reviewed By: Craig Brown****Email: CraigBrown@colliergov.net Phone #: (239) 252-2548**Correction Comment 1:

Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24).

**Review: Public Utilities - PUED Review**

**Reviewed By: Eric Fey**

**Email: EricFey@colliergov.net Phone #: (239) 252-2434**

Correction Comment 1:

6/18/2018: Delete commitment 4.05 [4.04] A)1) as it is redundant with the Collier County Utilities Standards and Procedures Ordinance.

Correction Comment 2:

6/18/2018: All struck-through text should be verbatim from Ordinance No. 89-12. Perform a quality control check on the entire PUD document and make all necessary corrections. (E.g., delete the extraneous words, "shall become system constructed by the Developer," from 4.05 [4.04] A)5)e). E.g., change the word "opened" to "owned" in 4.05 [4.04] A)5)g)2.)

Correction Comment 3:

6/18/2018: Commitment 4.05 [4.04] F) should be updated but may not be eliminated. The 8" loop through the project has been completed but the commitment should remain to govern any future redevelopment of the PUD. A stub to the west does not make sense, but an east stub-out should be revised to be an 8" water main extension along the PUD's frontage on Whitaker Rd.

Correction Comment 4:

6/18/2018: The ORB reference on the boundary survey for the "10' wide water easement" has the wrong page number; it is 1934, not 1931. Also, that is a utility easement, not a "water easement."

Correction Comment 5:

6/18/2018: The boundary survey should show the 15' CUE recorded at ORB 1537, page 2228.

Correction Comment 6:

6/18/2018: Revise the Statement of Utility Provisions to account only for the additional uses (i.e. 10 beds), and be sure to include 5 GPD per bed for each meal regularly prepared each day in addition to the base assumption of 100 GPD per bed.

Correction Comment 7:

6/18/2018: Estimate average daily water demand as 1.4 (ERC ratio of 350:250) times the average daily wastewater flow. Estimate the peak daily water demand using a peaking factor of 1.35 per our 2014 Master Plan. Estimate peak daily wastewater flow likewise. Revise the Statement of Utility Provisions accordingly.

**Review: School District Review**

**Reviewed By: Nancy Gundlach**

**Email: [nancygundlach@colliergov.net](mailto:nancygundlach@colliergov.net) Phone #: (239) 252-2484**

Correction Comment 1:

Miscellaneous Corrections

Review comments will be provided as soon as they are available.

**Review: Transportation Planning Review**

**Reviewed By: Michael Sawyer**

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

Correction Comment 1:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Please provide a developer commitment regarding PM Peak hour trip limit consistent with the TIS provided using the current commitment language.

**Review: Zoning Review**

**Reviewed By: Nancy Gundlach**

**Email: [nancygundlach@colliergov.net](mailto:nancygundlach@colliergov.net) Phone #: (239) 252-2484**

Correction Comment 1:

Miscellaneous Corrections

Please show locations of existing and proposed buildings on the Master Plan.

Correction Comment 2:

Miscellaneous Corrections

Please identify the box located between the parking stalls just ot the south of Whitaker Road. See attached red-lined Master Plan.

**Review: County Attorney Review**

**Reviewed By: Heidi Ashton-Cicko**

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

Correction Comment 1:

Miscellaneous Corrections: Please provide a legible copy of the current master plan.

Correction Comment 2:

Miscellaneous Corrections: Please provide a legible copy of the current master plan.

Correction Comment 3:

Miscellaneous Corrections: Please make changes per my 6-18-18 review, to be provided by the County planner.

**Review: Landscape Review**

**Reviewed By: Mark Templeton**

**Email: MarkTempleton@colliergov.net Phone #: (239) 252-2475**

Correction Comment 1:

4.06.02. Provide perimeter landscape buffers. See also LDC section 4.06.02 C, Table 2.4.

The Type 'D' buffer along the East is required to be 20'. Please revise.

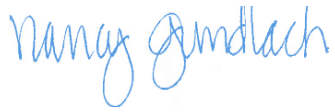
**GENERAL COMMENTS:**

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.

If you have any questions, please contact me at (239) 252-2484.

Sincerely,



Nancy Gundlach  
Principal Planner  
Growth Management Department

Cc: Mr. Wendell W. Corey  
Sharon Umpenhour, Q Grady Minor  
Annis Moxam  
Corby Schmidt  
Eric Fey  
Mike Sawyer  
Heidi Ashton-Cicko  
Mark Templeton