



June 26, 2018

GradyMinor - Sharon Umpenhour
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 4:

Please provide a tree survey of the area labeled as FLUCCS 212. This area is labeled as #1 on the Environmental Data Exhibit Habitat. If the trees present meet the LDC requirement (Density and size) (3.05.07.A.2) they should be included as part of the existing native vegetation calculations.

Correction Comment 5:

Please revise the Habitat Exhibit (Environmental Data). Please clarify if the existing vegetation (shown as Area 2) present is native and should be included as discussed with ES Staff during the meeting for this project.

Correction Comment 6:

The Master Concept Plan note 3; this note will need to be revised. Staff is currently in discussions regarding what the revised wording will be.

Please contact Staff for the updated revised wording for this note.

Correction Comment 7:

Revise Exhibit A. (page 2 of 12)

Please add the following wording as a clarifying statement just under the words "Allowable Uses:"

"Uses subject to LDC section Allowable uses within County required preserves." Or wording that refers to the LDC for allowable uses.

Correction Comment 8:

The MCP indicates with shading that a portion of the northward preserve is going to be replanted. It's not clear what the size of this restoration area will be. Please clarify.

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 Planning Review

Reviewed By: Michael Sawyer

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

Correction Comment 1:

Additional Items that need to be addressed for Transportation Review:

Rev.2: Please see review 1 comment below. Interconnection has not been provided.

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.2: Commitment provided for Cope Lane, thank you. Please revise commitment to indicate construction will simply be to county standards.

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 4:

Additional Items that need to be addressed for Transportation Review:

Rev.2: Commitment provided, thank you; however, it does not contain current required language. Please add...."based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."

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

Rejected Review: Zoning Review

Reviewed By: C. James Sabo, AICP

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

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.

Not Resolved: Diana Compagnone comments here:

Deviation 1, Please provide a timeframe that can be measured versus a percentage of sales. For example, through December 2020.

Deviation 2, Resolved.

Deviation 3, The incorrect code was provided. Please correct the code to 5.06.02 B.14, the deviation requested is nearly 400% greater than is allowed by code. The deviation appears too large for a boundary marker.

Rejected Review: County Attorney Review

Reviewed By: Heidi Ashton-Cicko

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

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? [6-22-18 no title information was provided]

Correction Comment 4:

Miscellaneous Corrections: See comments and changes dated 6-26-18 on the proposed PUD document, to be provided by the County planner.

Rejected 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.

Buffers are required per code even where they abut preserves on the adjacent parcel. Please remove the phrase "no buffer required" and label these as Type 'B' buffers. Alternatively, deviations may be requested to reduce or remove these buffers. If deviations from the code required buffers are requested, please provide supporting documentation and photos as part of the justification.

Correction Comment 2:

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

For the preserve adjacent to Santa Barbara Blvd, please add the note that the preserve meets buffer requirements after removal of exotics or supplemental planting will be provided to meet buffer requirements. Please provide a 6' wide easement behind the portion of the preserve abutting the amenity center tract to allow for the double row of shrubs that will be required as part of the 'D' buffer if and where parking areas for the amenity center face Santa Barbara Blvd. If multi-family residential is developed north of the amenity center tract and parking is proposed for the multi-family units between the preserve and the building, the double row of shrubs will be required there as well. Otherwise, please request a deviation and provide supporting documentation and photos to verify that the double row hedge is not necessary.

Correction Comment 3:

If a deviation is not requested to remove the buffer where the preserve is shown along the North, please add the note that the preserve meets the buffer requirements after removal of exotics or

supplemental planting will be provided to meet buffer requirements and provide the 6' wide easement behind the preserve to accommodate the hedge that is required as part of the 'B' buffer.

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