



Civil Engineers • Land Surveyors • Planners • Landscape Architects

July 16, 2018

Ms. Nancy Gundlach  
Principal Planner  
Zoning Division  
Collier County Growth Management Department  
2800 North Horseshoe Drive  
Naples, FL 34104

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

Dear Ms. Gundlach,

This correspondence is our formal response to the sufficiency review letter provided to us on June 19, 2018. Responses to staff comments have been provided in **bold**.

*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.

**Response:**

**The boundary survey has been revised and is included with this submittal.**

Correction Comment 2:

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

**Response:**

**The boundary survey has been revised and is included with this submittal.**

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

**Response:**

**The boundary survey has been revised and is included with this submittal.**

*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Miscellaneous Corrections - Revise Evaluation Criteria to include, but not limit to, correcting outdated GMP cites (i.e. FLUE Policy 5.4); and, explaining the (non)applicability of unaddressed FLUE Objective 7 and Policies 7.1 through 7.4, as discussed [in body of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.

**Response:**

**The Evaluation Criteria has been revised as requested and is included with this submittal.**

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.

**Response:**

**The Statement of Compliance has been revised as suggested.**

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.

**Response:**

**The applicant disagrees that a new commitment needs to be added. Adding the commitment as suggested merely restates a requirement of the LDC.**

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.

**Response:**

**The Evaluation Criteria has been revised to update FLU policy consistency as requested. The LDC Section 5.05.04.E. has not been adopted by the BCC. Inclusion of an LDC provision is redundant and not supported by the CCPC.**

*Review: Environmental Review*

*Reviewed By: Craig Brown*

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

PL20180000646 Youth Haven PUD Comments.

1. Provide calculations on Master plan showing the appropriate acreage of native vegetation to be retained. The calculations provided are unclear, please revise the preserve calculations on Exhibit B, revise the second line of the calculations to state: The addition of 1.07 Acres to the PUD  $\times 0.15 = 0.16$  Acres. Total required 2.34 acres.

**Response:**

**The Master Plan has been revised as requested.**

2. Provide the following Environmental Data (LDC 3.08.00):

Please provide the academic credentials for the person who provide the environmental data provided.

**Response:**

**The report was prepared by David S. Whitney, Sr. Project Manager/Environmental Scientist at Universal Engineering Sciences. Academic credentials include B.S. Degree in Biological Sciences and B.S. Degree in Liberal Studies from the University of Central Florida. Both degrees are from the year 2000.**

3. Principle structures must be setback a minimum of 25 feet from the boundary of preserves and accessory structures, a minimum of 10 feet from the boundary of preserves. Include these setbacks in setback table on the site plans. (LDC 3.05.07 H.3 & 3.05.07 H.1 h.) Please clarify that the proposed Group Housing will meet the setback requirements.

**Response:**

**No deviations have been requested from the required LDC preserve setbacks. The project will meet all LDC requirements for preserve setbacks.**

4. Provide the following Environmental Data (LDC 3.08.00): Please provide a FLUCFCS map that includes all of the property included with this PUD. (existing and the addition proposed).

**Response:**

**Please see existing and proposed land use maps prepared by Universal Engineering Services, and Youth Haven FLUCCS Mapping prepared by Davidson Engineering, Inc.**

5. The Environmental data report does not reference Black Bear, please indicate that Black Bear will be included as part of the management plan during development order submittal.

**Response:**

**A black bear management plan was not required with SDP-AR-13286, a copy of the EIS from SDP-AR-13286 is provided with this submittal. A black bear management plan will be provided with any future SDPs.**

*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.

**Response:**

**Commitment has been deleted as requested.**

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.)

**Response:**

**Revisions have been made.**

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.

**Response:**  
**PUD document has been revised.**

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."

**Response:**  
**The boundary survey has been revised and is included with this submittal.**

Correction Comment 5:

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

**Response:**  
**The boundary survey has been revised and is included with this submittal.**

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.

**Response:**  
**Statement of Utility Provisions has been revised and is included with this submittal.**

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.

**Response:**  
**Statement of Utility Provisions has been revised and is included with this submittal.**

*Review: School District Review  
Reviewed By: Nancy Gundlach  
Email: nancygundlach@colliergov.net Phone #: (239) 252-2484*

Correction Comment 1:

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

**Response:**  
**Acknowledged.**

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

**Response:**

**A trip cap commitment has been added consistent with the PM peak hour trips expressed in the TIS.**

*Review: Zoning Review*

*Reviewed By: Nancy Gundlach*

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

Correction Comment 1:

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

**Response:**

**The applicant wishes to retain the Conceptual Master Plan as proposed.**

Correction Comment 2:

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

**Response:**

**Master plan has been revised to remove extraneous line work.**

*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.

**Response:**

**A legible copy of the master plan is provided with this submittal.**

Correction Comment 3:

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

**Response:**

**Changes have been made as requested. Note 1 has not been removed, as it is consistent with previously approved master plans prepared by GradyMinor.**

*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.

**Response:**

**The buffer has been revised to reflect a Type 'D' buffer.**

Please contact me if there are any questions.

Sincerely,



D. Wayne Arnold, AICP

cc: Youth Haven, Inc.  
Taft Budget, LLC  
William Henry  
Richard D. Yovanovich  
GradyMinor File