



July 13, 2018

GradyMinor - Sharon Umpenhour
3800 Via Del Rey
Bonita Springs, FL 34134

EMAIL - sumpenhour@gradyminor.com

RE: Conditional Use
PL20180001030
Rattlesnake Hammock Road Bus Facility (CU)

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 1:

PUD Document and Master Plan shall state the minimum acreage required to be preserved (Admin. Code Ch. 3 G.1. PUD Master Plan Contents #4).

Please provide a calculation for the proposed preserve on the Master Plan.

Correction Comment 2:

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.)

On the Master plan it is unclear as to the distance from the preserve to proposed structures. Please clarify on the MCP.

Correction Comment 3:

Provide calculations on Master plan showing the appropriate acreage of native vegetation to be retained, the maximum amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within existing utility, drainage, and access easements from the preserve calculations (LDC3.05.07 B. - D.).

Correction Comment 4:

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).

The FLUCFCS map provided with the Environmental Data illustrates the access road as 411 please revise the map with different FLUCFCS for this area and add the area to the FLUCFCS Exhibit.

Correction Comment 5:

Provide the following Environmental Data (LDC 3.08.00):

Will stormwater be directed into wetland preserve area?

Please provide a resume of the person that has prepared the Environmental Data report.

Correction Comment 6:

Comply with specific requirements per PUD document/master plan (Admin. Code Ch. 3 G.1. PUD Master Plan Contents).

In the areas where the preserve will be used to satisfy the buffer requirements, (4.06.02 4.06.05.E.1) please revise the master plan to remove the dashed 10' wide type A buffer shown.

Rejected Review: Landscape Review

Reviewed By: Mark Templeton

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

Correction Comment 1:

Please remove the Type 'A' buffer between the preserve and the property lines and add the following note:

Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07."

Rejected Review: Transportation Planning Review

Reviewed By: Michael Sawyer

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

Correction Comment 1:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Reference page 2 of the TIS, Site Access Conditions. Please modify/revise the first

sentence to take out "...that will remain intact." To avoid any confusion and to be consistent with median opening access management the full opening is always subject to change. It also appears that the second and third sentence is a duplication please confirm and remove one of them.

Correction Comment 2:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Reference page 2 of the TIS, Site Access Conditions. it is stated that both ingress turn lanes are more than adequate to meet the traffic queuing demands of the proposed expansion. Provide a queuing analysis to demonstrate that the required storage length for both the right-turn and left-turn lanes is sufficient.

Correction Comment 3:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Please also provide a 24-hour bi-directional traffic count of the existing driveway on a Tuesday or Thursday, non-holiday, during the regular school season. Adjust all bus counts using the appropriate passenger car equivalent adjustment factor.

Rejected Review: Zoning Review

Reviewed By: James Sabo

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

Correction Comment 1:

Application includes size of the property in acres, but not square feet. Please correct the application to include the dimensions and square footage.

Correction Comment 2:

The legal description for the subject parcel was provided, but not for the adjacent property owned by the school district. Please provide the following for the adjacent parcel: Legal Description, Property ID, Section/Township/Range, and Subdivision unit.

Correction Comment 3:

Refuse and service areas are not shown on the Conceptual Site Plan. Please correct the drawing and provide that information.

Correction Comment 4:

Lighting and signage are not shown on the Conceptual Site Plan. Please correct the drawing and provide that information.

Correction Comment 5:

Owner/Agent affidavit of correctness of the application was not provided. Please provide the affidavit document.

The following comments are informational and/or may include stipulations:

- **Applicants who are converting a paper submittal to E-Permitting must resubmit complete sets of all plans, signed and sealed, even if they were previously approved on an earlier review. As a reminder, all documents that are required to be signed and sealed must be digitally signed and sealed when submitting through our E-Permitting process. On the cover letter please identify that previous submittals were done through paper and that this submittal is by E-Permitting. Also, identification of the changes in cover letter (ex. See note #23 Civil Plan Sheet 4) improves the efficiency of the resubmittal review.**
- **When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.**
- **Please be advised that Sections 10.02.03.H.1, and 10.02.04.B.3.c require that a re-submittal must be made within 270 days of this letter.**

If you have any questions, please contact me at (239) 252-2708.

Sincerely,

James Sabo
Principal Planner
Growth Management Department