



Civil Engineers • Land Surveyors • Planners • Landscape Architects

August 14, 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: PL20180001030, Rattlesnake Hammock Road Bus Facility (CU)
Review 1 Response

Dear Mr. Sabo:

This correspondence is our formal response to the sufficiency review letter provided to us on July 13, 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:

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.

Response:

The preserve calculations have been added to the proposed conceptual Conditional Use Site 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.

Response:

A deviation from the setback requirements to a preserve has not been requested. The site will comply with the LDC.

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.).

Response:

The Master Plan has been revised to show the acreage of native vegetation to be retained.

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.

Response:

The FLUCFCS map has been revised and included in this submittal.

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.

Response:

Stormwater will flow to the preserve area after water quality pre-treatment in accordance with SFWMD rules.

A copy of the resume for Marco Espinar is included with this submittal.

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.

Response:

The conceptual Conditional Use Site Plan has been revised to remove the dashed buffer line within the preserve.

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."

Response:

The conceptual Site Plan has been revised as requested.

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.

Response:

TIS has been revised and is included with this submittal.

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.

Response:

Turn lane adequacy verification will be performed at the time of acquiring final SDP approval. However, the TIS was revised and now reads: "*Based upon field observations/data collection performed by JMB, it appears that both ingress turn lanes are ~~more than~~ adequate to meet the traffic queuing demands of the proposed expansion of the bus depot's dispatch capacity. Prior to obtaining SDP approval, further evaluation of both turn lanes will be performed to confirm whether or not the turn lanes are adequate and meet Collier County's minimum design standards.*"

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.

Response:

Based upon discussions with staff, the TIS was prepared per the TIS methodology using PM peak hour traffic counts and 24-hour counts and vehicle classification was not required. However, at the time of acquiring final SDP approval, the 24 hour counts and PCE adjustments could be performed if deemed necessary by staff at that time.

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.

Response:

The application has been revised as requested.

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.

Response:

The application currently lists the items requested. No subdivision is listed as the property is not located in a subdivision.

Correction Comment 3:

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

and provide that information.

Response:

The preliminary locations of the refuse area has been added to the conceptual plan. Final location will be determined at the time of SDP.

Correction Comment 4:

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

Response:

Lighting and signage will be similar to that provided for the existing transportation facility. Final design will be determined at the time of SDP.

Correction Comment 5:

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

Response:

The Affidavit of Authorization (Submittal 1 07 Affidavit of Authorization.pdf), Property Owner Disclosure (Submittal 1 09 Property Owner Disclosure.pdf) and page 10 of the application, which was signed and dated were all provided with Submittal 1.

Please feel free to contact me should you have any questions.

Sincerely,



D. Wayne Arnold, AICP

c: Thomas G. Eastman
Richard D. Yovanovich
GradyMinor File