



September 13, 2018

GradyMinor and Associates
D. Wayne Arnold, AICP
3800 Via Del Rey
Bonita Springs, FL 34134

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

Dear Wayne:

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 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 8:

Provide the following Environmental Data (LDC 3.08.00):

Please provide an aerial exhibit showing the location of preserves on adjacent properties abutting the subject property. (To address LDC 3.05.07.5)

Correction Comment 9:

Please provide information regarding the Florida bonneted bat (*Eumops floridanus*) as part of the protected species survey.

Correction Comment 10:

Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts. Address each one.

Rejected Review: Zoning Review

Reviewed By: C. James Sabo, AICP

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

Correction Comment 6:

The conceptual site plan provided does not show the interconnection, circulation and functioning of both sites. Please provide an additional conceptual site plan that details how the new and existing sites are proposed to operate and function together.

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.

Sincerely,

C. James Sabo, AICP
Principal Planner
Growth Management Department