

COLLIER COUNTY  
Growth Management Department

March 9, 2016

Chris Lascano  
Phoenix Associates of South Florida, Inc  
13180 Livingston Road  
Suite #204  
Naples, FL 34109

EMAIL - clascano@phoenix-associates.com

RE: Site Development Plan  
PL20150000188  
Compass Point Cottages

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: Addressing - GIS Review**

**Reviewed By: Annis Moxam**

**Email: annismoxam@colliergov.net Phone #: (239) 252-5519**

**Correction Comment 1:**

Project name not approved, it's a duplication.

**Rejected Review: Engineering Stormwater Review**

**Reviewed By: Brett Rosenblum**

**Email: brettrosenblum@colliergov.net Phone #: (239) 252-2905**

**Correction Comment 1:**

Provide 100 year, 3 day, zero discharge routing.

**Correction Comment 2:**

Per Code of Ordinances 90-41, the allowable post-development discharge rate is 0.15 cfs/acre. The allowable discharge rate for the site is 0.57 cfs (0.15 cfs/ac x 3.78 ac). The allowable discharge rate may be exceeded by the minimum 3 inch bleeder, however the grate elevation should be revised/raised to limit discharge. Revise calculations and plans as applicable.

Correction Comment 3:

Perimeter berm shall be at the 25 year elevation. Revise grading and cross sections as applicable.

Correction Comment 4:

Provide elevations over cross drains at driveway connections to ensure minimum cover.

Correction Comment 5:

Provide a brick paver sidewalk detail.

Correction Comment 6:

Per LDC Section 4.05.02M, Exhibit A, landscape islands shall have a minimum of 8 foot width of planting area (back of curb to back of curb). Based on the plan dimensions and utilizing the required 8 inch wide type D curb, landscape islands will not have 8 foot width of planting area. Revise plans as applicable.

Correction Comment 7:

Cost estimate should include erosion control, striping, sidewalks, irrigation, rip rap and any other appurtenant cost of construction. Please provide a revised signed and sealed cost estimate and additional review fees as applicable.

**Rejected Review: Environmental Review**

**Reviewed By: David Anthony**

**Email: davidanthony@colliergov.net Phone #: (239) 252-2497**

Correction Comment 1:

A conservation easement is required for all County required preserves. Provide an original conservation easement (signed and sealed) with referenced exhibits, Title Opinion, etc., per checklist for processing conservation easements (see Environmental Services website at <http://www.colliergov.net/index.aspx?page=103> for model conservation easement and processing checklist) (LDC 3.05.07 H.1.d).

Correction Comment 2:

A Preserve Management Plan shall be provided on the site plan identifying a preserve manager, permitted uses within a preserve, methods to address control and treatment of exotics and nonnative vegetation, fire management and wildlife habitat management strategies, when applicable. The plan shall address supplemental plantings in areas devoid of vegetation following exotic removal and provide a typical planting plan with the size, spacing, and species to supplement these areas (LDC3.05.07 H.1.g.).

Correction Comment 3:

Provide a separate planting plan for the created preserve in all 3 strata including a plant list with min. sizes, species, spacing and temporary irrigation. Place a note on the plan stating that “the created preserve shall have 80% vegetative coverage within 2 years of initial planting and shall be maintained in perpetuity” (LDC 3.05.07 H.1.e.vi.)

Correction Comment 5:

An EIS fee is not required for an SDP, thus the \$2500 was paid in error. There is a \$1000 listed species survey review fee. Please coordinate with Client Services to get the necessary fee situation corrected.

**Rejected Review: Landscape Review**

**Reviewed By: Mark Templeton**

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

Correction Comment 1:

4.06.05 D. Plant materials must meet standards identified in LDC section 4.06.05 D.

Per the pre-app notes, please specify only native plantings for all code required landscape. The Arboricola used in the foundation plantings and the red powder puff trees used to meet the Type 'D' buffer are not native. If Liriope is going to be used to meet the VUA landscape square footage requirement, it must be replaced with a native groundcover or shrub.

Correction Comment 2:

4.06.05 D. Plant materials must meet standards identified in LDC section 4.06.05 D.

Code required canopy trees must have a canopy that at maturity is 20' wide. Please replace the Red Powderpuff and Dahoon Holly with a species that can achieve the required mature spread. According to the Univ. of Florida IFAS website, the range of canopy spread for Red Powderpuff is 10-15'. Make sure to maintain the required species mix based on the total number of trees used. Reference 4.06.05D.3 of the LDC.

Correction Comment 3:

Add a note stating that the preserve meets buffer requirements after removal of exotics.

Correction Comment 4:

Landscape islands are shown as 8' wide inside to inside of curb. 9' outside to outside. But the concrete curb detail on sheet 3 of the SDP set shows an 8" wide curb. Please adjust the plan to show the islands 9'-4" outside to outside.

**Rejected Review: Transportation Pathways Review**

**Reviewed By: Jodi Hughes**

**Email: jodihughes@colliergov.net Phone #: (239) 252-5744**

Correction Comment 1:

Crosswalks and truncated dome mats (FDOT 304/310) required at driveways.

**Rejected Review: Transportation Planning Review**

**Reviewed By: Chad Sweet**

**Email: ChadSweet@colliergov.net Phone #:**

Correction Comment 1:

Access lighting (6.06.03)

3/8/16 Comment: The lighting plans for the entrance driveways on Thomasson Drive need to show required illumination levels are met across the entire entrance throat at the ROW line. The lighting plan appears to have only a portion of the driveway entrances illuminated to 2.0 foot candles and other parts to be 0.2 foot candles. Lighting at the entrance should be upgraded to provide the required illumination levels. The target point set indications on sheet 11 of 11 for the County Right-of-Way should indicate street lighting foot candles to be between 2.0 and 5.0 foot-candles throughout.

Correction Comment 2:

Right-of-Way (Ordinance 2009-19)

3/8/16 Comment: Sheet 3 – AC pavement is needed on the eastern driveway due to the close proximity to the adjacent property. Fill in with structural section “like kind” as all other pavement sections in ROW. Delineate with striping between the site driveway (eastern) and adjacent parcel driveway (yellow striping). Note that pavement design standards and specifications have changed and are now based on the FDOT Flexible Design Manual dated March 2015, reference Table 5-5, the only difference being type SP-12.5 asphalt instead of type S-1 structural course and type SP-9.5 instead of type S-III asphalt.

Correction Comment 3:

Miscellaneous Corrections

3/8/16 Comment: Place a scale bar in addition to the scale measurement on each plan sheet.

Correction Comment 4:

Right-of-Way (Ordinance 2009-19)

3/8/16 Comment: On all relevant plan sheets, at the commercial entrances from public roadways add a note that a County “Permit to Perform Work and/or Maintenance in Public Right-of-Way” is required for work within the public ROW.

Correction Comment 5:

TIS Guidelines (Resolution 06-299)

3/8/16 Comment: The TIS methodology (\$500) fee apparently has not been paid. Please include with the next submittal.

Correction Comment 6:

Miscellaneous Corrections

3/8/16 Comment: On plan sheets, identify all streets shown as either “Public” (maintained by public entity) or “Private” (not maintained by public entity).

Correction Comment 7:

Additional Items that need to be addressed for CRA Review:

3/8/16 Comment: Please coordinate landscaping and improvement plans with Jean Jourdan of Collier County County Redevelopment Agency (CRA) at 239-643-1115.

Correction Comment 8:

Sight Distance Triangle (LDC 6.06.01 P.4)

3/8/16 Comment: Provide sight distance triangles of 10 feet at the driveways (both sides) at the property line (private property side). Remove all vegetation and obstructions in this zone.

**Rejected Review: Zoning Review**

**Reviewed By: Christopher Scott**

**Email: chrisscott@colliergov.net Phone #: (239) 252-2460**

Correction Comment 1:

Please provide parking summary in chart form, indicating the type of uses, total building sq. ft., required parking ratio, number of spaces provided, as well as number of required and provided loading spaces (if applicable) and number of required and provided bicycle spaces (if applicable).

Please revise the code reference in the Parking Table to read 4.02.16 F. and change use from Row House to multi-family (3 or more bedroom)

Correction Comment 2:

Please provide the maximum allowed building height and both the provided actual building height and the provided zoned height as defined in LDC section 1.08.00.

Please provide both the provided zoned height and the provided actual height.

Correction Comment 3:

Per LDC 4.02.16 A.4., the minimum width of 25' applies to individual units. Per the Site and Architectural Plans, the proposed units are only 24' in width.

Correction Comment 4:

Please provide architecture plans.

On the architectural plans, please provide calculations for percentage of side elevations (30% required) that comprise doors, porches, balconies, terraces and/or windows

Correction Comment 5:

Please provide zoning and land use of the subject property and adjacent properties, including properties abutting an adjacent right-of-way or right-of way easement.

Please update the adjacent zoning to also include the adjacent properties' land use, ie., single-family dwelling, multi-family dwelling, commercial, vacant, etc.

Correction Comment 6:

Please provide landscape plans.

A Type B buffer is required between multi-family and single-family developments. Also, the native preserve area is largely devoid of landscaping and does not appear to satisfy the Type B buffer requirement. Please adjust landscape plan as necessary.

**Rejected Review: Engineering Utilities Review**

**Reviewed By: Eric Fey**

**Email: EricFey@colliergov.net Phone #: (239) 252-2434**

Correction Comment 1:

CCPU Policy - Sewer hydraulics to first master pump station downstream. Please contact CCPU, Planning and Project Management Department, at 239-252-8836.

Submit a satisfactory wastewater system capacity report confirming adequate capacity in the 24" gravity sewer and all downstream wastewater collection/transmission facilities.

Correction Comment 2:

DC Part 2 - Wastewater systems shall be designed to maintain adequate flows and standards as established by Florida Department of Environmental Protection (FDEP), using the equivalent residential connection (ERC) value of 250 gallons per day per residential unit (broken down to 100 gallons per day per person and 2.5 people per household) and F.A.C. 64E-6.008 for non-residential.

REV 1 - The average daily flow should be calculated using 250 GPD/RU and the peak hour flow should be calculated using the population-based peaking factor per the RSWF (i.e., 4.37).

Correction Comment 3:

UO 8.2.5.1 - Note as to who owns and maintains the potable water, non-potable irrigation water, and wastewater systems.

REV 1 - Provide the required note.

Correction Comment 4:

UO 9.4.2.2 - Note all required inspections require a 48 hours notice.

REV 1 - The "48 Hour Notification" note on sheet SDP-4 names the City of Naples but not Collier County. The only inspection that will require 48 hours notice to the County inspector are the connections to the existing wastewater system.

Correction Comment 5:

USM Section 3 - Use the latest details and only those that apply to the project.

REV 1 - Provide details G-1 and WW-10. Delete details WW-3 and WW-6.

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

**Stipulations:**

- Any changes to the site plan will require the submittal of a new CAD file for Graphics GIS review.

**Stipulations:**

- Provide a copy of SFWMD Permit prior to the pre-construction meeting.

**When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.**

If you have any questions, please contact me at (239) 252-2460.

Sincerely,

Christopher Scott  
Planning Manager  
Growth Management Department