

June 16, 2016

Tim Hancock, AICP  
Stntec Consulting Services Inc.  
3200 Bailey Lane, Suite 200  
Naples, FL 34105

EMAIL - Tim.Hancock@stantec.com

RE: Planned Unit Development Rezone  
PL20150002737  
**Collier County Recourse Recovery Business Park**

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: Summer Araque**

**Email: summerbrownaraque@colliergov.net Phone #: (239) 252-6290**

**Correction Comment 1:**

Clearly identify the location of all preserves and label each as "Preserve" on all plans (LDC 3.05.07 H.1.).

As discussed, the preserve boundary is still not clear. The easement and especially the wellhead boundaries are not clear. Please consider a different way to delineate the preserve that makes the boundary clear.

Please spell out or provide a legend for the following:

- 30' Easement - what type of easement?
- 200' BE - is this actually an easement?
- There is a discrepancy in the preserve acreage. It is apparent that a note needs to be added regarding the preserve buffer acreage to clarify the preserve acreage. Please explain why the Preserve provided is 189.1 and Land Use table Preserve is 178.1.

Please send the revised Master Plan to staff prior to next resubmittal. We can review within 3 business days.

**Correction Comment 2:**

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).

- a. This was provided in Environmental Commitment #1, however the LDC section cited is incorrect, please revise (repeat comment).
- b. Remove environmental commitment #2.
- c. Include the Preserve buffer requirement in the Environmental commitments. Use exact language from the CU, "A 200' wide preserve buffer shall be provided along the western side of the property."

Correction Comment 3:

The preserve tract section appears to refer to the section of the code under which the preserve was calculated. The allowable uses section of the LDC is 3.05.07.H.1.h.

**Rejected Review: Zoning Review**

**Reviewed By: Eric Johnson**

**Email: EricJohnson@colliergov.net Phone #: (239) 252-2931**

Correction Comment 1:

On the master plan, please label the tract for access. If the project intent is to have ingress/egress at the southwestern portion of the site, why doesn't it connect with anything to the west of the site (i.e., City Gate Boulevard North)? As of now, it appears the site would be a "land-locked lot." On the master plan, indicate all existing streets and pedestrian systems within the site, and easements. Please label all easements.

Correction Comment 2:

Please indicate the closest sanitary sewer line, either existing or planned.

Correction Comment 3:

Unless waived by the Zoning Manager, please provide the location of proposed and existing roads, rights-of-way, and pedestrian systems within 1,500 feet of the proposed development.

Correction Comment 4:

The master plan should only be comprised of two (2) sheets. The first page should be the graphic illustration and the other should be the table/data.

Correction Comment 5:

Will the temporary uses listed in Exhibit A be allowed in all Tracts?

Correction Comment 6:

The Preserve Tract in Exhibit A of the PUD Document should be relabeled to "B. Preserve Tract" because it isn't considered a Development Tract, like that of "A" through "D."

Correction Comment 7:

The proposed setbacks for principal structures are indicated in Table 1 of Exhibit B. Please show the setbacks graphically on the master plan to ensure we agree on what constitutes the front, side, and rear yards.

Correction Comment 8:

Note #3 from Table I in Exhibit B indicates, "All individual sites within developed area shall be designed as drive-thru as much as possible to minimize backup movement by vehicles." Is this related to interconnections or off-street parking areas? There is too much ambiguity with this note. Please clarify.

Correction Comment 9:

Please update Note #5 of Exhibit F (Developer Commitments) of the PUD Document to exclude the word, "Conditional Use" in the following paragraph:

"No permanent access onto 31st Street SW shall be granted as part of this Conditional Use approval; however, this condition shall not be construed to preclude any temporary emergency access that may be required by any other government agency."

Correction Comment 10:

Please ensure the information in the 1) Development Standards of Table 1 in Exhibit B; 2) Exhibit C Master Plan; and 3) Sight Line Exhibit all complement each other.

Correction Comment 11:

Since the boundaries shown on the master plan and survey do not match the boundaries shown on the property appraiser's website, please provide the document approving the vacation of the easement.

**Rejected Review: County Attorney Review**

**Reviewed By: Heidi Ashton-Cicko**

**Email: EricJohnson@colliergov.net Phone #: (239) 252-2931**

Correction Comment 1:

Please provide 8 ½ X 11 version of the proposed master plan. Please label all interior and exterior streets including Garland Road.

Correction Comment 2:

Please provide a copy of the Boundary Survey.

Correction Comment 3:

Please provide a copy of the DCA dated 7/8/14 or its successor.

**Rejected Review: Landscape Review**

**Reviewed By: Daniel Smith**

**Email: danielsmith@colliergov.net Phone #: (239) 252-4312**

Correction Comment 1:

Label perimeter buffers on the Master Plan. If preserves meet the requirements of the buffers make a note on the Master Plan.

Correction Comment 2:

Show all road ROW's with labels and any access drives to the site.

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

**Informational Comments:**

- When going through Development Review process, applicant will need to provide all stormwater calculations to County staff to be evaluated.

**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) 252-2931.

Sincerely,



Eric Johnson  
Principal Planner  
Growth Management Department

