



Civil Engineers • Land Surveyors • Planners • Landscape Architects

June 4, 2019

Ms. Nancy Gundlach
Principal Planner
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

**RE: Review Letter 2 Response: Planned Unit Development Rezone
PL20180002899, Enbrook RPUD (PUDZ)**

Dear Ms. Gundlach:

This correspondence is our formal response to the sufficiency review letter provided to us on May 16, 2019. Responses to staff comments have been provided in **bold**.

Rejected Review: Comprehensive Planning Review
Reviewed By: Sue Faulkner
Email: SueFaulkner@colliergov.net Phone #: (239) 252-5715

Correction Comment 1:

Staff concludes the proposed Planned Unit Development Rezone may NOT be deemed consistent with the Future Land Use Element until such time as an infrastructure comparative analysis has been provided that demonstrates the overall intensity is not increased beyond that allowed by existing zoning, per FLUE Policy 5.3.

Response:

Please see FLUE Policy 5.3 Consistency Analysis included with this submittal.

Rejected Review: Zoning Review
Reviewed By: Nancy Gundlach
Email: nancygundlach@colliergov.net Phone #: (239) 252-2484

Correction Comment 10:

Landscape Deviation 6 is inconsistent with the landscape buffers shown on the Master Plan and Note # 2 on page 2 of the Master Plan. Please reconcile.

Response:

The landscape buffer deviation has been removed from the Deviation Justification document and Exhibit D of the PUD document. The applicant is not requesting a deviation from the landscape buffer requirements.

Rejected Review: Landscape Review
Reviewed By: Mark Templeton
Email: MarkTempleton@colliergov.net Phone #: (239) 252-2475

Correction Comment 4:

Since the buffer adjacent to the commercial development to the west will be provided by the preserve and the 6' easement outside of the preserve, and that perimeter is labeled as a Type 'B' buffer, deviation 6 is confusing. This deviation is not necessary since the buffer requirements will be met. Please remove this deviation. I don't see a #6 box on the plan, so maybe deviation 6 language just got accidentally left in the deviation discussion section?

Response:

The landscape buffer deviation has been removed from the Deviation Justification document and Exhibit D of the PUD document. The applicant is not requesting a deviation from the landscape buffer requirements.

Correction Comment 5:

Please revise developer commitment 5 to match the language in Note #2

Response:

Commitment 5 has been revised as requested.

Rejected Review: County Attorney Review
Reviewed By: Heidi Ashton-Cicko
Email: heidiashton@colliergov.net Phone #: (239) 252-8773

Correction Comment 4:

Miscellaneous Corrections: Please show the conservations easements shown on the boundary survey with recording information on the master plan. Please enlarge text on master plan.

Response:

An additional page (Exhibit C, Conservation Easements) has been added to show the conservation easements within the preserve area, which makes the text legible.

Correction Comment 6:

Miscellaneous Corrections: Please address my changes and comments on the PUD document per my 5-14-19 review, to be provided by the planner.

Response:

Revisions have been made as requested with the exception of removing item 4.c. in Exhibit F and increasing the PUD boundary setback for the amenity center. The applicant has noted an 8-foot high wall will be provided in lieu of increasing the PUD boundary setback adjacent to external residential development.

Rejected Review: Environmental Review

Reviewed By: Erin Josephitis

Email: ErinJosephitis@colliergov.net Phone #: (239) 252-2915

Correction Comment 6:

Remove the easement overlays from the preserve area on the master plan that were added on the second review.

Response:

The County Attorney has requested the easements remain on the Master Plan.

Please contact either Richard Yovanovich at 435-3535 or me if you have any questions.

Sincerely,



D. Wayne Arnold, AICP

Enclosures

Cc: Rimar Enterprises, Inc.
D.R. Horton, Inc.
Richard D. Yovanovich
GradyMinor File