



Civil Engineers • Land Surveyors • Planners • Landscape Architects

July 31, 2019

Gilbert Martinez
Principal Planner
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: PUDA- PL20180002194, Tree Farm MPUD
Submittal 3

Dear Mr. Martinez:

This correspondence is our formal response to the sufficiency review letter provided to us on July 10, 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 10:

1) Amend Section 3.3A.32 to insert “and a maximum of 179 units” after “A minimum of 54 dwelling units.”

Response:

Section 3.3A.32 has been revised as requested.

Correction Comment 11:

2) Amend SOC #6 Table IA column header from ‘Eligible Gross Density’ to ‘Eligible Total DUs.’
3) Amend SOC #6 Table IB column header from ‘MPUD Gross Density’ to ‘MPUD Total DUs.’
4) Amend SOC #6 Tables IA and IB to delete the decimal point and two digits following for all figures in the ‘Eligible Total DUs’ and ‘MPUD Total DUs’ columns.

Response:

Table IA and IB have been revised as requested.

Rejected Review: Fire Review
Reviewed By: Daniel Zunzunegui

Email: Daniel.Zunzunegui@colliercountyfl.gov Phone #: (239) 252-2310

Correction Comment 1:

This project is within the North Collier Fire Control and Rescue District. Please identify the location and nature of the existing public facilities (fire station) that will service the PUD.

Second Review 07/08/2019:

Please provide the address and location of the closest fire station.

Response:

North Collier Fire Rescue District - Station #42, 7010 Immokalee Rd, Naples, FL 34119

Rejected Review: Transportation Planning Review

Reviewed By: Michael Sawyer

Email: michael.sawyer@colliercountyfl.gov Phone #: (239) 252-2926

Correction Comment 1:

Rev.2: Comment partly addressed with notation provide only in the TIS, on Table 1. For consistency include as part of the PUDA most easily in the trip cap commitment 6.3.j. or other location as appropriate.

Rev.1: The TIS provided with this submittal does not meet TIS requirements and full-complete review is not possible. The proposed PUD language allows for up to 460 residential units of varying types including SFDUs, MFDUs, two family attached DUs and townhomes. The TIS analysis for the proposed residential component only considers MFDUs. Using townhomes and/or SFDUs would generate substantially more trips. Revise TIS to 460 units of single family ITE use 210. The additional comments (below) are provided with this review for-as informational-courtesy.

Response:

The TIS has been revised as requested by Trinity Scott.

Correction Comment 4:

Rev2: Trip cap commitment does not include current preferred language. For reference please add the appropriate portion of the following: " The maximum total daily trip generation for the PUD shall not exceed ____ two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."

Rev.1: Reference PUD, page 28 of 29, Developer Commitments, 6.3 Transportation, J. The proposed trip limit is not accurate-does not reflect the total number of trips proposed by this

PUDA. Revise the TIS as requested above and include the revised trip limit in this commitment or revise proposed residential use mix for consistency in all of your documentation including this trip limit commitment.

Response:

Transportation commitment has been revised as requested.

Rejected Review: County Attorney Review

Reviewed By: Heidi Ashton-Cicko

Email: heidi.ashton@colliercountyfl.gov Phone #: (239) 252-8773

Correction Comment 7:

Miscellaneous Corrections: Please address the comments and changes per my 7-9-19 review of the PUD document, to be provided by email by County staff.

Response:

Revised as requested.

Correction Comment 8:

Miscellaneous Corrections: As previously requested by the CCPC, please show approximate location of the amenity area within the R District on the master plan or provide additional development standards for the setback from perimeter of PUD and existing residential.

Response:

Separate standards have been provided for amenities permitted within the PUD.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold", with a stylized flourish at the end.

D. Wayne Arnold, AICP

c: TBC Tree Farm 1, LLC
TBC Tree Farm 2, LLC
Richard D. Yovanovich, Esq.
GradyMinor File