



October 12, 2021

Butler Engineering
2223 Trade Center Way
Naples, FL 34109

EMAIL - gary@butlereng.biz

RE: Final Plat
PL20200002564
Faerber Estates (FP)

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: Landscape Review

Reviewed By: Mark Templeton

Email: Mark.Templeton@colliercountyfl.gov Phone #: (239) 252-2475

Correction Comment 1:

Please label and dedicate the landscape buffer easements (LBE's) on the plat as mentioned in the pre-app notes. The LBE along the North will need to be outside of the 50' road easement.

Rev. 2: Section 4.06.02 A of the LDC requires subdivisions to provide buffers. Easements for these buffers are required to be shown on plats. Since there is no proposed HOA, the following language should be included under the Dedications section and modified as necessary: **TO THE OWNERS AND FUTURE OWNERS OF LOTS 1, 2 AND 3:**

The landscape buffer easement shown on the plat "LBE", with responsibility for maintenance.

Correction Comment 2:

Rev. 2: Please provide landscape plans showing the code required buffer plantings in the landscape buffer easements and a plan showing the code required irrigation.

Rejected Review: Transportation Planning Review

Reviewed By: Cecilia Varga

Email: Cecilia.Varga@colliercountyfl.gov Phone #: (239) 252-2613

Correction Comment 2:

08/12/2021 Comment: TIS – please revise TIS titled, "The Estates on 7th, Traffic Impact Statement", dated 07/16/2021, as follows:

- Page 2, Trip Generation Table, replacing "Additional Units, 2" with "Total Units, 3",

consistent with Impact Fees COA.

- Page 4, Link Analysis Table, revise from 2025 to a 2 year build out horizon
- Page 4, Link Analysis Table, revise Link 31.1 termini from “Santa Barbara to Pine Ridge” to “Golden Gate Blvd. to Pine Ridge Rd.”
- Page 4, Link Analysis Table, revise column heading from “Impact Standard” to “Minimum Growth Rate”
- Page 4, Link Analysis Table, revise column heading from “Significance” to “Significant Impact”
- Page 2, under Site Access, please add figure depicting project location in relation to major road links
- Page 2, under Site Access, please add figure depicting trip distribution as both % and vehicle turning movements at 7th Ave. SW intersection with Collier Blvd.
- Page 2, under Conclusion, amend statement by mentioning that the analysis was based on the 2%-2%-3% significance criteria, using the 2020 CC AUIRs, that link 31.1 Collier Blvd (Golden Gate Blvd. to Pine Ridge Rd.) is not significantly impacted by the project (less than 1% trips being banked on this link) and there are no Capital Improvement Projects scheduled in the next 5 years for this link.

09/27/2021 UPDATE: Comment partially addressed. Please revise TIS for a total of 3 d.u.

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

- **When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.**
- **Should the applicant desire to schedule a Post Review Project Meeting to help facilitate resolution of any outstanding issues, please schedule through the assigned Planner.**
- **Pursuant to FS 125.022, should the project receive a third request for additional information, staff requests that the applicant provide written acknowledgement with the resubmittal to waive the regulation that restricts the County from requesting additional information. Projects that do not include such written acknowledgement and that fail to address any outstanding review items with the 4th submittal will be denied/recommended for denial.**
- **Please be advised that Sections 10.02.03.H.1, and 10.02.04.B.3.c require that a re-submittal must be made within 270 days of this letter.**

Gopher Tortoise:

- A listed species survey must be provided for all the lots created by the final plat (All four lots). Gopher tortoise are likely present.

If gopher tortoise is present, a copy of the existing FWC-approved gopher tortoise relocation permit, along with the results of the gopher tortoise excavation and relocation work done must be provided prior to the issuance of any construction permit.

Stipulations:

- Prior to preparing a mylar for recording, please add PRM to the stamping of the concrete monument.
177.031(15)(b) Be identified with a durable marker or cap with the point of reference marked thereon bearing either the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of

the legal entity, which number shall be preceded by LS or LB as applicable and the letters “P.R.M.” MLB/9525

General Conditions/Commitments:

- PLEASE NOTE THAT THE APPLICANT PROCEEDS AT ITS OWN RISK. All easements stated on the title opinion must be shown on the plat, per section 177.091(16), Florida Statutes. The easements listed on the title opinion do not appear on the plat, in conflict with section 177.091(16), Florida Statutes. Either the plat or the title opinion must change. All changes made to the plat after Board approval must be insubstantial in nature or the plat must be reheard by the Board.
For title exception number 4, please see Laws of Fla. Ch. 97-346, §§ 1—3 (https://library.municode.com/fl/collier_county/codes/code_of_ordinances?nodeId=PTIIS_PAC_CH254ROBRPUPL_S254-5GOGAESSUEXCEPEBIEA).
Please note that the “30 foot drainage easement along the westerly line” (exception no. 3) refers to a drainage easement affecting Tract 1, Golden Gate Estates, Unit No. 1, and NOT the East 450 Feet of Tract 1. Please have the title opinion updated accordingly (as the 30-foot easement does not affect the western edge of the subject property, but rather the greater previously platted tract).
Please feel free to give me a call if you have any questions or need additional information: Derek D. Perry, (239) 252-8066.

If you have any questions, please contact me at (239) 252-2905.

Sincerely,

Brett Rosenblum
Principal Project Manager
Growth Management Department