



December 22, 2022

David Sneed
Kuhlman Engineering, Inc.
2223 Trade Center Way
Naples, FL 34109

EMAIL - davidsneed@yahoo.com

RE: Site Improvement Plan
PL20220003599
Outdoor Resorts Of Chokoloskee Island (SIP)

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: Transportation Pathways Review
Reviewed By: Brett Rosenblum
Email: brett.rosenblum@colliercountyfl.gov Phone #: (239) 252-2905

Correction Comment 1:

Rev 1 - Revise the payment-in-lieu exhibit. For CR 29 the calculations should be 80'x5'x\$9.92=\$3968. Once the revised exhibit is received, a payment slip will be provided. SIP cannot be approved until the payment-in-lieu fees are paid.

Rev 2 - SIP cannot be approved until the payment-in-lieu fees are paid.

Correction Comment 3:

Rev 1 - Provide a stop bar, stop sign, and 6 inch double yellow striping at the proposed driveway connection to Smallwood Drive.

Rev 2 - Provide 6 inch double yellow centerline striping at the proposed driveway connection to Smallwood Drive.

Rejected Review: Zoning Review
Reviewed By: Stefanie Nawrocki
Email: Stefanie.Nawrocki@colliercountyfl.gov Phone #: (239) 252-2313

Correction Comment 1:

REVISION 2:
awaiting site plan with deviations approval.

REVISION 1:

Pursuant to LDC section 4.02.00: Required setbacks for the new proposed sheds are 50' from external streets and park boundaries. This includes Smallwood Dr. and Snook Aly. The current plan shows the Western shed at only 12'-10" from Snook. Please revise and include a setback for the Eastern shed as well and separation distance from sheds to the Northern homes.

Correction Comment 2:

REVISION 2:

awaiting site plan with deviations approval.

REVISION 1:

Please update the setback table. Required setbacks for the new proposed sheds are 50' from external streets and park boundaries. This includes Smallwood Dr. and Snook Aly. The remaining sides along the North and East would require 10' separation since this is an unplatted TTRVC park.

Correction Comment 3:

REVISION 2:

awaiting site plan with deviations approval.

REVISION 1:

Informational: The current sheds are non-conforming. May only place back in the same location (not meeting setbacks) if replacing like for like same size same location.

Correction Comment 4:

REVISION 2:

Building two does not include any height dimensions. Please include building heights on building two.

In addition, the zoned building height is not depicted on the building one elevation. Please visually add the zoned height dimension on the elevation.

REVISION 1:

Please update sheet C-7 to accurately show the zoned building height. The vertical distance from the first finished floor to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof and to the mean height level between eaves and ridge of gable, hip, and gambrel roofs. Where minimum floor elevations have been established by law or permit requirements, the building height shall be measured from such required minimum floor elevations.

Be sure whatever is dimensioned on the plans is also updated on the development standards table.

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

- **Please resubmit through the CityView portal or contact the Business Center's Client Services team at 239-252-2400 for assistance.**
- **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.**

Informational Comments:

- 08/05/2022 Informational Comment: TIS - No additional trip generation is anticipated with the improvements included in this application; no further review for transportation concurrency (adequacy of roadway capacity) for trip banking (reservation of road capacity) is required

If you have any questions, please contact me at (239) 252-2313.

Sincerely,

Stefanie Nawrocki
Planner II
Growth Management Department