



February 27, 2023

Michael L Prince
4100 Evans Ave #7
Fort Myers, FL 33901

EMAIL - mprince@nativetec.com

RE: Site Development Plan
PL20220004324
Valencia Nursery (SDP)

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: Engineering Stormwater Review

Reviewed By: Brett Rosenblum

Email: brett.rosenblum@colliercountyfl.gov Phone #: (239) 252-2905

Correction Comment 4:

Rev 1 - On sheet GPD-1, in all cross sections label the control elevation as 9.4 ft-NAVD. Please note section B-B incorrectly identifies control as 9.0 NGVD.

Rev 2 - On sheet GPD-1, in all cross sections, the control elevation is labeled as 9.4 ft-NGVD. Revise all cross sections to 9.4 ft-NAVD. In addition in sections C-C and D-D, label the bottom of the detention area as 10.4.

Correction Comment 7:

Rev 1 - Per Code of Ordinances Section 90-41, parking areas must be at a 10 Year - 24 hour storm stage. Revise plans and calculations to include the 10 year, 24 hour storm elevation.

Rev 2 - Provide additional spot elevations along the low points of the parking spaces to ensure they are at a minimum of elevation 11.98 per the calculations.

Correction Comment 8:

Rev 1 - Provide additional spot elevations to ensure sidewalk cross slope and handicap parking area is sloped at 2% or less, as well as to ensure stormwater runoff does not slope toward the septic drainfield.

Rev 2 - Comment remains. Based on the spot elevations provided, the handicap spaces will slope at more than 3% in the east-west direction.

Correction Comment 16:

Rev 1 - Based on review comments and subsequent plan revisions, provide a revised signed and sealed cost estimate and additional review fees as applicable.

Rev 2 - Response letter stated that a revised cost estimate was provided, however, it was not included with the resubmittal. Provide a revised signed and sealed cost estimate and additional review fees as applicable.

Rejected Review: Landscape Review

Reviewed By: Mark Templeton

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

Correction Comment 4:

4.06.05 C. Provide sufficient building foundation plantings.

Foundation planting calculations indicate # of trees required. But there is also a planting area requirement. Please include the area of foundation planting required and show additional foundation planting as required.

Rev. 2: Comment not addressed.

Correction Comment 9:

4.06.05 D. Plant materials must meet standards identified in LDC section 4.06.05 D.

Rev. 2: Updated plans replaced 2 native shrubs with a non-native (ixora). A minimum of 35% of the shrubs are required to be native. Only about 5% of the total shrubs shown are native.

Rejected Review: Transportation Pathways Review

Reviewed By: Brett Rosenblum

Email: brett.rosenblum@colliercountyfl.gov Phone #: (239) 252-2905

Correction Comment 2:

Rev 1 - The sidewalk adjacent to the Crawford Ave driveway connection shall be raised 6 inches with thickened edge. Provide details/sections as applicable.

Rev 2 - The sidewalk along the southern driveway appears to be adjacent to curb but it is not labeled. In addition, please clarify if the spot elevation is edge of pavement or top of curb.

Correction Comment 6:

Rev 1 - On sheet DTL-1 in the handicap parking sign detail, revise the datum in note 1 from NGVD to NAVD. Because Crawford Ave is a private roadway, delete note 2 on this detail as well as the same note on sheet GPD-1.

Rev 2 - Because Crawford Ave is a private roadway, delete the driveway culvert note on sheet GPD-1.

Correction Comment 9:

Rev 1 - Provide 6" double yellow centerline striping at the driveway connection to Crawford Ave.

Rev 2 - Remove the 6" double yellow between the stop bar and the Crawford Ave edge of pavement.

Rejected Review: Zoning Review

Reviewed By: Christine Willoughby

Email: christine.willoughby@colliercountyfl.gov Phone #: (239) 252-5748

Correction Comment 9:

Parking summary table shall identify the use the parking calculations are based upon.

"Nursery, plant (wholesale)"

The nursery area shall be dimensioned on the site plan to verify the provided area in the parking table. It shall also be identified as "display or growing area" as per the parking calculations for the wholesale nursery.

Review # 2

The parking summary table shall identify the use the parking calculations are based upon -see above comment.

Update the provided office sqft to what the coversheet shows - 650 sqft.

Also, update the Building Summary chart to show the 650 sqft.

Correction Comment 11:

Provided Note # L on Sheet SIT-1 states the site will have curbside pick-up but the site plan shows a dumpster enclosure. Please verify the method of trash removal.

Provide a dumpster enclosure detail showing the height and type of material, also provide the minimum interior dimensions.

Review # 2

The minimum interior dimensions for the dumpster enclosure is 12' x 12'.

Correction Comment 13:

Chainlink fencing shall be identified as existing or proposed on the site plan.

Review # 2

All chainlink fencing shall be removed from any ROW/road easements.

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.**

Stipulations:

- Provide approved SFWMD ERP prior to the preconstruction meeting.

Stipulations:

- There shall be a 25-year prohibition on the creation of Transfer of Development Rights Credits (TDR's) from land cleared for agricultural operations after June 19, 2002, as set forth in the Collier County Land Development Code.

Stipulations:

- This approval does not constitute approval of the proposed on-site sewage treatment and disposal system. Such systems are approved by the Department of Health.

Informational Comments:

- Plantings used for screening around the outdoor storage shall be a minimum of 7 feet in height at time of planting.

Informational Comments:

- Proposed mobile home is for office use only. If proposing a residence/caretakers this use will require a Temporary Use Permit per LDC Section 5.04.02.D.

Informational Comments:

- 02/23/2023 Informational Comment: TIS - The TIS titled "Traffic Impact Statement Valencia Nursery, 2373 Crawford Ave., Naples, FL. 34117", revised 01/23/2023, is approved as the basis for transportation concurrency (adequacy of roadway capacity) and for trip banking (reservation of road capacity) for 1,027 SF office (5.18 acres) Whole Sale Nursery use.

If you have any questions, please contact me at (239) 252-5748.

Sincerely,

Christine Willoughby
Planner III
Growth Management Department