



March 07, 2023

Patrick Vanasse
5618 Whispering Willow Way
Fort Myers, FL 33908

EMAIL - pv@theneighborhood.company; Jeichhorn@consult-rwa.com

RE: Growth Management Plan Amendment Adoption
PL20220003213
Ascend Naples (GMPA)

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: Comprehensive Planning Review

Reviewed By: Rachel Hansen

Email: Rachel.Hansen@colliercountyfl.gov Phone #: (239) 252-1442

Correction Comment 2:

Rev3: In addition to the edits provided by the CAO, please remove item f (setbacks) from the subdistrict text and utilize the number of units for the affordable housing commitment to mirror the PUD ordinance.

Rev2: Please see attached suggested changes to the affordable housing language in the proposed subdistrict text.

Rev1: Please use the affordable housing commitment language template provided. Additional affordable housing comments may be provided by Jacob LaRow when they are available.

Correction Comment 3:

Market study – Page 2 says “Here are 6 apartment complexes...” but they’re not identified on Figure 1.1 or elsewhere.

Correction Comment 4:

Market study – What is the justification for the market area encompassing ~317 square miles?

Correction Comment 5:

Market study – Please provide a breakdown of the businesses within the 5-mile radius of Figure 1.2 (page 4).

Correction Comment 6:

Market study – Within the needs analysis section (roughly pages 7-11) the housing “rule of thumb” is given as 28% and 30%; please use a consistent percentage throughout.

Correction Comment 7:

Market study – Date listed for apartment inventory report is February 2021 on page 9 and July 2022 on the actual table, please correct.

Correction Comment 8:

Market study – Does the Market Supply in Table 3.11 (page 22) include the future units projected in Table 3.1 for the corresponding years? If not, please include those units in the supply calculations.

Rejected Review: County Attorney Review

Reviewed By: Derek Perry

Email: Derek.Perry@colliercountyfl.gov Phone #: (239) 252-8066

Correction Comment 1:

Miscellaneous Corrections: Please see the suggested text changes provided in the review comment letter, including handwritten notes on the Exhibit IV.B Proposed GMPA Amendment Language.

REV2: Please see handwritten notes on proposed GMPA Amendment provided by Rachel Hansen and/or attached to this review comment letter.

REV3: Please see handwritten notes on proposed GMPA Amendment provided by Rachel Hansen and/or attached to this review comment letter.

GENERAL COMMENTS: [Rachel Hansen]

1. Please be advised that pursuant to the LDC, a petition can be considered closed if there has been no activity on the petition for a period of six (6) months. In addition, a GMP Amendment application that is a companion item can likewise be considered closed. That six months period will be calculated from the date of this letter.
2. Additional comments or stipulations may be forthcoming once a sufficient petition has been submitted for review. This correspondence should not be construed as a position of support or non-support for any issues within the petition. Staff will analyze the petition and the recommendation will be contained in the staff report prepared for the Collier County Planning Commission (CCPC) or Hearing Examiner (HEX).
3. Please ensure that all members of your team that may testify before the HEX or CCPC and the Board of County Commissioners (BCC) are registered as lobbyists with the County pursuant to the regulations regarding that issue.
4. When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to all comments.
5. Please put revised dates on all exhibits and in the title block of all Plans. The PUD document should include a footer that reflects the project name, petition number, date and page X of Y for the entire document. *Documents without this information will be rejected.*
6. A partial resubmittal cannot be accepted; please do not resubmit until you can respond to ALL review comments.

7. Public hearings cannot be held until the Neighborhood Information Meeting (NIM) criteria has been met. In some petition types a NIM must be held while other petition types only require the agent to send a letter. All letters and newspaper ads must be pre-approved by the county planner. For additional information about the process please contact me. Please note that the NIM must be held at least 15 days prior to the first hearing. As you prepare for that meeting, please be aware of the following items:
 - a) Please provide the required NIM notice affidavit and its attachments prior to the meeting (in compliance with the LDC); and
 - b) Please post signs to direct attendees to the exact meeting location; and
 - c) Please ensure that there is sound amplification equipment available and working for this meeting. If there is no permanent equipment, please bring a tested/working portable microphone; and
 - d) You must provide a written synopsis of the meeting that includes a list of all questions and answers as well as providing the audio/video tape; and
 - e) Please prepare documents for hand out to all NIM attendees and the public hearing file, that show the differences in the uses that would be allowed in the existing and proposed zoning districts. This request is based upon recent CCPC direction.
8. Pursuant to F.S. 125.022, exhibits and application materials are subject to review upon each resubmittal until deemed sufficient and complete. 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.
9. Note the adopted fee schedule requires payment of additional fees for petition review upon the 5th and subsequent submittals; please contact the appropriate staff and resolve issues to avoid this fee.
10. If you would like to discuss the review comments, require clarification and/or wish to identify agree-to-disagree issues, a post-review meeting can be arranged including all rejecting reviewers. To schedule a post-review meeting, please contact me, and Zoning Operations staff will proceed with scheduling.

Neighborhood Information Meeting (NIM) Documents

Hosting a Neighborhood Information Meeting (NIM) is required for this application type. To resolve this condition, please upload all supporting NIM documents from meeting to the GMD Public Portal. Contact Planner of this project for additional questions. If you experience issues uploading, please contact Client Services at (239) 252- 1036.

If you have any questions, please contact me at (239) 252-1442 or Rachel.Hansen@colliercountyfl.gov.

Sincerely,

Rachel Hansen
Planner III
Growth Management Department