

Collier County Growth Management
Attn: Client Services
2800 N Horseshoe Drive
Naples, FL 34104

November 4, 2016

Re: Vanderbilt Commons Land Trust - I/II (p.k.a. Vanderbilt Commons Retail)
SDP PL20160001076
2nd Review

To Whom It May Concern,

Please be aware the developer wishes to change the project name to that shown in the subject line above. All plans, reports, documents, etc. submitted with this package have been updated accordingly.

In response to the comments issued September 1, 2016, we have included the following items for review and approval:

1. Response Letter
2. Civil Plans
3. Architectural Plans, including an updated colored rendering
4. Landscape Plans
5. Lighting Plans
6. Engineering Report
7. Opinion of Probable Cost
8. Traffic Impact Statement
9. Utility Deviation Approvals
10. Light Pole Specification and Details
11. Warranty Deed

Engineering Stormwater Review, Storm Gewirtz

1. The values for the storm stages notes in the engineer's report and on the Water Management Summary on Sheet C-21.00 differ from the values determined in ICP PL20150001453. Please clarify what values are correct and revise plan and/or engineer's report as applicable.

Response: The elevations listed on the civil plans and engineer's report are incorrect. Both have been updated to match the WM summary approved in ICP PL20150001453. Please see sheet C-21.00 and engineer's report dated 9/1/16 which are resubmitted for review.

2. Sheet C-21.00 – the note below Land Use Summary of Contributory Basin 2 should refer to PL20150001453.

Response: The PL number was corrected; refer to sheet C-21.00 for the revision.

3. The inverts on the drainage structure table and the inverts in the stormcad results do not match. In addition, the numbers of the invert elevation for DS-33 (Exist) on the right side of the drainage structure table are reversed and should read 7.89.

Response: The stormcad modeling has been updated to reflect the drainage structure table on sheet C-21.00. Please refer to the revised appendix F of the resubmitted engineer's report. Additionally, the transposed invert was corrected.

4. On Sheet C-24.05, Station 18+52.70, the centerline elevation is 14.61. This is lower than the minimum elevation of 14.70. Please revise accordingly.

Response: The correct minimum elevation for crown of road is 14.65'. The water management summary has been corrected on sheet C-21.00; therefore, the centerline elevation in this comment has been raised to 14.70'. Please refer to sheet C-24.05 of the revised civil plans.

5. On sheet C-26.00, the sidewalk details reference the plans for sidewalk width. Sheets C-25.00 and C-25.01, the sections note the sidewalk width varies. None of the site plans call out any sidewalk width. Please add dimensions or otherwise clarify the sidewalk widths proposed on the site.

Response: Concrete sidewalks on site are proposed as 6' wide. The detail and cross-section has been updated. The paver walks around the building vary in width and will be constructed via survey stake-out. Please refer to sheet C-26.00 for typical sections.

6. Please verify quantities of 15" RCP and Type D or F Curb Inlet. Quantity of 15" RCP should be 220 LF and there are 9 proposed inlets. Please provide a revised signed and sealed cost estimate and additional review fees as applicable.

Response: The quantity of 15" RCP and Type F curb inlet was previously miscalculated and has been corrected. The OPC has been updated and resubmitted.

7. Provide a copy of SFWMD Permit, permit modification, or waiver.

Response: A SFWMD permit does not exist for this site. The water management was originally permitted through Collier County under Carolina Village (PPL-2006-AR-9547) and subsequently modified under Vanderbilt Commons (PL20150001453).

Fire Review, Thomas Mastroberto

1. Buildings 1 & 2 Fire hydrants to close to dumpster enclosures (must be a min of 7-1/2 ft away)

Response: The hydrants have been shifted and/or relocated to maintain 7.5' from the dumpster enclosures. Please see the revised civil sheet C-22.00 for the updates.

Landscape Review, Mark Templeton

1. Per section 4.06.03.B.9, trees located in parking islands closest to buildings must be 7' c.t. with minimum 6' spread and 3" caliper. Please include a separate row for the trees used in islands closest to the building and spec. these trees to be 7' c.t.

Response: 7' C.T. Revised

2. Some of the trees in the North buffer appear to be closer than 7.5' to water mains.

Response: Revised along with a note to the Contractor to maintain a min. 7.5' separation

3. 4.06.05 D. Plant materials must meet standards identified in LDC section 4.06.05 D. 51 total VUA trees are required. Plans show 28 total palms used to meet the VUA tree requirement which exceeds the max 30% allowable use of palms for VUA landscaping. Please revise as necessary to show no more than 30% of the required VUA trees as palms.

Response: Palm percentage reduced.

4. 4.06.05 L. Irrigation systems shall be designed for the (separation) zoning of high and low water use areas. Please add a note to the irrigation notes that sod will be on separate irrigation zones from shrubs, trees and ground cover.

Response: Note added.

5. It appears that some of the trees indicated as BFPA trees are required terminal parking row island trees for VUA around building 1. Please add trees as necessary around building 1.

Response: Revised and relocated BFPA materials

6. Calculations show that 26 trees are required for the general tree requirement of 1 tree/3000 s.f. of pervious area. Buffer trees, VUA trees and foundation trees count toward this requirement. Since the general tree requirement is met through buffer, VUA, and foundation trees, all of the trees identified as "general" are not required.

Response: Removed/ table added.

7. The PL# reference for the ICP that included the east, south and west buffers is incorrect. The PL# is 20150001453.

Response: Revised.

8. 4.06.01 D. Landscape plan must meet safe sight distance triangle standards. Please show sight triangles on the plans.

Response: Revised.

Transportation Planning Review, Chad Sweet

1. Traffic Control (IDC 6.06.01)

8/30/16 Comment: Civil Plans, Sheet C-23.00, the internal crosswalks should be high emphasis style due to the crosswalk angles and close proximity to the driveway entrances to the retail center. The high emphasis crosswalk will be per FDOT Index 17346 and are 12" main stripe markings encompassing 24" ladder style internal markings.

Response: The crosswalks have been updated to be high emphasis style. Please see sheet C-23.00 of the revised civil plans.

2. Traffic Control (IDC 6.06.01)

8/30/16 Comment: Civil Plans, Sheet C-23.00, the internal crosswalks should be high emphasis style due to the crosswalk angles and close proximity to the driveway entrances to the retail center. The high emphasis crosswalk will be per FDOT Index 17346 and are 12" main stripe markings encompassing 24" ladder style internal markings.

Response: See response above.

3. 8/30/16 Comment: There is a high emphasis crosswalk in the drive-thru lane on the southeast corner of proposed building 2. Where is it going? It appears to send pedestrians into the parking lot with no crosswalk which poses a safety concern. A drive thru is meant for vehicles, why is there a pedestrian path going to nowhere?

Response: The crosswalk has been removed from the plan. Please see sheet C-23.00 of the revised civil plans.

4. TIS Guidelines (Resolution 06-299)

8/31/16 Comment: TIS page 4, Table 1A, the approved zoning for this Vanderbilt Commons indicates the shopping center having 60,000 square feet of approved size. On page 5, Table 1B, the square footage for the Shopping Center is 71,646 sf. In the first sentence "A planned unit development Amendment (PUDA) and a Growth Management Plan Amendment (GMPA) are currently under county review" This sentence needs to be expanded into why the PUDA is in review relating to the increase and square footage, as well as other items that would be impacted relating to the Traffic/Transportation elements of this project.

Response: Summary of the PUDA GMPA submittal has been added to the TIS.

5. Turn Lanes (Ordinance 2009-19)

8/31/16 Comment: New findings have come into light based off of the review of the Traffic Impact Statement for Vanderbilt Commons Site Development Plan from Trebilcock Consulting Solutions dated 8/1/16. Per the TIS page 12, under the section of Vanderbilt Beach Road Existing Conditions, a right turn lane is recommended to be constructed on Vanderbilt Beach Road at Pristine. This is due to the project exceeding the PM peak hour trips for the 2 building shopping center entering at this location. The Engineer as part of the TIS major study has recommended the right turn improvements on existing conditions (page 12), potential future conditions

(page 13) and in the Improvement Analysis (page 14). The County will require the applicant to install a right turn lane on Vanderbilt Beach Road at Pristine Drive. This requirement is reflective of the Pre-App notes for this project and supersedes all previous discussions on the matter as the County was informed originally that the impact at this intersection would be significantly less than presented. An easement has already been recorded for the right turn lane, see OR book 3789, Page 0246 for details. Also the applicant is performing a PUDA due to the increase in square footage originally approved at 60,000 SF and now is proposing a 71,646 SF. As part of the shopping center there is a drive thru lane to a fast food establishment which is not separately addressed in the TIS currently and the County feels that the resulting trip bank/operational analysis numbers will be much higher than the conservative numbers currently presented in the TIS. See TIS comment below for additional details.

Response: Acknowledged.

6. TIS Guidelines (Resolution 06-299)

8/31/16 Comment: TIS comment. Due to the fast food establishment with a drive in window (LUC 934) has a significantly higher trip generation than a Shopping Center alone (LUC 820) and is intended to have standard retail and not quick turnover facilities (like a drive thru fast food). LUC 820 definition was reviewed in making this determination, and is considered outside of the scope for unit #16. Per the architectural plans, unit #16 is 2,501 SF. Based on LUC 934, with a trip generation rate of $32.65(2.501) = 82$ peak hour trips. Now the LUC 820 Shopping center for an equivalent square footage provides $3.71(2.501) = 9$ trips. Please add a category to address the daily, AM peak and PM peak trips for this establishment as it far exceeds the typical nature of a shopping center. Based on the plan Civil Plan configuration, drivers would be unlikely to use the northern entrance on the site (Vanderbilt Way). So with the other two entrances, there would be likely more impacts due to drivers entering on Pristine as you would either have to use the middle entrance or the southerly entrance on Vanderbilt Way than exclusively off of Buckstone Drive.

Response: Future SDP application will not have a fast food restaurant Land Use.

7. TIS Guidelines (Resolution 06-299)

8/31/16 Comment: Per the TIS methodology indicated on figures 3 and 4 (page 21) in the TIS methodology, please provide figures in the TIS SDP. There is not enough detail in Figure 2 on page 8. They should also be consistent with the TIS Planned Unit Development (PUDA) and Growth Management Plan (GMPA) currently in review. The last TIS PUDA for Vanderbilt Commons (fka Carolina Village) dated 2/2/16.

Response: Turning movement detail is included in Appendix D.

8. TIS Guidelines (Resolution 06-299)

8/31/16 Comment: TIS page 13, the CR 862 & Pristine Drive intersection - potential future conditions the 1st paragraph is not consistent with page 12 for the existing conditions as the right turn lane on Pristine is shorter in length. If that is the case then in the Improvement Analysis (page 14) in conjunction with the figures needs to reflect that. There is not currently enough information to clearly make the comparison between the existing and potential future conditions and the turning movements at the major points of entry. Also the right turn movements at Pristine went down for the potential future conditions (page 13), but due to the lack of details mentioned above, I cannot confirm those numbers.

Response: The existing and potential future conditions represent two different traffic distributions, requiring different stacking capacity. Turning movement details are located in Appendix D.

9. TIS Guidelines (Resolution 06-299)

8/31/16 Comment: TIS page 12, the design speed vs. the posted speed is different. As a rule of thumb for turn lane design and installation purposes, the design speed should be used. On Vanderbilt Beach Road, design speed would be approximately 5 MPH higher than the posted speed. So therefore the design speed would be 50 MPH, which corresponds to a FDOT Index #301 of 240 feet long for an urban condition. Due to the rural nature of the area, it would be considered to be 290 feet long to include the 50 foot taper. Buckstone Drive right turn lane is 350 feet long for comparison. Please adjust to 290 feet for the right turn lane for Pristine Drive.

Response: Our TIS reflects a 45 mph design speed per MUMS Table 3-13, Minimum Width of Clear Zone, that states that curb and gutter not be used on facilities with design speed > 45mph. Vanderbilt Beach Road is a curb and gutter facility in the vicinity of the project.

Zoning Review, Christopher Scott

1. The property has a companion project that must be approved prior to approval of this application. PUDA, PL20150002166, must be approved prior to approval of this SDP.

Response: Acknowledged.

2. Authorization letter is signed by an entity that does not appear to have legal authorization. The property is currently owned by Vanderbilt Commons LLC with a contract purchaser Nace Cohen and CSI, LLC and its assigns. The authorization letter is signed by George Vukobratovich, manager of "Florida Trust Holdings, LLC" which is not an inactive company per the Florida State Division of Corporations. Mr. Vukobratovich is listed as the buyer's broker (Welsh Companies Florida Inc.) on the Contract for Purchase; however, the broker is not authorized to sign the owner's authorization.

Response: The civil plans and all documents submitted have been updated to reflect the current owner-Vanderbilt Commons, LLC.

3. On the cover sheet, please include the project title; name, address and phone number of owner and agent. Plans shall be identified based on their application type, including reference to previous plan of record project number if submitted as an amendment or insubstantial change. Owner/Developer name on cover sheet is an entity that does not appear on the Florida State Division of Corporations and does not match information of current ownership per Appraiser Data or buyer information per the submitted contract for purchase. Please update accordingly or provide documentation that Florida Trust Holdings, LLC is a legal entity that can be identified as the Owner/Developer.

Response: The civil plans and all documents submitted have been updated to reflect the current owner-Vanderbilt Commons, LLC.

4. On the cover sheet, please provide the zoning designation of the property.

Upon approval of the companion PUDA, please update the Ordinance Number on for the PUD on the cover sheet (and on the Development Standards table and Planning Notes on Sheet C-20.00).

Response: Acknowledged.

5. The cover sheet general notes appear to have some font issues, as there are a number of squares in the text (items 2, 8, and 9.1).

Responses: The issues have been resolved with this new submittal.

6. Please provide standard building code, type of construction, number of stories, total square footage under roof, occupancy/use and fire sprinkler intentions of all proposed structures. Please verify the floor area calculations based on FBC. FBC floor area should include the total area under roof, which should be higher than the LDC and Impact Fee calculations; however, the cover sheet notes these three calculations all total 34,723 and 36,923 sf for buildings 1 and 2, respectively.

Response: Please refer to revised/clouded Sheet SK-1, showing the revised Zoning Data & FBC Area calculations of under roof square footage for both buildings One & Two. Furthermore, refer to the cover sheet of the civil plans for matching building square footages.

7. Please provide parking summary in chart form, indicating the type of uses, total building sq. ft., required parking ratio, number of spaces provided, as well as number of required and provided loading spaces (if applicable) and number of required and provided bicycle spaces (if applicable).
The parking table identifies 43 off-site parallel parking spaces; however, the LDC and PUD Ordinance do not specifically allow required off-street parking to be provided in the street. This should be identified as a deviation to LDC 4.05.02 E. to allow for on-street parking. Also, the plans identify 270 spaces provided on site; however, I could only locate 269. Please verify.

Response: The private Vanderbilt Way right-of-way is internal to the PUD where off-street parking is allowed. The number of parking spaces on site is 269. The plans have been updated to reflect the correct amount. Please refer to sheet C-20.00 of the updated civil plans.

8. Please provide parking summary in chart form, indicating the type of uses, total building sq. ft., required parking ratio, number of spaces provided, as well as number of required and provided loading spaces (if applicable) and number of required and provided bicycle spaces (if applicable).
On the parking summary, please identify total allowed restaurant area (20% of shopping center GFA) and include notation that restaurant area includes any outdoor seating area.

Response: The information requested has been added to sheet C-20.00 of the revised civil plans.

9. Please provide the location and configuration of all parking and loading areas.
The site plan shows a drive-through facility. Please specify type of drive-through use and verify adequate stacking is provided per LDC 4.05.04 G., Table 17, and 4.05.09. Show dimensions of stacking spaces, location of pick-up window and location of order menu board.

Response: Please refer to Sheet C-20.01 for the location of the pick-up window, ordering menu, preview menu, and stacking space dimensions for the proposed café drive thru.

10. Please provide the location and configuration of all parking and loading areas.
It appears there are planting and light pole conflicts with the 2' vehicle overhang for the 16' deep parking spaces. Please verify there is sufficient space for the 2' vehicle overhang without impacting proposed landscaping as shown on the landscape plan or proposed light poles as shown on the proposed lighting plan.

Response: The locations have been shifted to reflect the required setback. Additionally, a cross-section with minimum setback notes was added to sheet C-25.00 for further direction.

11. Please provide sidewalk connection between buildings 1 and 2. It does not appear there is sufficient pedestrian access ways to all portions/units of the buildings without walking within the driveways.

Response: Sidewalks have been added to the plan to connect the buildings; see sheet C-23.00 for the addition.

12. Please provide elevation or verify height of light poles on the lighting plan. Maximum height is 20' measured to top of fixture.

Response: The specification sheets are attached with this submittal. The light pole proposed is a maximum 20'-0" tall.

13. Please provide the maximum allowed building height and both the provided actual building height and the provided zoned height as defined in LDC section 1.08.00.

Please show building height dimensions on the architectural plans. Actual height should be measured from average adjacent street elevation to highest point of structure (top of cupola), zoned height should be measured from required finished floor to mid-point of peaked roof (and excludes cupola) or roof line of flat roof. The site plan identifies a zoned/actual height of 18'/21'; it appears the 18' zoned height is based on flat roof height, but the provided actual height does not appear to be consistent with what is shown on the architectural plans.

Response: Please refer to Architectural Sheets SK-1, SK-4 and SK-5 showing the maximum 50'-0" allowed height and the clearly marked height at top of roof cupola at 45'-0" above Finished Floor. Also, sheet C-20.00 of the civil plans shows matching heights.

14. Please provide landscape plans.

It appears there are some trees located within 12.5' from light pole fixtures (i.e., terminal islands on south side of Unit 5 and 15, Bldg 1 and Unit 24, Bldg 2).

Response: Clarified, including large "dots" on the landscape plan for additional clarity

15. Please clarify phasing plan on the SDP Plan set. Per the cover letter, phase 1 will consist of "building 1 and all stormwater, utility, and parking infrastructure as well as landscape. Phase 2 consists of Building 2." The site plan does not illustrate this, but provides a phasing line that would suggest that building 1 and the west side of the development is Phase 1 and everything else is Phase 2. Please clarify phasing intent. If Phase 2 is only

the building improvements for Building 2, then adjust phase line to surround the building pad. Also, please provide phasing notes.

Response: Phasing notes have been added to sheet C-20.00 as requested. The build-out intentions are as follows:

Phase 1 will include Building 1, underground utilities (potable and sanitary) and sidewalk access for building 1, dumpster enclosure, driveway connections, parking and striping, drive aisles, on-site lighting, and landscape west of the phase line. As well as all fire main, hydrants, storm drainage improvements, and irrigation main shown on the plan for both Phase 1 and 2.

Phase 2 will include Building 2, underground utilities (potable and sanitary) and sidewalk access for Building 2, dumpster enclosure, driveway connection, parking and striping, drive aisles, on-site lighting, and landscape east of the phase line.

16. On the site plan, please provide the location & heights of walls & fences.

A 4' wall is required adjacent to Pristine Drive (5.03.02 H.1.b.). The proposed PUDA includes a deviation from this section of code; however, it lists Vanderbilt Beach Road. Is this supposed to be Pristine Drive? A wall would not be required adjacent to Vanderbilt Beach, since it is not a local road, but an Arterial Road.

Response: The required 4' privacy wall approved under PL20150001453 now appears on the plans. See sheet C-20.01 for location and call-outs along Pristine Drive.

The deviation included in the PUDA was the result of a discussion with County staff during the pre-application meeting. At that time, the LDC language was found to have multiple interpretations as to whether or not a wall was required along Vanderbilt Beach Road; therefore, it was suggested to include the deviation in the PUDA in order to eliminate any future misunderstanding.

Engineering Utilities Review, Brett Rosenblum

1. Per the FAC, sewer demand for office space is 15 gpd per 100 square feet. Please clarify the square footage of general office space in the engineering report and revise as applicable.

Response: The engineering report has been updated to reflect an allotted area of 16,800sf of general office at 15 GPD/100 sf. The error did not affect the overall calculations; therefore, the demand remains the same.

2. Per UO 2004-31, Section 7.7.2 – Note on the plans that all costs and expenses of any and all repairs, replacements, maintenance and restorations of aboveground improvements permitted within a CUE shall be the sole financial responsibility of the grantor, its successors or assigns.

Response: Please see Sheet C-00.10, General Note number 22, for the requested revision.

3. Per the Utility Standards Manual Design Criteria Section 1.1, potable water mains shall be a minimum of 6 inches in diameter. At both potable water meter bank tie-in locations, revise the proposed main to be 6 inches and revise call outs as applicable.

Response: The stub-outs are 3-inch in size. A deviation has been approved to allow for the proposed connection and is provided with this submittal.

4. Per the Utility Standards Manual Design Criteria Section 1.1, potable water mains shall be a minimum of 6 inches in diameter. At both potable irrigation meter bank tie-in locations, the existing main is 3 inches. Obtain a utility deviation to utilize the existing 3 inch main, or replace with a 6 inch main and revise call outs as applicable.

Response: The stub-outs are 3-inch in size. A deviation has been approved to allow for the proposed connection and is provided with this submittal.

5. Per Utility Standards Manual Design Criteria Sections 1.2.3 and 1.3 - Satisfy the min. 18" vertical and 10' horizontal separation criteria for potable water pipelines relative to wastewater and stormwater pipelines. The fire line is less than 10 feet horizontal from proposed storm sewer. Revise plans or obtain a utility deviation from CCPU.

Response: A Utility Deviation from the minimum 10' horizontal separation requirement between the fire line and proposed storm sewer has been approved and attached.

6. Proposed 6-inch water mains may require FDEP approval. Please submit FDEP water application or confirmation from FDEP that permitting is not required.

Response: The project is proposing connection to the existing 3-inch stub out. It was previously thought to be a 6-inch stub out but has been confirmed as a 3-inch. FDEP does not permit 3-inch water service lines.

7. Cost estimate not reviewed. Please provide a revised cost estimate based on review comments and plan revisions and additional review fees as applicable.

Response: The revised cost estimate and additional fees acquired are submitted with this package.

Architectural Review, Peter Shawinsky

1. Each of the buildings has been reviewed singly and their individual comments are listed below. Some comments are similar for all buildings. Common site element comments have been grouped for all buildings and are included at the end of the building review.

Response: Acknowledged. We have addressed & clouded as necessary – refer to attached revised SDP drawings.

2. **Building 1**

5.05.08 D.2.b. Design features. The design of primary facades must include, at a minimum, two of the following design features identified in LDC section 5.05.08 D.2.b., one for buildings less than 5,000 sq. ft. The primary façade standards chart on sheet SK-4 indicates the East façade as primary. Please revise to show the West façade as primary and indicate the proposed primary façade elements.

Response: Refer to revised Sheet SK-4 for Revised Primary West façade Designation.

3. 5.05.08 D.10.c.i Roof treatments. Roof Design Standards. Show rooftop equipment on elevations to confirm that they are screened per code.

Response: Refer to revised Sheet SK-4 for Revised note calling out screening of 'Future' Roof Top HVAC unit visible at a later time.

4. 5.05.08 D.12 Entryway/customer entrance treatment. Provide the required benches.

Response: Benches have been added to the covered walkways along the south façade in order to meet section 5.05.08.C.12.c. Please see sheet C-20.01 for locations and site notes #9 for details. Also refer to revised Sheet SK-2 for Revised Plan showing required bench.

5. 5.05.08 D.13.b Materials and colors. Exterior building colors. The use of color materials or finish paint above level 8 saturation (chroma) or below lightness level 3 on the Collier County Architectural Color Charts is limited to no more than 10 percent of a façade or the total roof area. The use of naturally occurring materials are permissible, such as marble, granite, and slate and the following man-made materials: silver unpainted metal roofs. The use of florescent colors is prohibited. Please provide the proposed color for the emphasized building base to determine compliance with the 10 percent limitation.

Response: Refer to attached revised color rendering with permissible Collier County Architectural Colors.

6. Building 2

5.05.08 D.10.c.i Roof treatments. Roof Design Standards. Show rooftop equipment on elevations to confirm that they are screened per code.

Response: Refer to revised Sheet SK-4 for Revised note calling out screening of 'Future' Roof Top HVAC unit visible at a later time.

7. 5.05.08 D.12.c. Entryway/customer entrance treatment. Provide the required benches.

Response: Benches have been added to the covered walkways along the south façade in order to meet section 5.05.08.C.12.c. Please see sheet C-20.01 for locations and site notes #9 for details. Also refer to revised Sheet SK-2 for Revised Plan showing required bench.

8. 5.05.08 D.13.b Materials and colors. Exterior building colors. The use of color materials or finish paint above level 8 saturation (chroma) or below lightness level 3 on the Collier County Architectural Color Charts is limited to no more than 10 percent of a façade or the total roof area. The use of naturally occurring materials are permissible, such as marble, granite, and slate and the following man-made materials: silver unpainted metal roofs. The use of florescent colors is prohibited.

Please provide the proposed color for the emphasized building base to determine compliance with the 10 percent limitation.

Response: Refer to attached revised color rendering with permissible Collier County Architectural Colors.

9. The following comments are site element requirements.
5.05.08 F.4. g. Service function areas and facilities. Rooftop equipment. All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design. Indicate on plans the location and heights of the HVAC equipment to verify conformance.

Response: Refer to revised Sheet SK-4 for Revised note calling out screening of 'Future' Roof Top HVAC unit visible at a later time.

10. 5.05.08 F.6.a. Drive-through facilities location and buffering standards. Drive-through facilities must be secondary in emphasis and priority given to any other access and circulation functions. Such facilities must be located at side or rear locations that do not interrupt direct pedestrian access and avoid potential pedestrian/vehicle conflict. If site constraints limit the location of the drive through facility to the area between the right-of-way and associated building, the vegetation required by a Type "B" landscape buffer must be installed within the buffer width required for the project and maintained along the entire length of the drive-through lane and adjacent right-of-way. In addition to the vegetative buffer referenced above, a permanent, covered, porte-cochere or similar structure, (canvas awning and canopies are excluded), must be installed extending the width of the drive-through with the roof covering the service window(s). Such structure shall be an integral part of the design of the building.
The East façade of building 2 does not meet this requirement. Please revise.

Response: Refer to Revised Sheets now showing the required Covered Porte-Cochere drive through at East End of Building Two. This is a primary façade and this element had been missing. See all SDP architectural drawings for the added element as well as the Civil Drawings by Davidson for any Landscape Buffering that may be required.

Additionally, the previously proposed striping along the drive-thru entrance was replaced with curb and planting space to meet the required Type "B" landscape buffer. Please see civil sheet C-21.01 and the landscape plans for the revisions.

11. 5.05.08 F.7.c. Lighting. Height standards. Confirm/provide max height of light pole including fixture on plans.

Response: See attached drawings showing the maximum light poles from 25'-0" to a maximum 20'-0" tall.

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.

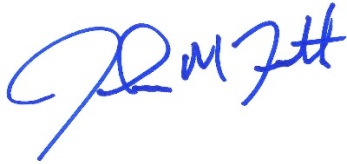
Response: Acknowledged.

- 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.

Response: Acknowledged.

Should you have any questions or require additional information, please feel free to contact me at 239.434.6060, or by email at josh@davidsoneengineering.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Fruth'.

Josh Fruth
Vice President