



Civil Engineers • Land Surveyors • Planners • Landscape Architects

November 17, 2017

Timothy Finn, AICP  
Principal Planner  
Zoning Division - Zoning Services Section  
Growth Management Department  
2800 N. Horseshoe Drive  
Naples, FL 34104

RE: PDI-PL20170003546; Sabal Bay – Review 1 Response

Dear Mr. Finn:

This correspondence is our formal response to the sufficiency review letter provided to us on November 17, 2017 via email. Responses to staff comments have been provided in **bold**.

*Rejected Review: County Attorney Review; Reviewed By: Scott Stone*

1. Your application appears limited to one parcel (Tract I, Sabal Bay Commercial Plat-Phase One, PB 38, PG 81). However, you are proposing to reduce the minimum floor area for ALL Residential tracts within the Sabal Bay PUD. You will need the written consent of the property owners of all Residential tract in the PUD if you want to amend the development standards table. If staff has a different interpretation, please provide evidence of such. **OR** alternatively, perhaps you can keep the development standards table as-is, and simply add a footnote indicating that this particular parcel may be reduced to 551 s.f. (but again, I'll need staff's confirmation that's acceptable).

2. Have you considered requesting a variance from the PUD standards rather than going through a PDI, since this is a site-specific request?

3. Additional comments to follow based upon your responses in the next resubmittal.

**Response:**

**The development standards table has been revised to add a footnote referencing that Tract I is the only property where the reduced Floor Area Minimum (SF) is applicable. Based on pre-application meeting and discussion with staff the applicant believes the PDI process is the appropriate action for this type of request.**

*Rejected Review: Zoning Review; Reviewed By: Timothy Finn*

1. Show compliance with County Attorney comment, "Your application appears limited to one

parcel (Tract I, Sabal Bay Commercial Plat-Phase One, PB 38, PG 81). However, you are proposing to reduce the minimum floor area for ALL Residential tracts within the Sabal Bay PUD. You will need the written consent of the property owners of all Residential tract in the PUD if you want to amend the development standards table. If staff has a different interpretation, please provide evidence of such. OR alternatively, perhaps you can keep the development standards table as-is, and simply add a footnote indicating that this particular parcel may be reduced to 551 s.f. (but again, I'll need staff's confirmation that's acceptable)."

**Response:**

**The development standards table has been revised to add a footnote referencing that Tract I is the only property where the reduced Floor Area Minimum (SF) is applicable.**

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large, sweeping "D" and a long, horizontal stroke extending to the right.

D. Wayne Arnold, AICP

Enclosures

Cc: Continental 422 Fund LLC  
GradyMinor File