



November 27, 2017

Grady Minor & Associates, Inc
D. Wayne Arnold
3800 Via Del Rey
Bonita Springs, FL 34134

EMAIL - warnold@gradyminor.com

RE: Development Order Amendment
PL20170001729
Grey Oaks DRI

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: Addressing - GIS Review

Reviewed By: Annis Moxam

Email: annismoxam@colliergov.net Phone #: (239) 252-5519

Correction Comment 1:

On the Revised (dated 7-24-2017) – PUD MASTER PLAN - MAP H-1, please add street names Grey Oaks Blvd W, Great Oaks DR E, Grey Oaks Dr. N , Grey Oaks Dr. S. and Halstatt Dr.

Rejected Review: Transportation Pathways Review

Reviewed By: Michael Sawyer

Email: michaelsawyer@colliergov.net Phone #: (239) 252-2926

Correction Comment 1:

6.06.02 A.3. Required pathways, as identified in the Collier County Comprehensive Pathways Plan, must be constructed a minimum of 12 feet in width, within public and private rights-of-way or easements, which are adjacent to or internal to the site. Prior to issuance of the first permanent certificate of occupancy for construction, authorized by a final subdivision plat, site improvement, or site development plan, all required pathways shall be provided, unless otherwise determined by the County Manager or designee.

Rev.1: Provide the required pathway and public use easement, prior to first CO or initiation of

operations which ever occur first. Please note this pathway is an inter-county pathway connection to Lee County.

Rejected Review: Transportation Planning Review

Reviewed By: Michael Sawyer

Email: michaelsawyer@colliergov.net Phone #: (239) 252-2926

Correction Comment 1:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Revise proposed north access to right in-out and left-in only condition. Revise TIS to reflect distribution accordingly. TIS distribution diagram on page 21 only shows one access. Please reflect this single access on all master plans. See comment 5 below regarding consistent access location.

Correction Comment 2:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Provide a developer commitment that operations at this project are wholesale only and no retail sales shall occur.

Correction Comment 3:

Additional Items that need to be addressed for Transportation Operations Review:

Rev.1: Revise all master plans to show access in the same location. There appears to be a larger than normal difference shown on the various master plans provided, understanding they are all conceptual and at different scales they should be a little more consistent.

Rejected Review: County Attorney Review

Reviewed By: Heidi Ashton-Cicko

Email: heidiashton@colliergov.net Phone #: (239) 252-8773

Correction Comment 1:

Miscellaneous Corrections: As a visual aid, please provide an aerial of the "O/C" areas where the access points are being removed to show for the record that the areas are built out

Correction Comment 2:

Miscellaneous Corrections: Please email the text that is changing to me in word format for the Resolution.

Correction Comment 3:

Miscellaneous Corrections: Do you have any letters of support or no objection from the HOA?

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

- **Applicants who are converting a paper submittal to E-Permitting must resubmit complete sets of all plans, signed and sealed, even if they were previously approved on an earlier review. As a reminder, all documents that are required to be signed and sealed must be digitally signed and sealed when submitting through our E-Permitting process. On the cover letter please identify that previous submittals were done through paper and that this submittal is by E-Permitting. Also, identification of the changes in cover letter (ex. See note #23 Civil Plan Sheet 4) improves the efficiency of the resubmittal review.**
- **When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.**
- **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:

- Zoning review depends on Transportation Planning review re: Livingston Rd. having limited access.

If you have any questions, please contact me at (239) 252-4211.

Sincerely,

Fred Reischl
Senior Planner
Growth Management Department