



November 27, 2017

GradyMinor - Wayne Arnold  
3800 Via Del Rey  
Bonita Springs, FL 34134

EMAIL - sumpenhour@gradyminor.com

RE: Planned Unit Development Amendment  
PL20170001548  
**Grey Oaks DRI/PUD**

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.

**Rejected Review: Transportation Planning Review**

**Reviewed By: Michael Sawyer**

**Email: [michaelsawyer@colliergov.net](mailto:michaelsawyer@colliergov.net) Phone #: (239) 252-2926**

Correction Comment 1:

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

Rev.1: Revise building setback on ROW to 20 foot minimum instead of the proposed 10 foot. Please also clearly show on the master plan the required-provided 120' ROW for Livingston consistent with PUD, section 7.05.4. Please also show location of proposed buildings and or setback line for clarity.

Correction Comment 2:

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

Rev.1: Reference PUD, section 7.07.1.c. revise this section to remove this provision for this project.

Correction Comment 3:

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 4:

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 5:

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](mailto:heidiashton@colliergov.net) Phone #: (239) 252-8773**

Correction Comment 1:

Miscellaneous Corrections: Section 2.10 of the PUD provides that the HOA is responsible for maintaining roads to the PUD. Who will maintain the new access points? If not the HOA, please provide a text change.

Correction Comment 2:

Miscellaneous Corrections: Please slightly enlarge the master plan to make it more legible. Please darken the access point arrows to match the darkness of the other access point arrows. Which arrow is also an exit from the site?

Correction Comment 3:

Miscellaneous Corrections: There is a typo in the existing Section 7.06 11) project access intersections shall be set forth in Exhibit D-1 to Grey Oaks DRI. It is actually Exhibit E]

Correction Comment 4:

Miscellaneous Corrections: Since there is not unified control of the entire PUD (only the parcels under the FPL lines), please provide a letter of consent or no objection from the HOA. Or state that you are not able to get one.

Correction Comment 5:

Miscellaneous Corrections: Is this a wholesale or retail nursery operation? The zoning manager needs to opine on whether a retail nursery or wholesale nursery is a permitted use in the FPL easement area, which is not labeled L, R, O/C or GC.

**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.**

**Informational Comments:**

- The additional access points would impact existing County mains, including an 8" PVC force main and a 20" PVC irrigation quality water main. The piping under the proposed driveways must meet the standard for PVC pressure pipe direct buried beneath roadways/entrances (Section 330503 of the Technical Specifications). Replacement of

existing piping may be required, unless found to conform to the current standard or otherwise approved through the utility deviation review process.

**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