



Civil Engineers • Land Surveyors • Planners • Landscape Architects

May 4, 2018

Mr. Ray Bellows  
Principal Planner  
Zoning Division  
Growth Management Department  
2800 North Horseshoe Drive  
Naples, FL 34104

**RE: Review Letter 1: Planned Unit Development Amendment  
PL20170001548  
Grey Oaks DRI/PUD**

Dear Mr. Bellows,

This correspondence is our formal response to the sufficiency review letter provided to us on November 27, 2017. Responses to staff comments have been provided in **bold**.

*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.

**Response:**

**The street names have been added to the Master Plan.**

*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.

**Response:**

**After meeting with staff, it is our understanding that the applicant is not required to construct the pathway, but rather provide a 12' wide easement adjacent to Livingston Road right-of-way for future construction of the pathway should the County elect to construct it.**

*Rejected Review: Transportation Planning Review*

*Reviewed By: Michael Sawyer*

*Email: michael.sawyer@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.

**Response:**

**No changes to the PUD document are proposed. The Master Plan does not need to be revised to show the right-of-way as the plan is conceptual. No setbacks have been shown on the Master Plan, which is consistent with the existing Master Plan format.**

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.

**Response:**

**The applicant is only modifying the PUD Master Plan and does not propose changes to the PUD document.**

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.

**Response:**

**The TIS has been revised as requested.**

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.

**Response:**

**The PUD currently does not distinguish between wholesale and retail sales. The applicant does not wish to restrict the use of this property to wholesale only.**

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.

**Response:**

**The Master Plan in the TIS and PUD/DRI applications have been revised to be consistent.**

*Rejected Review: County Attorney Review*

*Reviewed By: Heidi Ashton-Cicko*

*Email: 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.

**Response:**

**The property owner will be responsible for maintenance of all project roadways within the property. The County will maintain the roadway improvements within the County right-of-way.**

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?

**Response:**

**This plan was not prepared by Grady Minor. The only copy available was the previously approved MCP in PDF format. We have done our best to try and enlarge the plan to make it more legible, but due to the quality of the PDF it may not be possible.**

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]

**Response:**

**No changes to the PUD document are proposed as part of this application.**

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.

**Response:**

**An email from Jim Butler, President of the HOA, is included with this submittal.**

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.

**Response:**

**The PUD does not distinguish between wholesale or retail operations.**

Please contact me if there are 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

cc: Al O'Donnell  
John English  
GradyMinor File