



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: Development Order Amendment
PL20170001729
Grey Oaks DRI**

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. Please note this pathway is an inter-county pathway connection to Lee County.

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 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 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.

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 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.

Mr. Ray Bellows

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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: 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

Response:

An aerial depicting the approximate locations of the access points to be eliminated is included with this submittal.

Correction Comment 2:

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

Response:

The text changes to Exhibit 2 and Exhibit E of the D.O. in WORD format were emailed prior to resubmittal.

Correction Comment 3:

Miscellaneous Corrections: Do you have any letters of support or no objection from the HOA? Please advise which is the correct applicant or are they co-applicants.

Response:

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

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