



Civil Engineers • Land Surveyors • Planners • Landscape Architects

June 27, 2018

Ms. Nancy Gundlach
Principal Planner
Zoning Division
Collier County Growth Management Department
2800 North Horseshoe Drive
Naples, FL 34104

**RE: Review Letter 2: Planned Unit Development Amendment
PL20170001548
Grey Oaks DRI/PUD**

Dear Ms. Gundlach,

This correspondence is our formal response to the sufficiency review letter provided to us on June 14, 2018. Responses to staff comments have been provided in **bold**.

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.2: As indicated in the comment response letter a dedicated easement for the 12 foot wide multi-use pathway meets the requirement however it is not shown on the master plan or provided for as language in-as a commitment.

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

Response:

The PUD has been revised to include a pathway easement dedication in Section 7.05 of the PUD along with an exhibit showing the pathway easement. No other easements are shown on the approved master plan and it is not the intent of the applicant to revise the master plan

other than relocating the access points.

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. 6-5-18 No text change is proposed.

Response:

Acknowledged.

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? 6-5-18 no plan was provided.

Response:

A revised plan was provided with Submittal 2. The plan has been revised to further enlarge the master plan and is included with this submittal. A legend exists on the master plan (sheet 1 of 4) showing what the arrows represent.

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. 6-5-18 no letter from the HOA was provided.

Response:

An email from Jim Butler, General Manager of Grey Oaks was provided with submittal 2 stating, "Grey Oaks has no objection to this proposal. Both the Country Club and the Property Owner's Chairmen, and myself, the General Manager has approved. Please let this email serve as official notice if possible." A copy of the email is included with this submittal "Submittal 3 JimButler Email No Object 07-12-2017.pdf".

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 area is labeled as FPL easement on the Master Plan.

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

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.

Response:

Acknowledged.

Please contact me if there are any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold".

D. Wayne Arnold, AICP

cc: Al O'Donnell
John English
GradyMinor File