



Growth Management Department  
Zoning Division  
Comprehensive Planning Section

**MEMORANDUM**

**To:** Nancy Gundlach, AICP, PLA # 1244, Principal Planner, Zoning Services Section  
**From:** Sue Faulkner, Principal Planner, Zoning Division, Comprehensive Planning Section  
**Date:** July 10, 2018  
**Subject:** Future Land Use Element Consistency Review

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**PETITION NUMBER:** DOA - PL20170001729 Review 3

**PETITION NAME:** Grey Oaks Development of Regional Impact (DRI)

**REQUEST:** The petitioner is requesting to amend the Grey Oaks Development of Regional Impact (DRI) Development Order (DO) #13-01, as amended, to:

- Update the PUD Master Plan – Map ‘H-1’ remove/eliminate two access points (that were previously approved to serve the Grey Oaks community, but have remained unimproved and are currently shown on the approved Master Plan - one on Airport-Pulling Road and one on Golden Gate Parkway.) This amendment will add two access points on Livingston Road that are not intended for general access to the Grey Oaks community, but merely to serve only the ±32 acre O’Donnell Landscapes. The total number of access points for the Grey Oaks DRI will remain unchanged.
- Modify Exhibit ‘E’ to show the two eliminated access points on Airport-Pulling Road and Golden Gate Parkway (Access Points ‘3C’ and ‘8D’ as also shown in Revised Exhibit ‘2’). Exhibit ‘E’ is also modified to show the two new Access Points on Livingston Road (Access Points ‘6A’ and ‘6B’ as also shown in Revised Exhibit ‘2’). All four locations are shown on the Golden Gate Parkway Conceptual Roadway Master Plan (Revised Exhibit ‘1’).
- The second petition submission included additional minor changes to the PUD Master Plan to add street names and show a 12’ wide easement adjacent to Livingston Road right-of-way for a future pathway; revisions to TIS; and a no-objection letter from the president of the HOA.
- The third submittal included an email letter of ‘no objection’ from Grey Oaks General Manager in reference to this petition of revised access. The response letter from the applicant indicated that transportation revisions to include a pathway easement exhibit were made to the PUDA documents with the applicant’s third submittal.

**LOCATION:** The ±1,601.39-acres Grey Oaks PUD property is located in the northeast, southeast, and northwest quadrants of Airport-Pulling Road and Golden Gate Parkway, in Sections 24, 25 and 26, Township 49 South, Range 25 East, Collier County and the City of Naples, Florida. The northwest quadrant

consisting of 354 acres is within the City of Naples. The northeast and southeast quadrants, consisting of 1,247 acres (including the 32 acres adjacent to Livingston Road), are located in Collier County.

**COMPREHENSIVE PLANNING COMMENTS:** The subject property, containing approximately ±1,601 acres, is partially designated Urban, Urban Mixed-Use District, Urban Residential Subdistrict, partially designated Commercial District, Mixed Use Activity Center Subdistrict #8, and partially designated Incorporated Areas (City of Naples), as depicted on the Future Land Use Map of the Growth Management Plan. According to the Future Land Use Element (FLUE), the Urban designation areas will accommodate a variety of residential and non-residential uses, including recreational uses (such as golf courses).

Consistency with FLUE designations (uses, intensities, etc.) and FLUE Policies 5.4 and 7.1 – 7.4 are addressed by staff in the companion Planned Unit Development Amendment (PUDA) consistency review.

## CONCLUSION

**Based upon the above analysis, Comprehensive Planning staff finds the proposed amendment consistent with the FLUE.**

## PETITION ON CITYVIEW

cc: Michael Bosi, AICP, Director, Zoning Division  
David Weeks, AICP, Growth Management Manager, Zoning Division, Comprehensive Planning Section  
Raymond V. Bellows, Manager, Zoning Division, Zoning Services Section  
[DOA-PL2017-1729 Grey Oaks R3.docx](#)