



Grady Minor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

January 4, 2019

Mr. C. James Sabo, AICP  
Collier County Growth Management  
2800 N. Horseshoe Drive  
Naples, FL 34104

**RE: Bayshore Food Truck Parking Lot  
Application for Parking Exemption  
PL20180003220 Response to Comments**

Dear Mr. Sabo:

The purpose of this submittal is to respond to the request for additional information in your letter dated December 7, 2018.

Please find enclosed the following:

1. Response Letter
2. Revised Conceptual Site Plan

We offer the following in response to your comments:

**Rejected Zoning Review By: C. James Sabo, AICP**

Correction Comment 1:

Please provide parking space counts on each row.

**Response: The plans have been revised as requested.**

Correction Comment 2:

Please show interior landscaping areas within parking exemption area.

**Response: Interior landscape islands have been labeled for clarity.**

Correction Comment 3:

Provide distance calculation from Bayshore food truck area to parking exemption area.

**Response: The plans have been revised as requested.**

Correction Comment 4:

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey

Bonita Springs, FL 34134

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Transportation has requested safe crosswalk area between uses. Please show that on the plan.

**Response: The plans have been revised as requested.**

Correction Comment 5:

Section 5.03.02.H of the Land Development Code requires a wall between residential and non-residential development. The conceptual plan shows a wall, but it is not complete. Please correct the drawing to show the wall screening the entire non-residential use.

**Response: The 6' wall along the northern and western property lines have been extended up to the landscape buffer on Becca Ave. and Bayshore Dr.**

**Rejected Transportation Planning Review By: Michael Sawyer**

Correction Comment 1:

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

Rev.1: Revise the access on Bayshore to right-out movement only. Narrow access width and modify radii to completely remove right-in movement.

**Response: The plans have been revised as requested.**

Correction Comment 2:

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

Rev.1: Provide sidewalk along Becca to accommodate safe access from this site to the safety crossing at Becca and Bayshore intersection to the subject use for this request. Appears there may be issues with the southeast corner of site however an easement can be provided internal to the site to accommodate this requirement.

**Response: A mid-block crosswalk connecting the western half of the parking lot to the existing asphalt sidewalk is proposed to augment the existing crosswalk at the Becca Ave./Bayshore Dr. intersection as this will mimic the flow of pedestrians. Payment-in-lieu will be provided for sidewalk not installed on Becca Ave.**

**GENERAL COMMENTS: C. James Sabo, AICP, Principal Planner**

1. Additional comments or stipulations may be forthcoming once a sufficient application has been submitted for review. This correspondence should not be construed as a position of support or non-support for any issues within the petition. Staff will analyze the petition and the recommendation will be contained in the staff report prepared for the Collier County Planning Commission (CCPC) or Hearing Examiner(Hex).

**Response: Comment acknowledged.**

2. Please be advised that pursuant to the LDC, an application can be considered closed if there has been no activity on the application for a period of six (6) months. That six months period will be calculated from the date of this letter.

**Response: Comment acknowledged.**

3. Please ensure that all members of your review team that may testify before the Hex/CCPC and the Board of County Commissioners (BCC) are registered as lobbyists with the county pursuant to the regulations regarding that issue.

**Response: Comment acknowledged.**

4. When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to all comments.

**Response: Comment acknowledged.**

5. Please put revised dates on all exhibits and in the title block of the Site Plan. The PUD document should include a footer that reflects the project name, petition number, date and page X of Y for the entire document. Documents without this information will be rejected.

**Response: Comment acknowledged.**

6. A partial resubmittal cannot be accepted; please do not resubmit until you can respond to ALL review comments.

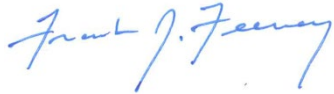
**Response: Comment acknowledged.**

7. Public hearings cannot be held until the Neighborhood Information criteria has been met. In some petition types a Neighborhood Information Meeting (NIM) must be held while other petition types only require the agent to send a letter. All letters and ads must be pre-approved by the county planner. For additional information about the process please contact me. Please note that the NIM must be held at least 15 days prior to the first hearing. As you prepare for that meeting, please be aware of the following items:
  - a) Please provide the required affidavit and its attachments prior to the meeting (in compliance with the LDC); and
  - b) Please post signs to direct attendees to the exact meeting location; and
  - c) Please ensure that there is sound amplification equipment available and working for this meeting. If there is no permanent equipment, please bring a tested/working portable microphone; and
  - d) You must provide a written synopsis of the meeting that includes a list of all questions and answers as well as providing the audio/video tape; and
  - e) Please prepare documents for hand out to all NIM attendees and the public hearing file, that show the differences in the uses that would be allowed in the existing and proposed zoning districts. This request is based upon recent CCPC direction.
8. Note the adopted fee schedule requires payment of additional fees for petitions that require more than four resubmittals; please contact the appropriate staff and resolve issues to avoid this fee.

**Response: Comment acknowledged.**

Please feel free to contact me should you require any additional information.

Sincerely,

A handwritten signature in blue ink, reading "Frank J. Feeney". The signature is written in a cursive, flowing style.

Frank J. Feeney, P.E.  
Sr. Project Manager

FJF/jj