



Civil Engineers • Land Surveyors • Planners • Landscape Architects

May 1, 2019

Mr. Gilbert Martinez
Zoning Services, Planning & Zoning Department
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: **Hamilton Place RPUD Insubstantial Change (PDI) – PL20190000097, Submittal 2**

Dear Mr. Martinez:

This correspondence is our formal response to the sufficiency review letter provided to us on April 26, 2019. Responses to staff comments have been provided in **bold**.

Rejected Review: Zoning Review; Reviewed By: Timothy Finn

1. Hamilton Place RPUD Document Exhibit A: Under residential principal uses, please delete the townhouse reference.

Response:

Exhibit A has been revised as requested. Only the pages being revised have been provided as requested by the County Attorney's office.

2. Hamilton Place RPUD Document Exhibit E: Zoning will not support the proposed sign deviation due to safety, sidewalk and visibility triangle conflict-concerns. As such, please remove this deviation. Furthermore, remove the sign deviation illustration from the master plan.

Response:

The sign deviation has been withdrawn. No deviations are requested at this time.

Rejected Review: County Attorney Review; Reviewed By: Heidi Ashton-Cicko

1. This is a PUD rezone because a use is being added, therefore, it will require a planning commission hearing and board approval. If you remove the added use, it can be a PDI. (SAA)

Response:

Exhibit A has been revised as requested. Only the pages being revised have been provided as requested.

2. The deviation for the sign to be less than 10 feet from the right of way is rejected and needs to be removed per Heidi. (SAA)

Response:

The sign deviation has been withdrawn. No deviations are requested at this time.

3. Please provide evidence that Kevin Brown is authorized to sign for Toll Bros, Inc. (SAA)

Response:

Included with Submittal 2 is a copy an Officer's Certificate, which authorizes Kevin Brown to sign for Toll Bros, Inc

4. Please confirm whether Toll Bros, Inc. is publicly traded. If not, please provide a list of owners. (SAA)

Response:

Toll Bros, Inc. is not a publicly traded company. A Property Owner Disclosure was provided with submittal #1. Please see "Submittal 1 12 Property Owner Disclosure.pdf" in City View.

5. Please make the requested changes per my 4/4/19 review to be provided by the planner. (SAA)

Response:

Changes have been made as requested.

Rejected Review: Transportation Pathways Review; Reviewed By: Michael Sawyer

1. Additional Comments- Transportation Pathways Review:

Rev.1: Regarding proposed sign setback deviation. Transportation staff does not support the proposed setback due to safety, sidewalk and visibility triangle conflict-concerns.

Response:

The sign deviation has been withdrawn. No deviations are requested at this time.

Rejected Review: Transportation Planning Review; Reviewed By: Michael Sawyer

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

Rev.1: Regarding proposed sign setback deviation. Staff likely missed something but there doesn't appear to be justification provided for this deviation. Additionally, transportation staff does not support the proposed setback due to safety, sidewalk and visibility triangle conflict-concerns.

Response:

The sign deviation has been withdrawn. No deviations are requested at this time.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized and somewhat cursive.

D. Wayne Arnold, AICP

Enclosures

Cc: Jim Hepler, Toll Brothers, Inc.
GradyMinor File