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Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 3, 2022

Client Services
Collier County Development Services
2800 North Horseshoe Drive
Naples, FL 34104

**RE: Vacate
PL20220003815
732880006, 732920005 (VAC)
Submittal 2**

Dear Client Services:

The purpose of this submittal is to respond to the request for additional information in your letter dated June 10, 2022.

- 1) Response to Agency Comments (This Letter)
- 2) Revised Property Ownership Disclosure Form
- 3) Letters of No Objection (Stormwater, Sheriff's Dept.)
- 4) Revised Exhibit A
- 5) A copy of OR 634, page 519 and OR 634, page 1813
- 6) Additional information/commitment to the public benefit statement with Stormwater

We offer the following in response to your comments:

Rejected County Attorney Review By: Derek Perry

Email: Derek.Perry@colliercountyfl.gov Phone #: (239) 252-8066

Correction Comment 1:

Miscellaneous Corrections: Please confirm that this request does not invade or violate individual property rights and otherwise qualifies under section 336.09, Florida Statutes, per Resolution 2021-243, Attachment "A", section B. Please confirm that this right of way does not provide access to other properties and this access would be eliminated through the proposed vacation. This review comment may be satisfied by writing "confirmed" in the response letter.

Response: Confirmed.

Correction Comment 2:

Miscellaneous Corrections: Please confirm that the owner of the underlying lands of the ROW are owned solely by Carleton MHC LLC as evidenced by that certain warranty deed OR 5286 PG 1428, per Resolution 2021-243, Attachment "A", section C.2.a.

Response: Confirmed.

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey

Bonita Springs, FL 34134

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EB 0005151 • LB 0005151 • LC 26000266

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Correction Comment 3:

Miscellaneous Corrections: This application appears to be in conjunction with the pending application for Roost Road PUD. Please confirm with planning staff whether this vacation should be heard alongside that PUD petition (PUDR-PL20220000890), as directed by Resolution 2021-243, Attachment “A”, sections C.2.a and C.9.

Response: Confirmed per our meeting regarding the zoning application with staff and Rich Yovanovich.

Correction Comment 4:

Miscellaneous Corrections: The Property Ownership Disclosure Form makes disclosures for Rookery Bay Business Park, L.L.C. through attachment, but this entity is not listed on the form. Please revise accordingly, per Resolution 2021-243, Attachment “A”, section C.2.j.

Response: Please refer to the enclosed revised disclosure form.

Correction Comment 5:

Miscellaneous Corrections: Please obtain and submit the required letters of no objection per Resolution 2021-243, Attachment “A”, section C.2.k.

Response: Most of the LONO are now enclosed. We will continue to pursue the remaining.

Correction Comment 6:

Miscellaneous Corrections: Please confirm that there is no replacement easement being offered as part of this application, per Resolution 2021-243, Attachment “A”, section C.2.l.

Response: Confirmed.

Correction Comment 7:

Miscellaneous Corrections: Please confirm that the applicant understands and is responsible to ensure that notice of the vacation’s adoption must be advertised within 30 days of the adoption, per chapter 336 of the Florida Statutes and Resolution 2021-243, Attachment “A”, section C.8.

Response: Confirmed.

Rejected Engineering Subdivision Review By: David Anthony

Email: david.anthony@colliercountyfl.gov Phone #: (239) 252-2497

Correction Comment 1:

If that portion of Lucy Ln is vacated, what will provide the required ROW road frontage?

Response: The applicant owns the contiguous parcel to the east that fronts along Roost Rd. The applicant agrees if the parcel at the end of Lucy Ln is developed, access will be through the contiguous parcel to Roost Rd.

Rejected Engineering Surveyor Review By: Marcus Berman

Email: marcus.berman@colliercountyfl.gov Phone #: (239) 252-6885

Correction Comment 1:

Per Resolution No. 2013-166, provide a letter of no objection from the Collier County Stormwater Management/Capital Project Planning Division.

Please contact: Mark Zordan (Mark.Zordan@colliercountyfl.gov, 239-252-5606) or Beth Johnssen (Beth.Johnssen@colliercountyfl.gov, 239-252-1456).

Response: Letter of No Objection included in this submittal.

Correction Comment 2:

The Boundary Survey shows the east lines of Parcels 1 & 2, split with both east dimensions as 683.70'. Should the east line of Exhibit A be the same dimension as Parcel 2 or stop a foot short of the south line of the north half.

Response: Exhibit A has been revised accordingly.

Correction Comment 3:

Please provide a copy of OR 634, page 519 and OR 634, page 1813.

Response: Please see enclosed.

Correction Comment 4:

Please resubmit a more condensed list of property owners within 250' of the requested vacated parcel. Resolution No. 2021-243.a copy of OR 634, page 519 and OR 634, page 1813

Response: This list was provided by the Property Appraiser's office.

Correction Comment 5:

Informational note:

Per Resolution No. 2021-243, Attachment "A", C. k), If the petitioner is unable to get the pertinent "approvals" or Letters of No Objection from those listed above (1-11), then the application is deemed denied.

Response: Enclosed are the LONO from those that have responded. We will continue to follow up with the others.

Rejected Transportation Planning Review By: Michael Sawyer

Email: michael.sawyer@colliercountyfl.gov Phone #: (239) 252-2926

Correction Comment 1:

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

Rev.1: Vacation does not provide in-kind replacement of proposed ROW-Easement.

Response: The applicant is working with Stormwater for providing upgrades to the drainage system along Roost Road. This will come at considerable cost to the applicant. The vacation of this ROW-easement will also remove the requirement by the county to construct and/or maintain the road at some point to serve only this property.

Correction Comment 2:

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

Rev.1: Public Benefit Statement does not provide actual-real benefit to the Public. Additionally, the requests notes "...with redevelopment of the site the applicant will be able to provide additional new drainage and utility easements...". All new development is required to provide minimum standard levels of drainage and utility services. This is not a benefit to the Public.

Response: Please see below for the additional stormwater commitments and the revised public benefit statement.

Correction Comment 3:

Additional Items that need to be addressed for Transportation Operations Review:
Rev.1: Transportation Planning Staff does not support the proposed Vacation and recommends denial.

Response: We request this be further reviewed based on the resubmittal.

Rejected Public Utilities - PUED Review Reviewed By: Jennifer Rainey

Email: JenniferA.Rainey@colliercountyfl.gov Phone #: (239) 252-8836

Correction Comment 1:

06.07.2022 Public Benefit Statement identifies new replacement utility easements as proposed to provide like ability to provide future utility interconnectivity; however, no commitment or documentation was provided to reflect such ability. Please provide additional information/commitment to the public benefit statement. The proposed vacation appears to restrict future ability to provide utility interconnectivity from Manatee Road south through existing easements into the Roost Road MPUD, and ultimate east/west connection ability out to Roost Road and Collier Boulevard.

Response: The current PUD application (PUDR-PL20220000890) could be stipulated to allow the interconnection between Roost Rd and Collier Blvd as anticipated. At the time of PPL, the applicant can work with utilities to provide the appropriate easements for interconnects.

Rejected Engineering Stormwater Reviewed By: Brett Rosenblum

Email: brett.rosenblum@colliercountyfl.gov Phone #: (239) 252-2905

Correction Comment 1:

Rev 1 - Per Resolution No. 2021-243, provide a letter of no objection from the Collier County Stormwater Management/Capital Project Planning Division. Please contact Mark Zordan (Mark.Zordan@colliercountyfl.gov, 239-252-5606) or Beth Johnssen (Beth.Johnssen@colliercountyfl.gov, 239-252-1456)

Response: Please refer to the enclosed correspondence from Stormwater indicating no objection (with stipulation).

Should you have any questions or need additional information, please contact our office.

Sincerely,



Michael J. Delate, P.E.
Project Manager

MJD:lae