

Planning Commission Comments

I have done a quick review of your PUD, the Naples View PUD and the one to the north of it, called the Longview Center.

First, the idea of common access ways are strongly encouraged along our arterial and collector roadways, they are a huge benefit to keeping traffic flowing and overall safety. What you are considering is a very good thing.

As far as the details, there are at least two levels of issues, the first is the from the planning side of things:

The Naples View project has a required interconnect with the Longview Center PUD, which is what led me to review that one as well. That interconnect is also a good thing for the motoring public, but your community will need to consider this with any interconnect you allow to Naples View. Basically your access would then be accessible to not only the units of Naples View, but also the commercial/retail uses allowed in Longview Center. While that is even better from a traffic/safety perspective, I wanted you to know that interconnect is a real possibility when you make your decisions. On the flip side, an interconnect through Naples View and up to Longview will give your residents internal access to a future commercial site and Orange Blossom. (As a side note, but not one to count on, while the interconnect is shown on both the Naples View PUD and Longview Center PUD, sometimes when actual build out occurs for some reason they never get installed, which is something the county will monitor more closely in the future).

The other issues are the practical and legal aspects of making this work. There are several layers of issues:

1. I believe your PUD would not need a rezone or an amendment, but could be done as an insubstantial change, which still requires a submittal and some advertising, but is a much shorter and less expensive process. If this issue materializes I would also *!DL* and see if we could do this merely from an official interpretation and possibly avoid even the insubstantial change processes since this interconnect would be considered a public safety and benefit issue.

2. The actual interconnection and use of your property by others should include, for your protection, a perpetual

easement with conditions that include cost to construct, cost to permit (including any PUD change if needed), legal and engineering costs, use as an access way, use for any other cause (such as utilities if that is part of *your* negotiations), landscaping and irrigation, and maintenance on whatever prorata share might apply or however negotiated, signage, and any other item that could interfere with how you would want to continue to operate that entry.

3. Another very important issue will be where the actual tie-in occurs. It will need to be far enough back from

Airport Road so there is what is called ample "stacking". This means that you need to have enough room for cars waiting in line to go out your entry so they do not back up to far into your project area, or across any driveways, etc. This is something that any traffic engineer, who would most certainly be involved, can determine is best to meet your needs.

4. The last item I can think of at this time is the legal aspects. You will need an attorney to make sure your

interests are well protected in the documents that will need to be created to make this happen at all the many levels of involvement. ...from easements to maintenance to cost reimbursements.

5. Any agreements most certainly will need to be with not only the developer(s) but also with successor entities

like future home owners associations or condo associations.

This would be a very good thing to have happen from a transportation perspective and if your community would like any assistance I could offer, I will be available as the need arises, just let me know how I can help. Everything I have noted above is the best I can suggest at this time and of course it will need to be refined by other county staff involvement if this move forward.