

Robert L. Duane & Associates

Land Planning & Zoning Consultants

A.I.C.P.

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July 25, 2013

RE: Temple Citrus Grove RPUD Property

Dear Property Owner:

Please advise that G.L. Homes Florida II Corporation, has made a formal application to Collier County to rezone 128 acres currently zoned for agricultural use to the Temple Citrus Grove Residential Planned Unit Development (RPUD). The rezoning request is to allow for up to 512 single and/or multi-family dwelling units. Access will be provided from both Airport Pulling Road North and Livingston Road in Collier County.

Subject Property Consist of ± 128 acres located between Airport Pulling Road and Livingston Road, in Section 1 + 12 , Township 49 South, Range 25 East, in Collier County, Florida.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of the development intentions and to give you an opportunity to ask questions. The Neighborhood Information Meeting will be held on:

Thursday , August 15, 2013 at 5:30 p.m.

Italian American Club

7035 Airport Pulling Road North 34109

At this meeting the petitioner will make every effort to illustrate how the property will be develop and to answer any questions you may have. Should you have questions prior to the meeting, please contact me. (SEE ATTACHED RPUD MASTER PLAN).

Very truly yours,



Robert L. Duane, AICP

Planning Director

RLD/rt

Land Use Summary

Residential Parcels (less lakes)	44.37 acres +/-	34.6% +/-
Open Space	3.42 acres +/-	2.7% +/-
Recreation Site	9.23 acres +/-	7.2% +/-
Internal Open Space and Buffers	21.96 acres +/-	17.1% +/-
Lakes / Lake Maintenance Basements	5.69 acres +/-	4.4% +/-
FPBL Easement (includes road right of way)	39.23 acres +/-	30.6% +/-
Open Space on Lots	79.53 acres +/-	62.0% +/-
Subtotal Open Space	4.28 acres +/-	3.3% +/-
Rights of Way	128.18 acres +/-	100.0% +/-
Internal (not including within parcels)	Density 611 Dwelling Units	
Total Site Area	327,714 sq. ft.	
	(3.99 ac/ac)	

10' Wide Type B Buffer with Wall See Exhibit E Deviation No. 11 that seeks var for site to include Type B Buffer from DC Section 4.0108 C requires a 15' wide buffer (to allow a 10' wide Type B buffer)

15' Wide Type B Buffer with Wall

Lone Oak PUD

15' Wide Type B Buffer with Wall

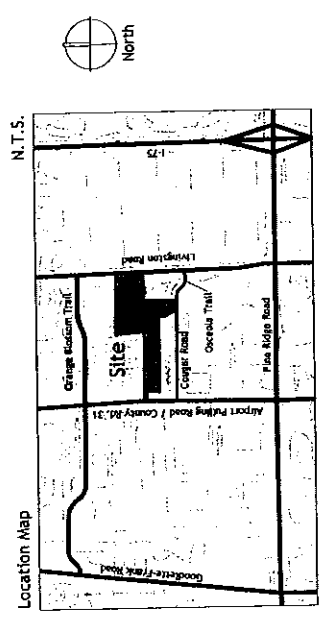
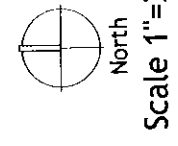
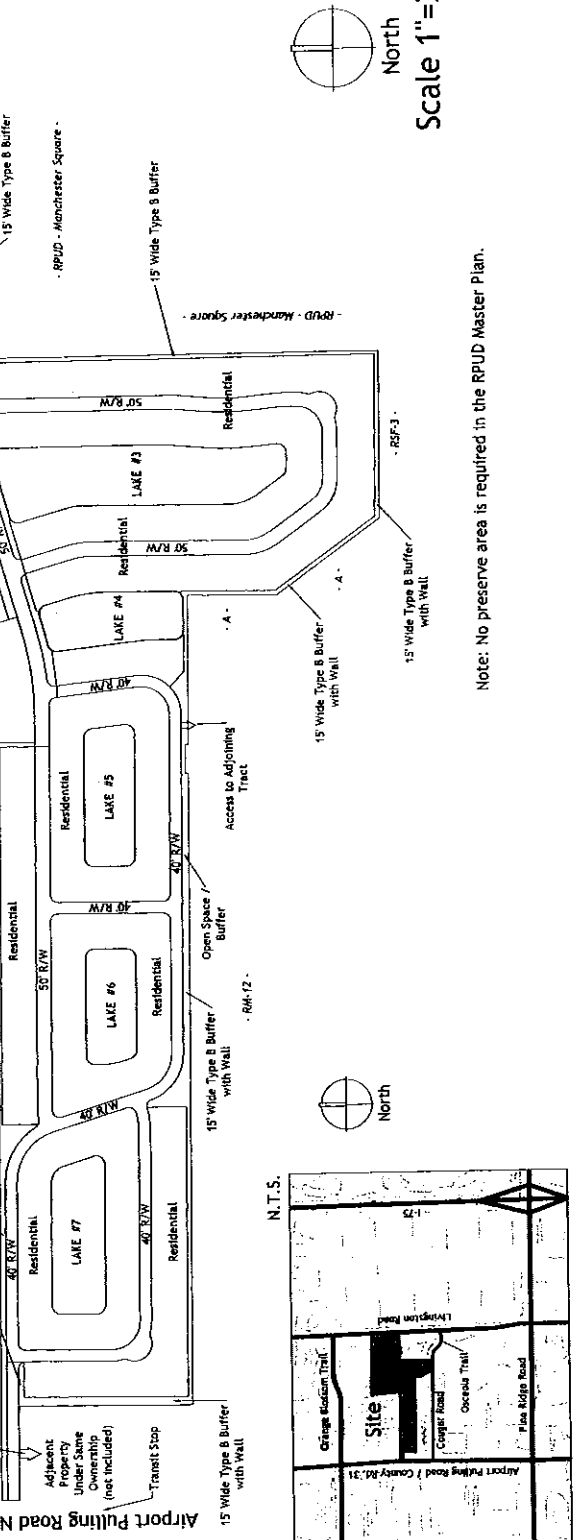
Willow Park RD -

Access to Adjacent Property

Adjacent Property Under Same Ownership (not included)

Transit Stop

15' Wide Type B Buffer with Wall



Note: No preserve area is required in the RPUD Master Plan.

<p>GLHOMES LANDSCAPE ARCHITECTURE 1600 Sawgrass Corporate Parkway Suite 400 Sunrise, Florida 33323 954/753-1720</p>	<p>Project Name: Temple Citrus Grove RPUD Collier County, FL</p>	<p>Sheet title: Master Plan Exhibit C-1</p>
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<p>Consultants: CIVIL ENGINEER GLH Engineering, LLC 1600 Sawgrass Corporate Parkway Sunrise, FL 33323 954-753-1720</p>		
<p>Date: 06-12-13 Revisions:</p>		