



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DIVISION  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400

### Pre-Application Meeting Notes

Petition Type: PUDA  
Date and Time: Wed 5/10/2017 - 9:00 AM to 10:00 AM

Assigned Planner: Eric Johnson

Engineering Manager (for PPL's and FP's): \_\_\_\_\_

#### Project Information

Project Name: Grey Oaks DRI/PUD  
PL #: PL20170001548  
Property ID #: 47790000108 Current Zoning: ~~PUD~~ MPUD  
Project Address: 2400 GREY OAKS DRIVE City: Naples State: FL Zip: 34105  
Applicant: GradyMinor  
Agent Name: D. Wayne Arnold, AICP Phone: 239-947-1144  
Agent/Firm Address: 3800 Via Del Rey City: Bonita Springs State: FL Zip: 34134  
Property Owner: O'Donnell Landscapes, Inc.

Please provide the following, if applicable:

- i. Total Acreage: 16.07
- ii. Proposed # of Residential Units: \_\_\_\_\_
- iii. Proposed Commercial Square Footage: \_\_\_\_\_
- iv. For Amendments, indicate the original petition number: \_\_\_\_\_
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: Resolution 2000-190 D.O. 2000-04
- vi. If the project is within a Plat, provide the name and AR#/PL#: \_\_\_\_\_

ORDINANCE 07-40  
Resolution 16-206



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**Pre-Application Meeting Sign-In Sheet**  
**PL# PL20170001548 (PUDA)**

**Collier County Contact Information:**

| Name                                                   | Review Discipline                  | Phone    | Email                            |
|--------------------------------------------------------|------------------------------------|----------|----------------------------------|
| <input type="checkbox"/> David Anthony                 | Environmental Review               | 252-2497 | davidanthony@colliergov.net      |
| <input checked="" type="checkbox"/> Summer Araque      | Environmental Review               | 252-6290 | summerbrownaraque@colliergov.net |
| <input type="checkbox"/> Steve Baluch                  | Transportation Planning            | 252-2361 | StephenBaluch@colliergov.net     |
| <input type="checkbox"/> Mark Burtchin                 | ROW Permitting                     | 252-5165 | markburtchin@colliergov.net      |
| <input type="checkbox"/> George Cascio                 | Utility Billing                    | 252-5543 | georgescascio@colliergov.net     |
| <input type="checkbox"/> Heidi Ashton Cicko            | Managing Asst. County Attorney     | 252-8773 | heidiashton@colliergov.net       |
| <input type="checkbox"/> Scott Stone                   | Assistant County Attorney          | 252-5740 | Scottstone@colliergov.net        |
| <input type="checkbox"/> Dale Fey                      | North Collier Fire Safety          |          | dalefey@colliergov.net           |
| <input type="checkbox"/> Eric Fey, P.E.                | Utility Plan Review                | 252-2434 | ericfey@colliergov.net           |
| <input type="checkbox"/>                               | Impact Fee Administration          |          |                                  |
| <input type="checkbox"/> Michael Gibbons               | Structural/Residential Plan Review | 252-2426 | michaelgibbons@colliergov.net    |
| <input type="checkbox"/> Nancy Gundlach, AICP, PLA     | Zoning Services                    | 252-2484 | nancygundlach@colliergov.net     |
| <input type="checkbox"/> Shar Hingson                  | East Naples Fire District          | 687-5650 | shingson@ccfco.org               |
| <input type="checkbox"/> John Houldsworth              | Engineering Services               | 252-5757 | johnhouldsworth@colliergov.net   |
| <input type="checkbox"/> Jodi Hughes                   | Transportation Pathways            | 252-5744 | jodihughes@colliergov.net        |
| <input type="checkbox"/> Alicia Humphries              | Right-Of-Way Permitting            | 252-2326 | aliciahumphries@colliergov.net   |
| <input type="checkbox"/> Marcia Kendall                | Comprehensive Planning             | 252-2387 | marciakendall@colliergov.net     |
| <input type="checkbox"/> Stephen Lenberger             | Environmental Review               | 252-2915 | stevelenberger@colliergov.net    |
| <input checked="" type="checkbox"/> Paulo Martins      | Utilities                          | 252-4285 | paulomartins@colliergov.net      |
| <input checked="" type="checkbox"/> Thomas Mastroberto | Greater Naples Fire Safety         | 252-7348 | Thomasmastroberto@colliergov.net |
| <input type="checkbox"/> Jack McKenna, P.E.            | Engineering Services               | 252-2911 | jackmckenna@colliergov.net       |
| <input type="checkbox"/> Matt McLean, P.E.             | Principal Project Manager          | 252-8279 | matthewmclean@colliergov.net     |
| <input type="checkbox"/> Gilbert Moncivaiz             | Utility Impact Fees                | 252-4215 | gilbertmoncivaiz@colliergov.net  |
| <input type="checkbox"/> Michele Mosca, AICP           | Impact Fee Administration          | 252-2466 | michelemosca@colliergov.net      |
| <input type="checkbox"/> Annis Moxam                   | Addressing                         | 252-5519 | annismoxam@colliergov.net        |
| <input type="checkbox"/> Mariam Ocheltree              | Graphics                           | 252-2315 | mariamocheltree@colliergov.net   |
| <input type="checkbox"/> Brandy Otero                  | Transit                            | 252-5859 | brandyotero@colliergov.net       |
| <input type="checkbox"/> Bill Pancake                  | North Collier Fire Safety          | 252-2310 | billpancake@colliergov.net       |
| <input type="checkbox"/> Laurie Beard                  | PUD Monitoring                     | 252-5782 | lauriebeard@colliergov.net       |
| <input type="checkbox"/> Brandi Pollard                | Utility Impact fees                | 252-6237 | brandipollard@colliergov.net     |

Updated 4/26/2017

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\* Summer consulted w/ the petitioner  
beforehand + was not present at the meeting



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|                                     |                         |                                      |          |                                    |
|-------------------------------------|-------------------------|--------------------------------------|----------|------------------------------------|
| <input type="checkbox"/>            | Fred Reischl, AICP      | Zoning Services                      | 252-4211 | fredreischl@colliergov.net         |
| <input type="checkbox"/>            | Brett Rosenblum, P.E.   | Stormwater Plan Review               | 252-290  | brettrozenblum@colliergov.net      |
| <input checked="" type="checkbox"/> | Richard Orth            | Stormwater Plan Review               | 252-5092 | richardorth@colliergov.net         |
| <input checked="" type="checkbox"/> | Michael Sawyer          | Transportation Planning              | 252-2926 | michaelsawyer@colliergov.net       |
| <input type="checkbox"/>            | Corby Schmidt, AICP     | Comprehensive Planning               | 252-2944 | corbyschmidt@colliergov.net        |
| <input type="checkbox"/>            | Chris Scott, AICP       | Planning and Zoning                  | 252-2460 | chrisscott@colliergov.net          |
| <input type="checkbox"/>            | Peter Shawinsky         | Architectural Review                 | 252-8523 | petershawinsky@colliergov.net      |
| <input checked="" type="checkbox"/> | Eric Johnson, AICP, CFM | Zoning Services                      | 252-2931 | ericjohnson@colliergov.net         |
| <input type="checkbox"/>            | Mark Strain             | Hearing Examiner/CCPC                | 252-4446 | markstrain@colliergov.net          |
| <input type="checkbox"/>            | Mark Templeton          | Landscape Review                     | 252-2475 | marktempleton@colliergov.net       |
| <input checked="" type="checkbox"/> | Sue Faulkner            | Comprehensive Planning               | 252-5715 | suefaulkner@colliergov.net         |
| <input type="checkbox"/>            | Kris VanLengen          | Utility Planning                     | 252-5366 | krisvanlengen@colliergov.net       |
| <input type="checkbox"/>            | Jon Walsh               | Building Review                      | 252-2962 | jonathanwalsh@colliergov.net       |
| <input type="checkbox"/>            | David Weeks, AICP       | Future Land Use Consistency          | 252-2306 | davidweeks@colliergov.net          |
| <input type="checkbox"/>            | Kirsten Wilkie          | Environmental Review                 | 252-5518 | kirstenwilkie@colliergov.net       |
| <input type="checkbox"/>            | Christine Willoughby    | Planning and Zoning                  | 252-5748 | christinewilloughby@colliergov.net |
| <input type="checkbox"/>            | Camden Smith            | Zoning Services / Operations Analyst | 252-1042 | camdensmith@colliergov.net         |
| <input type="checkbox"/>            | Patty Kulak             | Zoning Services / Planning Tech      | 252-1035 | patriciakulak@colliergov.net       |
| <input checked="" type="checkbox"/> | John DeBlasiis          | Zoning Services / Planning Tech      | 252-1050 | johndeblasis@colliergov.net        |

**Additional Attendee Contact Information:**

| Name            | Representing          | Phone    | Email                         |
|-----------------|-----------------------|----------|-------------------------------|
| MICHAEL STEVENS | PUD - WW              | 252-2589 | MICHAELSTEVENS@COLLIERGOV.NET |
| AL O'DONNELL    | OWNER - SELF          | 572/011  | AL@ODO.LAND                   |
| Norm Trebilcock | TCS --                | 566-9551 | NTREBILCOCK@TREBILCOCK.BZ     |
| Wayne Arnold    | Grady Muna            | 947-1544 | WARNOLD@GRADYMUNA.COM         |
| JOHN ENGLISH    | PENINSULA ENGINEERING | 262-2600 | jenglish@barroncollier.com    |
|                 |                       |          |                               |
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Meeting Notes

Environmental - Agent advised no revisions to environmental portions of PUD; no impacts to preserves. Route to environmental for review. SBA

• TRANSPORTATION PLANNING - AS DISCUSSED PROVIDE TIS UPDATE TO CLARIFY PROPOSED CHANGES. INCLUDE DISCUSSION OF ADDRESS RELOCATIONS, OPERATIONAL CHANGES, AND DISTRIBUTION CHANGES (IF ANY) ON THE IMMEDIATE ADJACENT ROAD SEGMENTS. ALSO CONFIRM THE USE PROPOSED WITH LIVINGSTON ADDRESS POINTS WILL BE LOW GENERATOR OF TRIPS.

BASED  
on Summer's  
conversation  
w/ Wayne  
prior to  
pre-app.  
meeting  
of



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Meeting Notes

Comp Planning: The Future Land Use Element (FLUE) designation is Urban Residential Subdistrict. Access onto a major arterial roadway is encouraged by the FLUE. There is a ~~Future~~ pathway shown on MPO pathways Regional map & is discussed in the MPO Pathways Plan as the Livingston Road (following the FPL lines).

*Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.*



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Meeting Notes

Fire Renewal - NFPA 1-18 Fire Truck  
Access Requirements

ZONING

Amending Master Plan to eliminate two access points  
"EZ Change" on ~~Livingston~~ Golden Gate Pkwy in  
favor of creating two access points on Livingston Rd.  
\* Amendment to DRI - Need to get HOA approval on  
Access conditions → letters of no objection, at  
least from the owners in  
the affected tract on the  
master plan.

Utilities

Can a drainage ditch be constructed in the U.E.?

\* This pre-application meeting can count for  
both the DRI and PUDA.

\* Two separate applications



## Submittal Checklist for PUD Rezone, Amendment to PUD or PUD to PUD Rezone

### Final Submittal Requirement Checklist for:

- ☐ PUD Rezone- Ch. 3 G. 1 of the Administrative Code  
☒ Amendment to PUD- Ch. 3 G. 2 of the Administrative Code  
☐ PUD to PUD Rezone- Ch. 3 G. 1 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

| REQUIREMENTS                                                                                                                                                                               | # OF COPIES              | REQUIRED                            | NOT REQUIRED                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Cover Letter with Narrative Statement including a detailed description of why amendment is necessary                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Completed Application with required attachments                                                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Pre-application meeting notes                                                                                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Affidavit of Authorization, signed and notarized                                                                                                                                           | 2                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Notarized and completed Covenant of Unified Control                                                                                                                                        | 2                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Completed Addressing Checklist                                                                                                                                                             | 2                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Warranty Deed(s)                                                                                                                                                                           | 3                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| List Identifying Owner and all parties of corporation                                                                                                                                      | 2                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Signed and sealed Boundary Survey                                                                                                                                                          | 4                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Architectural Rendering of proposed structures                                                                                                                                             | 4                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.                                      | 5                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Statement of Utility Provisions                                                                                                                                                            | 4                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Environmental Data Requirements pursuant to LDC section 3.08.00                                                                                                                            | 4                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) packet at time of public hearings. Coordinate with project planner at time of public hearings. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.                                                                                           | 4                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Traffic Impact Study <i>TIS UPDATE AS DISCUSSED</i>                                                                                                                                        | 7                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Historical Survey                                                                                                                                                                          | 4                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| School Impact Analysis Application, if applicable                                                                                                                                          | 2                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Electronic copy of all required documents                                                                                                                                                  | 2                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Checklist continued onto next page...                                                                                                                                                      |                          |                                     |                                     |

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|                                                                                                                        |                                     |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Completed Exhibits A-F (see below for additional information)*                                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| List of requested deviations from the LDC with justification for each (this document is separate from Exhibit E)       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Revised Conceptual Master Site Plan 24" x 36" and One 8 1/2" x 11" copy                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Original PUD document/ordinance, and Master Plan 24" x 36" – Only if Amending the PUD                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Revised PUD document with changes crossed thru & underlined                                                            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Copy of Official Interpretation and/or Zoning Verification                                                             | 1                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement</b> |                                     |                                     |                          |

\*The following exhibits are to be completed on a separate document and attached to the application packet:

- ☒ Exhibit C: Master Plan- See Chapter 3 E. 1. of the Administrative Code
- ☒ Exhibit D: Legal Description
- ☒ Exhibit E: List of Requested LDC Deviations and justification for each
- ☒ Exhibit F: List of Development Commitments

If located in RFMU (Rural Fringe Mixed Use) Receiving Land Areas

Pursuant to LDC subsection 2.03.08.A.2.a.2.(b.)i.c., the applicant must contact the Florida Forest Service at 239-690-3500 for information regarding "Wildfire Mitigation & Prevention Plan."

**PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:**

|                                                                                    |                                                                    |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> School District (Residential Components): Amy Lockheart   | <input type="checkbox"/> Conservancy of SWFL: Nichole Ryan JOHNSON |
| <input checked="" type="checkbox"/> Utilities Engineering: Kris VanLengen ERIC FEY | <input type="checkbox"/> Parks and Recreation: Vicky Ahmad         |
| <input checked="" type="checkbox"/> Emergency Management: Dan Summers              | <input type="checkbox"/> Immokalee Water/Sewer District:           |
| <input type="checkbox"/> City of Naples: Robin Singer, Planning Director           | <input type="checkbox"/> Other:                                    |

**ASSOCIATED FEES FOR APPLICATION**

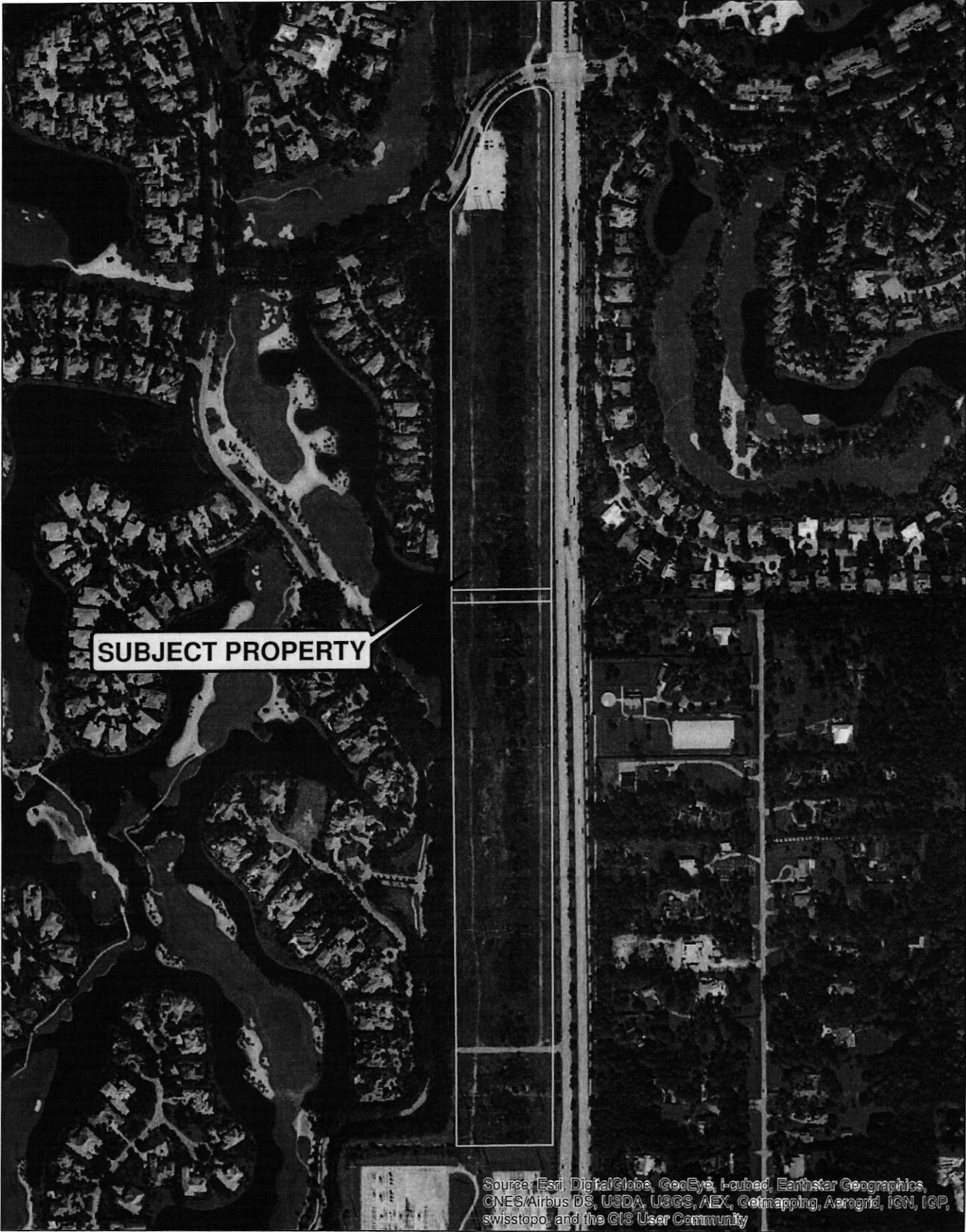
- ☒ Pre-Application Meeting: \$500.00
- ☐ PUD Rezone: \$10,000.00\* plus \$25.00 an acre or fraction of an acre
- ☐ PUD to PUD Rezone: \$8,000.00\* plus \$25.00 an acre or fraction of an acre
- ☒ PUD Amendment: \$6,000.00\* plus \$25.00 an acre or fraction of an acre
- ☐ Comprehensive Planning Consistency Review: \$2,250.00
- N/A ☐ Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting): \$2,500.00
- N/A ☐ Listed or Protected Species Review (when an EIS is not required): \$1,000.00
- ☐ Transportation Review Fees: EMAIL UPDATE AS DISCUSSED.
  - o Methodology Review: \$500.00, to be paid directly to Transportation at the Methodology Meeting\*
  - \*Additional fees to be determined at Methodology Meeting.
  - o Minor Study Review: \$750.00
  - o Major Study Review \$1,500.00
- ☒ Legal Advertising Fees:
  - o CCPC: \$1,225.00
  - o BCC: \$500.00
- ☐ School Concurrence Fee, if applicable:

*Fees don't include cost of Phase I mail-outs.*

- Mitigation Fees, if application, to be determined by the School District in coordination with the County

*\*Additional fee for the 5<sup>th</sup> and subsequent re-submittal will be assessed at 20% of the original fee.  
All checks may be made payable to: Board of County Commissioners*

# Grey Oaks DRI/PUD





**PL20170001548 (PUDA) PRE-APP INFORMATION**

Assigned Ops Staff:

Camden Smith

John DeBlasiis

**STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION**

- **Name and Number of who submitted pre-app request**

Sharon Umpenhour/ 239-947-1144 / sumpenhour@gradyminor.com

- **Agent to list for PL#**

Q. Grady Minor and Associates, P.A., D. Wayne Arnold, AICP

- **Owner of property (all owners for all parcels)**

O'Donnell Landscapes, Inc.

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

Yes / No (list purpose if different)

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

Proposed amendment to the Grey Oaks PUD/DRI master plans in order to eliminate two access points on Golden Gate Pkwy and add two access locations on Livingston Road. These relocated access points will serve only the landscape nursery operations that are permitted within the Grey Oaks PUD.

- **PUD or PUD-A – is this a phased development and if so what schedule is being proposed? NO**

**Supplemental Information provided by:**

Sharon Umpenhour  
Senior Planning Technician  
sumpenhour@gradyminor.com  
239-947-1144



## DeBlasiisJohn

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**Subject:** PL20170001548 (PUDA)

**Location:** Conf Room C

**Start:** Wed 5/10/2017 9:00 AM

**End:** Wed 5/10/2017 10:00 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** CDS-C

**Required Attendees:** Sharon Umpenhour; AcevedoMargarita; AhmadVicky; AlcornChris; Amy Lockhart-Taylor; AnthonyDavid; ArnoldMichelle; AshtonHeidi; AuclairClaudine; BaluchStephen; BeardLaurie; BeasleyRachel; BrownAraqueSummer; BrownCraig; CascioGeorge; CondominaDanny; CrotteauKathynell; CrowleyMichaelle; David Ogilvie; DeBlasiisJohn; dfey@northcollierfire.com; DumaisMike; FaulknerSue; FeyEric; FleishmanPaula; GarciaShirley; GewirtzStorm; GosselinLiz; GundlachNancy; HouldsworthJohn; HughesJodi; HumphriesAlicia; JacobLisa; jnageond@sfwmd.gov; KendallMarcia; KulakPatricia; KurtzGerald; LenbergerSteve; LevyMichael; Imartin@sfwmd.gov; LouviereGarrett; MartinezOscar; MastrobertoThomas; McCaughtryMary; McKennaJack; McKuenElly; McLeanMatthew; MoscaMichele; MoxamAnnis; NawrockiStefanie; OrthRichard; PajerCraig; PatriciaKulak@colliergov.net; PattersonAmy; PepinEmily; pjimenez@sfwmd.gov; PochmaraNatalie; ReischlFred; RodriguezWanda; RomanDaniel; RosenblumBrett; SantabarbaraGino; SawyerMichael; ScottChris; ShawinskyPeter; Shawn Hanson; SheaBarbara; SmithCamden; SmithDaniel; StoneScott; StrainMark; SuleckiAlexandra; SummersEllen; SweetChad; tamiscott; TempletonMark; VanLengenKris; VelascoJessica; WalshJonathan; WeeksDavid; WickhamFlannery; WilloughbyChristine; JohnsonEric

**Planner:** Eric Johnson

**Fire District:** Greater Naples

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