



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
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	georgecascio@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 before hand + 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	brettrosenblum@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	johndeblasiis@colliergov.net

Additional Attendee Contact Information:

Name	Representing	Phone	Email
MICHAEL STEVENS	PUD - WW	252-2589	MICHAELSTEVENS@COLLIERGOV.NET
AL O'DONNELL	OWNER - SELF	5721011	AL@ODO.LAND
Norm Trebilcock	TCS --	566-9551	NTREBILCOCK@TREBILCOCK.B2
Wayne Arnold	Grady Mina	947-1684	warold@gradymina.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) OF 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 *JF*

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	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Application with required attachments	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-application meeting notes	1	<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.	1	<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...			

1

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"/>
*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement			

*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

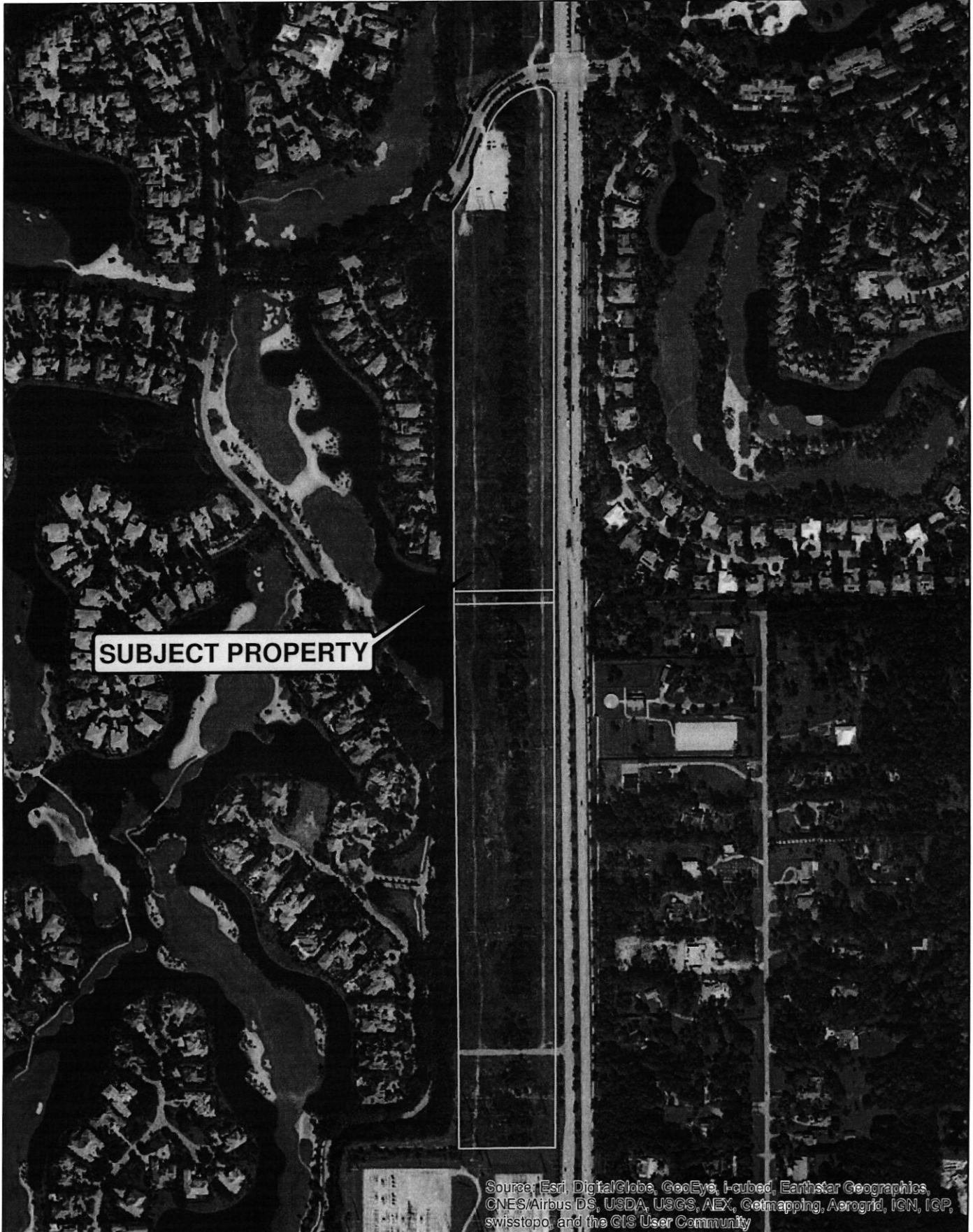
- Pre-Application Meeting: \$500.00
- PUD Rezone: \$10,000.00* plus \$25.00 an acre or fraction of an acre
- PUD to PUD Rezone: \$8,000.00* plus \$25.00 an acre or fraction of an acre
- PUD Amendment: \$6,000.00* plus \$25.00 an acre or fraction of an acre
- Comprehensive Planning Consistency Review: \$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 V mail-outs.

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

**Additional fee for the 5th 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



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Civil Engineers • Land Surveyors • Planners • Landscape Architects



PL20170001548 (PUDA) PRE-APP INFORMATION

Assigned Ops Staff:
Camden Smith
John DeBlasiis

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATOIN 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

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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