



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

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

### Pre-Application Meeting Notes

Petition Type: PDI  
Date and Time: Oct. 17, 2017, 9 a.m.

Assigned Planner: Principal Planner Timothy Finn

Engineering Manager (for PPL's and FP's): n/a

#### Project Information

Project Name: Tree Farm MPUD

PL #: 20170003446

Property ID #: 187240000 Current Zoning: MPUD

Project Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant: TBD Tree Farm 1 LLC (owner)

Agent Name: Wayne Arnold Phone: 239-947-1144

Agent/Firm Address: 9010 Strada Stell Ct City: Naples State: FL Zip: 34109

Property Owner: TBD Tree Farm 1 LLC

Please provide the following, if applicable:

- i. Total Acreage: \_\_\_\_\_
- 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: \_\_\_\_\_
- vi. If the project is within a Plat, provide the name and AR#/PL#: \_\_\_\_\_



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### INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90  
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO  
PROJECT NAME  
DATE PROCESSED

*To be completed by staff*

### APPLICANT CONTACT INFORMATION

Name of Property Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Name of Applicant/Agent: \_\_\_\_\_

Folio #: \_\_\_\_\_ Section: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

### DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.



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PROPERTY INFORMATION

PUD NAME: \_\_\_\_\_ ORDINANCE NUMBER: \_\_\_\_\_  
FOLIO NUMBER(S): \_\_\_\_\_

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? ☐ Yes ☐ No

If no, please explain: \_\_\_\_\_

Has a public hearing been held on this property within the last year? ☐ Yes ☐ No

If yes, in whose name? \_\_\_\_\_

Has any portion of the PUD been ☐ SOLD and/or ☐ DEVELOPED?

Are any changes proposed for the area sold and/or developed? ☐ Yes ☐ No

If yes, please describe on an attached separate sheet.



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**Pre-Application Meeting and Final Submittal Requirement Checklist for:  
PUD Insubstantial Change  
Chapter 3 G.3 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 FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-Application Meeting notes	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detail of request	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Master Plan & 1 Reduced Copy	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Revised Master Plan & 1 Reduced Copy	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Revised Text and any exhibits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD document with changes crossed through & underlined	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD document as revised with amended Title Page with Ordinance #	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warranty Deed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legal Description	1	<input type="checkbox"/>	<input type="checkbox"/>
Boundary survey, if boundary of original PUD is amended	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If PUD is platted, include plat book pages	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
List identifying Owner & all parties of corporation	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Affidavit of Authorization, signed &amp; notarized</u>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Completed Addressing Checklist</u>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Property Ownership Disclosure Form</u>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of 8 ½ in. x 11 in. graphic location map of site	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	<input type="checkbox"/>	<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>			

**ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:**

- Following the completion of the review process by County Review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.



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

<input checked="" type="checkbox"/> School District (Residential Components): Amy Lockheart	<input type="checkbox"/> Bayshore/Gateway Triangle Redevelopment: Executive Director
<input checked="" type="checkbox"/> Utilities Engineering: Eric Fey	<input type="checkbox"/> Parks and Recreation: Barry Williams and David Berra
<input checked="" type="checkbox"/> Emergency Management: Dan Summers	<input type="checkbox"/> Naples Airport Authority:
<input type="checkbox"/> Conservancy of SWFL: Nichole Johnson	<input type="checkbox"/> Other:
<input type="checkbox"/> City of Naples: Robin Singer, Planning Director	<input type="checkbox"/> Other:

**FEE REQUIREMENTS**

- ☒ **PUD Amendment Insubstantial (PDI): \$1,500.00**
- ☒ **Pre-Application Meeting: \$500.00**
- ☒ **Estimated Legal Advertising fee for the Office of the Hearing Examiner: \$1,125.00**
- ☒ **Estimated Legal Advertising fee for Board of County Commissioners: \$500**  
*Additional advertising fees may apply and be collected in advance of hearings. HEX may refer this application to the CCPC before or after hearing the item for which additional advertising fees would apply.*

*Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.*

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

*All checks payable to: Board of County Commissioners.*

The completed application, all required submittal materials, and fees shall be submitted to:

**Growth Management Department  
Planning and Regulation  
ATTN: Business Center  
2800 North Horseshoe Drive  
Naples, FL 34104**

\_\_\_\_\_  
Agent/Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Owner Name (please print)



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### Meeting Notes

Please, note as of 10/16/2017 a Property Ownership Disclosure Form (a new form) is required for most land use applications including a PDI. A copy of the form is included in your pre-app notes and is available online at <https://www.colliergov.net/Home/ShowDocument?id=75093>

The project is partly designated Mixed Use Activity Center #3 Subdistrict and partly designated Urban Residential within a density band. Please address FLUP Policy 5.6 for compatibility.

~~\* TRANSPORTATION - NO METHODOLOGY OR TRIP LIMITS. PROPOSE~~  
MAKE CLEAR NO UNIT COUNT OR TRIP LIMIT CHANGES PROPOSED.

Stormwater's Review Stormwater designs and most restrictive discharge rate may apply

ENVIRONMENTAL (Craig) THERE ARE NO PROPOSED CHANGES TO THE EXISTING APPROVED PRESERVE: NO ENVIRONMENTAL DATA NEEDED  
NO FEES.

PUD Monitoring- add PUD monitoring language for one entity to complete the report annually.

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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**Pre-Application Meeting Sign-In Sheet**  
PL# \_\_\_\_\_

**Collier County Contact Information:**

Name	Review Discipline	Phone	Email
<input type="checkbox"/> David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
<input type="checkbox"/> Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
<input type="checkbox"/> Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudineauclair@colliergov.net
<input type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	stephenbaluch@colliergov.net
<input type="checkbox"/> Ray Bellows	Zoning, Planning Manager	252-2463	raymondbellows@colliergov.net
<input checked="" type="checkbox"/> Laurie Beard	PUD Monitoring	252-5782	lauriebeard@colliergov.net
<input checked="" type="checkbox"/> Craig Brown	Environmental Specialist	252-2548	craigbrown@colliergov.net
<input type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
<input type="checkbox"/> John DeBlasis	Zoning Services / Planning Tech	252-1050	johndeblasis@colliergov.net
<input checked="" type="checkbox"/> Kay Deselem	Zoning Services	252-2586	kaydeselem@colliergov.net
<input type="checkbox"/> Dale Fey	North Collier Fire	597-9227	dfey@northcollierfire.com
<input type="checkbox"/> Eric Fey, P.E.	Utility Planning	252-1037	ericfey@colliergov.net
<input checked="" type="checkbox"/> Tim Finn, AICP	Zoning Division	252-4312	timothyfinn@colliergov.net
<input checked="" type="checkbox"/> Sue Faulkner	Comprehensive Planning	252-5715	suefaulkner@colliergov.net
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paulafleishman@colliergov.net
<input type="checkbox"/> James French	Growth Management Deputy Department Head	252-5717	jamesfrench@colliergov.net
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michaelgibbons@colliergov.net
<input type="checkbox"/> Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	stormgewirtz@colliergov.net
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancygundlach@colliergov.net
<input type="checkbox"/> Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
<input type="checkbox"/> John Houldsworth	Engineering Subdivision	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"/> John Kelly	Zoning Senior Planner	252-5719	johnkelly@colliergov.net
<input type="checkbox"/> Garrett Louviere, P.E.	Transportation Planning	252-2526	garrettlouviere@colliergov.net
<input type="checkbox"/> Thomas Mastroberto	Greater Naples Fire	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.	Development Review Director	252-8279	matthewmclean@colliergov.net



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<input type="checkbox"/>	Michele Mosca, AICP	Capital Project Planning	252-2466	michelemosca@colliergov.net
<input type="checkbox"/>	Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
<input type="checkbox"/>	Stefanie Nawrocki	Development Review - Zoning	252-2313	stefanienawrocki@colliergov.net
<input checked="" type="checkbox"/>	Richard Orth	Stormwater Planning	252-5092	richardorth@colliergov.net
<input type="checkbox"/>	Brandy Otero	Transit	252-5859	brandyotero@colliergov.net
<input type="checkbox"/>	Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
<input type="checkbox"/>	Fred Reischl, AICP	Zoning Division	252-4211	fredreischl@colliergov.net
<input type="checkbox"/>	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
<input type="checkbox"/>	Daniel Roman, P.E.	Engineering Utilities	252-2538	danielroman@colliergov.net
<input type="checkbox"/>	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brettrosenblum@colliergov.net
<input type="checkbox"/>	James Sabo, AICP	Zoning Principal Planner		jamesabos@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	Development Review - Zoning	252-2460	chrisscott@colliergov.net
<input type="checkbox"/>	Peter Shawinsky	Architectural Review	252-8523	petershawinsky@colliergov.net
<input checked="" type="checkbox"/>	Camden Smith	Zoning Division Operations	252-1042	camdensmith@colliergov.net
<input checked="" type="checkbox"/>	Scott Stone	Assistant County Attorney	252-5740	scottstone@colliergov.net
<input type="checkbox"/>	Mark Strain	Hearing Examiner/CCPC	252-4446	markstrain@colliergov.net
<input checked="" type="checkbox"/>	Mark Templeton	Landscape Review	252-2475	marktempleton@colliergov.net
<input type="checkbox"/>	Jessica Velasco	Zoning Division Operations	252-2584	jessicavelasco@colliergov.net
<input type="checkbox"/>	Jon Walsh, P.E.	Building Review	252-2962	jonathanwalsh@colliergov.net
<input type="checkbox"/>	David Weeks, AICP	Comprehensive Planning 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	Development Review - Zoning	252-5748	christinewilloughby@colliergov.net

**Additional Attendee Contact Information:**

Name	Representing	Phone	Email
Wayne Arnold	Grady Minor	947-1111	wayne@gradyminor.com
Rich Yarnovich	CHK	435-3535	ryarnovich@chklawfirm.com
Erin Josephitis	Collier County Environmental	252-2915	erinjosephitis@colliergov.net
CHARLES THOMAS	Bromine Companies	450-4544	ctnaplesflorida@msn.com



*Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.*

**PL20170003446**

**PRE-APP INFORMATION**

Assigned Ops Staff:  
Camden Smith

**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#**

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

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

TBC Tree Farm 1 LLC  
c/o The Brookline Companies LLC  
Attn: William B Yeomans  
14004 Roosevelt Blvd #601C  
Clearwater Florida 33762

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

Insubstantial change to a PUD (PDI)

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

N.A.

- **Details about Project (choose type that applies):**

**PDI** – Proposed modifications to building setbacks and a potential deviation to address a reduced buffer where the commercial component is adjacent to the Addie's Corner commercial.

**REQUIRED Supplemental Information provided by:**

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

Created April 5, 2017



Location: K:\CDES Planning Services\Current\Zoning Staff Information

Print

New Search

Tax Bills

Change of Address

**Property Summary****Property Detail****Aerial****Sketches****Trim Notices**

<b>Parcel No.</b>	<b>00187240000</b>	<b>Site Adr.</b>			
<b>Name / Address</b>	<b>TREE FARM OF SW FL LLC</b>				
	<b>1150 CENTRAL AVE</b>				
<b>City</b>	<b>NAPLES</b>	<b>State</b>	<b>FL</b>	<b>Zip</b>	<b>34102</b>
<b>Map No.</b>	<b>Strap No.</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Acres *Estimated</b>
<b>3B22</b>	<b>000100 007 3B22</b>	<b>22</b>	<b>48</b>	<b>26</b>	<b>18.46</b>
<b>Legal</b>	<b>22 48 26 E1/2 OF SE1/4 OF NE1/4, LESS THAT PORTION FOR R/W AS DESC IN OR 4413 PG 3838</b>				
<b>Millage Area</b>	<b>222</b>	<b>Millage Rates *Calculations</b>			
<b>Sub./Condo</b>	<b>100 - ACREAGE HEADER</b>	<b>School</b>	<b>Other</b>	<b>Total</b>	
<b>Use Code</b>	<b>99 - ACREAGE NOT ZONED AGRICULTURAL</b>	<b>5.122</b>	<b>5.8384</b>	<b>10.9604</b>	

**Latest Sales History**

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
12/10/15	5222-2910	\$ 9,000,000
12/08/15	5222-2907	\$ 0
11/16/10	4625-278	\$ 0
09/16/04	3643-3261	\$ 0
09/16/04	3643-3259	\$ 0

**2017 Preliminary Tax Roll**

(Subject to Change)

<b>Land Value</b>	<b>\$ 2,243,801</b>
(+) <b>Improved Value</b>	<b>\$ 0</b>
(=) <b>Market Value</b>	<b>\$ 2,243,801</b>
(=) <b>Assessed Value</b>	<b>\$ 2,243,801</b>
(=) <b>School Taxable Value</b>	<b>\$ 2,243,801</b>



New required form  
as of 10/16/17

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### PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

**Please complete the following, use additional sheets if necessary.**

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

- b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership

- c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership



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- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: \_\_\_\_\_

- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

- g. Date subject property acquired \_\_\_\_\_

☐ Leased: Term of lease \_\_\_\_\_ years /months

If, Petitioner has option to buy, indicate the following:



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Date of option: \_\_\_\_\_

Date option terminates: \_\_\_\_\_, or

Anticipated closing date: \_\_\_\_\_

#### AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department  
ATTN: Business Center  
2800 North Horseshoe Drive  
Naples, FL 34104

\_\_\_\_\_  
Agent/Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent/Owner Name (please print)