



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

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400 FAX: (239) 252-6358

### 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): TBC Tree Farm 1, LLC and TBC Tree Farm 2, LLC

Address: 14004 Roosevelt Blvd #601C City: Clearwater State: FL ZIP: 33762

Telephone: 239-450-4544 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: ctnaplesflorida@msn.com

Name of Applicant/Agent: Please see "Applicant Agent Information" document

Folio #: 00188040005 Section: 22 Twp: 48 Range: 26

Firm: Please see "Applicant Agent Information" document

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: Tree Farm MPUD ORDINANCE NUMBER: HEX 2015-42  
FOLIO NUMBER(S): 00188040005, 00187240000 and 00187400002

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.

**The Tree Farm MPUD was approved by Ordinance 07-54 June 26, 2007, at that time Folio Number 00188040005 was owned by Tree Farm Land Trust, the property was then sold to Tree Farm of Southwest Florida, LLC December 8, 2015 and then sold to the current owners, TBC Tree Farm 1, LLC July 27, 2017 and TBC Tree Farm 2, LLC February 6, 2018.**



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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 type="checkbox"/>	<input checked="" type="checkbox"/>
Revised Master Plan & 1 Reduced Copy	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Revised Text and any exhibits	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If PUD is platted, include plat book pages	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
List identifying Owner & all parties of corporation	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<a href="#">Affidavit of Authorization, signed &amp; notarized</a>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<a href="#">Completed Addressing Checklist</a>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<a href="#">Property Ownership Disclosure Form</a>	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 type="checkbox"/>	School District (Residential Components): Amy Lockheart	<input type="checkbox"/>	Bayshore/Gateway Triangle Redevelopment: Executive Director
<input type="checkbox"/>	Utilities Engineering: Eric Fey	<input type="checkbox"/>	Parks and Recreation: Barry Williams and David Berra
<input 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

May 8, 2018

Date

**D. Wayne Arnold, AICP as Agent**

Applicant/Owner Name (please print)