



GMPA → PL2017-4005

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: CPUD
Date and Time: 12/13/2017

Assigned Planner: TIM FINN

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: 3001 S SB BLVD CPUD

PL #: 20170004004

Property ID #: 38170040001 Current Zoning: E (ESTATES)

Project Address: 3001 Santa Barbara Blvd, Naples City: FL State: FL Zip: 34116

Applicant: Grady Minor

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

Agent/Firm Address: Grady Minor- 3800 Via Del Rey, Bonita Springs City: FL State: FL Zip: 34134

Property Owner: Goodwill Indust of SWFL Inc

Please provide the following, if applicable:

- i. Total Acreage: 6.38 Acres
- ii. Proposed # of Residential Units: _____
- iii. Proposed **Commercial** Square Footage: TBD
- 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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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is <https://www.colliergov.net/Home/ShowDocument?id=75093>.

ENVIRONMENTAL (Craig) Provide ENVIRONMENTAL DATA (FLUCFCS
Protected Species Survey) PLEASE ^{USE} Wording ADDRESSING For
PRESERVE AREAS USED AS Buffers 4-06-07 SEE ATTACHED
Checklist (AN ADDITIONAL PARCEL WAS ADDED SCHOOL)

PUBLIC UTILITIES - ACQUIRING FGUA'S UTILITY SYSTEMS ON
3/1/2018. 20" FM ON E/SIDE SANTA BARBARA BLVD IS
CCPU'S EAST INTERCONNECT BETWEEN THE NORTH AND
SOUTH SERVICE AREAS AND IS NOT AVAILABLE FOR WASTE-
WATER SERVICE. 12" POTABLE WATER INTERCONNECT W/
CITY OF NAPLES IS ON N/SIDE OF GOLDEN GATE PKWY.
10" WATER DISTRIBUTION MAIN ON E/SIDE OF SANTA
BARBARA BLVD IS AVAILABLE FOR SERVICE. ONLY WASTE-
WATER MAIN IN PROJECT VICINITY IS A 4" FORCE MAIN
ON N/SIDE OF GOLDEN GATE PKWY SERVING DAVID
LAWRENCE CENTER, WHICH MAY NOT HAVE SUFFICIENT
CAPACITY TO SERVE THIS PROJECT.

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

Comp Planning - to be provided separately from staff.

Rick Orth - Property is within the Main Golden Gate Canal Basin (MGG) with a discharge rate of 0.04 cfs/Ac. Prefer outfall to not connect to Golden Gate Parkway or Santa Barbara Blvd. Road drainage system.

*TRANSPORTATION - METHODOLOGY MEETING W/STAFF. ADDRESS ALL HMP TRANSPORTATION ELEMENTS. PLEASE NOTE IN TIS CHARTER SCHOOL SUPPLEMENTAL STANDARDS FOR STUDENTS WILL BE MET (REQUESTED TO AVOID QUESTIONS AS REQUEST MOVES THROUGH SYSTEM). ADDRESS CURRENT DUEL RIGHT CONVENTION/NEED AT ROUTE 17 & SANTA BARBARA.

PUD Monitoring - Add managing entity language to commitments section. Also note, a second EB to SB right turn lane may be required at the intersection of GG Pkwy & Santa Barbara.

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.

Environmental PUDZ-PUDA Checklist (non-RFMU)
Project Name 3001 SBBIVD

1. Is the project in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library
2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay - P627
3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.H.1). Preserve Label- P546
4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547
5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603
6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550
7. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New
8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522
9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522
10. PUD Document and Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents
11. If the PUD includes a Preserve Tract section
12. When listing preserve uses, the following is suggested:
A. Principal Use: Preserve; B. Accessory Uses: All other uses (list as applicable or refer to the LDC – see 1-3 below as typical uses listed by agents)
(ensure the text states "subject to LDC section related to Allowable uses within County required preserves")

Alternate format:

- A. Uses subject to LDC section *Allowable uses within County required preserves*:
 1. Nature trails that do not reduce the amount of required preserve.
 2. Passive Recreation uses, as per LDC requirements.
 3. Stormwater only when in accordance with the LDC.

PUD Commitments and Site Plan notes

Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document or master plan:

Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07.

13. PUD Document shall identify any listed species found on site and/or describe any unique vegetative features that will be preserved on the site. (LDC 10.02.13.A.2.) Unique Features- P628
Example: A management plan for the entire project shall be submitted in accordance with the requirements and procedures of the LDC for listed species including but not limited to Black Bear, Gopher Tortoise and listed birds. The management plan shall be submitted prior to development of the first phase of the project.

Environmental Data Checklist

Project Name 3001 SSB Blvd CPUD

The Environmental Data requirements can be found in LDC Section 3.08.00

1. Provide the EIS fee if PUD or CU.
2. WHO AND WHAT COMPANY PREPARED THE ENVIRONMENTAL DATA REPORT? Preparation of Environmental Data. Environmental Data Submittal Requirements shall be prepared by an individual with academic credentials and experience in the area of environmental sciences or natural resource management. Academic credentials and experience shall be a bachelor's or higher degree in one of the biological sciences with at least two years of ecological or biological professional experience in the State of Florida. **Please include revision dates on resubmittals.**
3. Identify on a current aerial, the location and acreage of all SFWMD jurisdictional wetlands according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and include this information on the SDP or final plat construction plans. Wetlands must be verified by the South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (DEP) prior to SDP or final plat construction plans approval. For sites in the **RFMU district**, provide an assessment in accordance with 3.05.07 F and identify on the FLUCFCS map the location of all high quality wetlands (wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM) and their location within the proposed development plan. Sites with high quality wetlands must have their functionality scores verified by the SFWMD or DEP prior to first development order approval. Where functionality scores have not been verified by either the SFWMD or DEP, scores must be reviewed and accepted by County staff, consistent with State regulation.
4. SDP or final plat construction plans with impacts to five (5) or more acres of wetlands shall provide an analysis of potential water quality impacts of the project by evaluating water quality loadings expected from the project (post development conditions considering the proposed land uses and stormwater management controls) compared with water quality loadings of the project area as it exists in its **pre-development** conditions. The analysis shall be performed using methodologies approved by Federal and State water quality agencies, and must demonstrate no increase in nutrients (nitrogen and phosphorous) loadings in the post development scenario.
5. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.
6. Where **native vegetation** is retained on site, provide a topographic map to a half foot and, where possible, provide elevations within each of the FLUCFCS Codes identified on site. For SDP or final plat construction plans, include this information on the site plans.

7. Provide a wildlife survey for the nests of bald eagle and for **listed species known to inhabit** biological communities similar to those existing on site. The survey shall be conducted in accordance with the guidelines or recommendations of the Florida Fish and Wildlife Conservation Commission (FWWCC) and the U.S. Fish and Wildlife Service (USFWS). Survey times may be reduced or waived where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, as determined by the FFWCC and USFWS. Where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, the survey time may be reduced or waived by the County Manager or designee, when the project is not reviewed or technical assistance not provided by the FFWCC and USFWS. Additional survey time may be required if listed species are discovered
8. Provide a survey for listed plants identified in 3.04.03
9. Wildlife habitat management and monitoring plans in accordance with 3.04.00 shall be required where listed species are utilizing the site or where wildlife habitat management and monitoring plans are required by the FFWCC or USFWS. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats. Identify the location of listed species nests, burrows, dens, foraging areas, and the location of any bald eagle nests or nest protection zones on the native vegetation aerial with FLUCFCS overlay for the site. Wildlife habitat management plans shall be included on the SDP or final plat construction plans. Bald eagle management plans are required for sites containing bald eagle nests or nest protection zones, copies of which shall be included on the SDP or final plat construction plans.
10. For sites or portions of sites cleared of native vegetation or in agricultural operation, provide documentation that the parcel(s) were issued a permit to be cleared and are in compliance with the 25 year rezone limitation pursuant to section 10.02.06. For sites permitted to be cleared prior to July 2003, provide documentation that the parcel(s) are in compliance with the 10 year rezone limitation previously identified in the GMP. Criteria defining native vegetation and determining the legality, process and criteria for clearing are found in 3.05.05, 3.05.07 and 10.02.06.
11. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. Include the above referenced calculations and aerials on the SDP or final plat construction plans. In a separate report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicable, include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natural flowways or other natural land features, located on abutting properties.
12. Include on a separate site plan, the project boundary and the land use designations and overlays for the RLSA, RFMU, ST and ACSC-ST districts. Include this information on the SDP or final plat construction plans.
13. Where off-site preservation of **native vegetation** is proposed in lieu of on-site, demonstrate that the criteria in section 3.05.07 have been met and provide a note on the SDP or final plat construction plans indicating the type of donation (monetary payment or land donation) identified to satisfy the requirement. Include on the SDP or final plat construction plans, a location map(s) and property identification number(s) of the off-site parcel(s) if off-site donation of land is to occur.
14. Provide the results of any Environmental Assessments and/or Audits of the property, along with a narrative of the measures needed to remediate if required by FDEP.
15. Soil and/or ground water sampling shall be required at the time of first development order submittal for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where **hazardous products** exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where **hazardous wastes** in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act

(RCRA) 8 metals using Florida Department of Environmental Protection (FDEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the FDEP where contamination exceeding applicable FDEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.

16. Shoreline development must provide an analysis demonstrating that the project will remain fully functional for its intended use after a six-inch rise in sea level.
17. Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.
18. Demonstrate that the design of the proposed stormwater management system and analysis of water quality and quantity impacts fully incorporate the requirements of the Watershed Management regulations of 3.07.00.
19. The County Manager or designee may require additional data or information necessary to evaluate the project's compliance with LDC and GMP requirements. (LDC 10.02.02.A.3 f)
20. PUD zoning and CU petitions. For PUD rezones and CU petitions, applicants shall collate and package applicable Environmental Data Submittal Requirements into a single Environmental Impact Statement (EIS) document, prior to public hearings and after all applicable staff reviews are complete. Copies of the EIS shall be provided to the County Manager or designee prior to public hearings.
21. Is EAC Review (by CCPC) required? To be determined at first review.
22. PUD master plan or PPL/SDP site plan notes:

Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document.

Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07.



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Pre-Application Meeting Sign-In Sheet
PL# PL20170004004

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 checked="" type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@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 checked="" 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 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"/> 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
<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



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<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	bandyotero@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	brettrozenblum@colliergov.net
<input checked="" type="checkbox"/>	James Sabo, AICP	Zoning Principal Planner		jamesabo@colliergo.net
<input checked="" type="checkbox"/>	Michael Sawyer	Transportation Planning	252-2926	michaelsawyer@colliergov.net
<input checked="" 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 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 type="checkbox"/>	Mark Templeton	Landscape Review	252-2475	marktempleton@colliergov.net
<input checked="" 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 checked="" 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
Norm Trebilcock	TCS	566-9551	NTREBILCOCK@TREBILCOCK.BI
BRUCE CAYMAN	BCC	571-9078	blayman@baroncollier.com
DAVID GENSON	BCC	262-2600	DGENSON@BARONCOLLIER.COM
DAN WATERS	BCC	262 2600	DWATERS@BARONCOLLIER.COM
Rich Yonawich	CHC	435-3535	ryonawich@cylawfirm.com
Wayne Arnold	GM	947-1144	warnold@gadyminov.com

Subject: PL20170004004 CPUD & PL20170004005 GMPA
Location: Conference Room C

Start: Wed 12/13/2017 1:30 PM
End: Wed 12/13/2017 2:30 PM

Recurrence: (none)

Meeting Status: Accepted

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

Categories: Tim's Petition

PL20170004004

Planner: Tim Finn

Fire District: Greater Naples Fire

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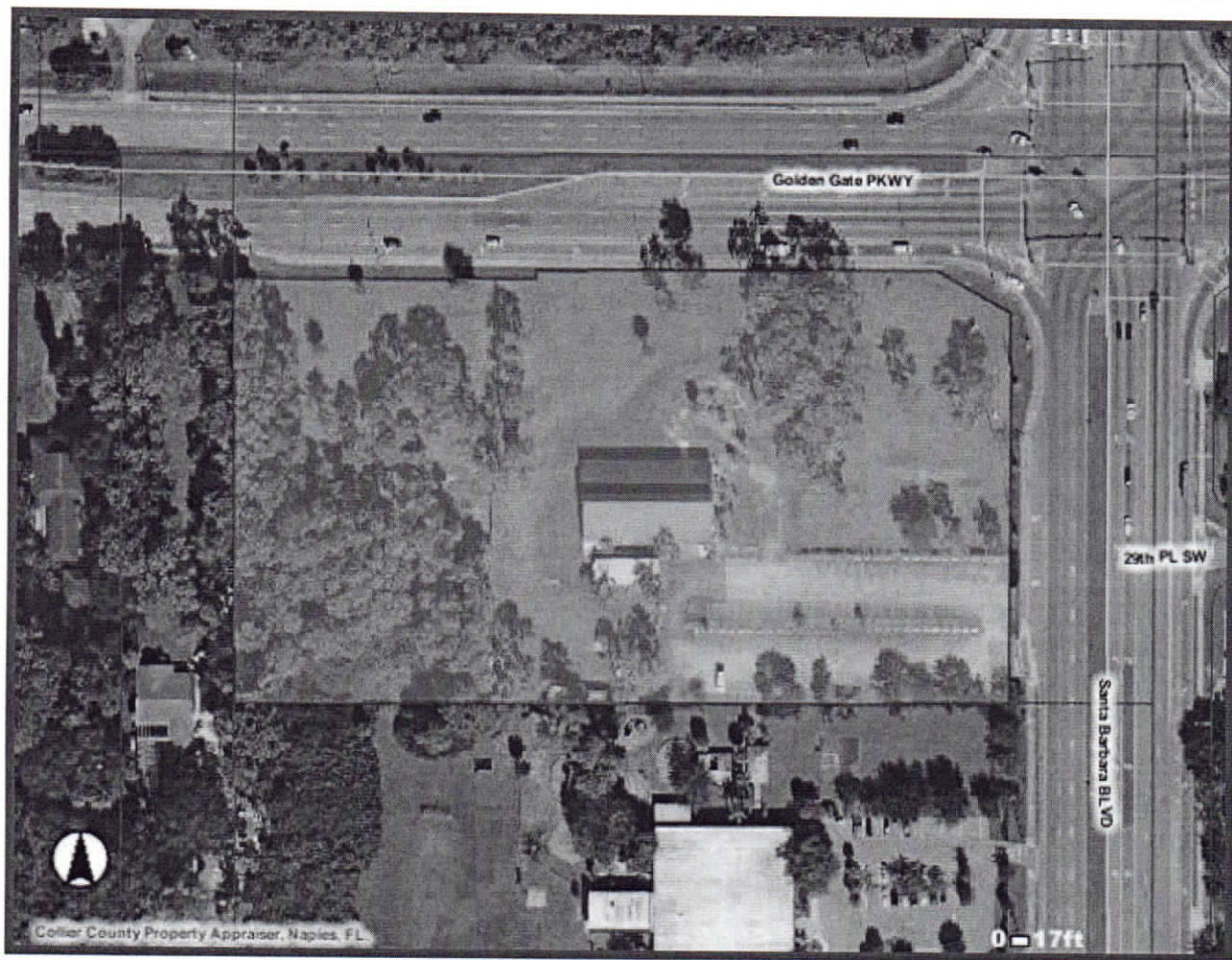
Project Description: Rezone 6+/- acres on the SW corner of Santa Barbara Blvd and Golden Gate Parkway from the E, Estates Zoning District to the CPUD Zoning District to allow commercial development.

Parcel: 38170040001

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**PL20170004005**

Planner: David Weeks



Project Description: Companion item to PL20170004004 - GMPA to allow commercial development on a 6+/- acre parcel on the SW corner of Santa Barbara Blvd and Golden Gate Parkway.

Parcel: 38170040001

Thank you,  
Josh Staten  
**Client Services**



Phone (239) 252-2593  
2800 North Horseshoe Drive  
Naples, FL 34104  
[www.CollierGov.net](http://www.CollierGov.net)

CPUD – Commercial PUD

**ZoningLinks:**

Zoning\_url [More info](#)

TSS GGESTATES

**Zoning\_Overlay: CORRIDOR MANAGEMENT OVERLAY**  
OVERLAY CORRIDOR MANAGEMENT OVERLAY

**PAO Township Range Section: 49**

TOWNSHIP 49

SECTION\_ 29

RANGE 26

T\_R\_S 492629

**Zoning\_Exception: P.U.**

EXCP P.U.

EXPNOTES1 PU-82-23-C

EXPNOTES2

**Occupancy Category 2: 163**

WindZone 163

Category 2

**PAO Parcels: 38170040001**

FLN 38170040001

RECKEY 38170040001

STRAP 335500 113 04B29

**Zoning\_General: E**

ZONING E

ZONENOTE1

ZONENOTE2

**Commissoner District: Burt L. Saunders**

DISTRICT 3

COMMSNR Burt L. Saunders

# Collier County Property Appraiser Property Summary

|                |                                                                                                                                                         |           |                                           |                               |        |                  |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------|-------------------------------|--------|------------------|
| Parcel No.     | 38170040001                                                                                                                                             | Site Adr. | 3001 SANTA BARBARA BLVD, NAPLES, FL 34116 |                               |        |                  |
| Name / Address | GOODWILL INDUST OF SW FL INC                                                                                                                            |           |                                           |                               |        |                  |
|                | ATTN: ACCOUNTING                                                                                                                                        |           |                                           |                               |        |                  |
|                | 5100 TICE ST                                                                                                                                            |           |                                           |                               |        |                  |
|                |                                                                                                                                                         |           |                                           |                               |        |                  |
| City           | FORT MYERS                                                                                                                                              |           | State                                     | FL                            | Zip    | 33905            |
| Map No.        | Strap No.                                                                                                                                               |           | Section                                   | Township                      | Range  | Acres *Estimated |
| 4B29           | 335500 113 04B29                                                                                                                                        |           | 29                                        | 49                            | 26     | 6.38             |
| Legal          | GOLDEN GATE EST UNIT 30 TR 113 AND THE N 150FT OF TR 114, LESS THAT PORTION AS DESC IN OR 3476 PG 1315 AND LESS THAT PORTION AS DESC IN OR 3571 PG 4169 |           |                                           |                               |        |                  |
| Millage Area ① | 10                                                                                                                                                      |           |                                           | Millage Rates ① *Calculations |        |                  |
| Sub./Condo     | 335500 - GOLDEN GATE EST UNIT 30                                                                                                                        |           |                                           | School                        | Other  | Total            |
| Use Code ①     | 71 - CHURCHES                                                                                                                                           |           |                                           | 5.122                         | 6.3384 | 11.4604          |

## Latest Sales History

(Not all Sales are listed due to Confidentiality)

| Date     | Book-Page | Amount       |
|----------|-----------|--------------|
| 07/23/04 | 3612-1287 | \$ 0         |
| 06/28/04 | 3595-2641 | \$ 3,350,000 |
| 08/02/83 | 1036-93   | \$ 0         |
| 06/01/83 | 1026-1017 | \$ 0         |
| 06/01/80 | 871-33    | \$ 0         |
| 10/01/73 | 554-582   | \$ 21,800    |

## 2017 Certified Tax Roll

(Subject to Change)

|                          |            |
|--------------------------|------------|
| Land Value               | \$ 236,060 |
| (+) Improved Value       | \$ 605,794 |
| (=) Market Value         | \$ 841,854 |
| (=) Assessed Value       | \$ 841,854 |
| (=) School Taxable Value | \$ 841,854 |
| (=) Taxable Value        | \$ 841,854 |

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

# Collier County Property Appraiser

## Property Detail

|                |                              |           |                                           |    |     |       |
|----------------|------------------------------|-----------|-------------------------------------------|----|-----|-------|
| Parcel No.     | 38170040001                  | Site Adr. | 3001 SANTA BARBARA BLVD, NAPLES, FL 34116 |    |     |       |
| Name / Address | GOODWILL INDUST OF SW FL INC |           |                                           |    |     |       |
|                | ATTN: ACCOUNTING             |           |                                           |    |     |       |
|                | 5100 TICE ST                 |           |                                           |    |     |       |
|                |                              |           |                                           |    |     |       |
|                |                              |           |                                           |    |     |       |
| City           | FORT MYERS                   |           | State                                     | FL | Zip | 33905 |

### Permits

| Tax Yr | Issuer | Permit #  | CO Date  | Tmp CO | Final Bldg | Type |
|--------|--------|-----------|----------|--------|------------|------|
| 1983   | COUNTY | 83-121    | 12/14/83 |        |            |      |
| 1983   | COUNTY | 83-1568   | 04/11/83 |        |            |      |
| 1985   | COUNTY | 85-932    |          |        |            |      |
| 1994   | COUNTY | 93-12642  | 07/25/94 |        |            |      |
| 2007   | COUNTY | 0604-2728 |          |        |            | ROOF |

### Land

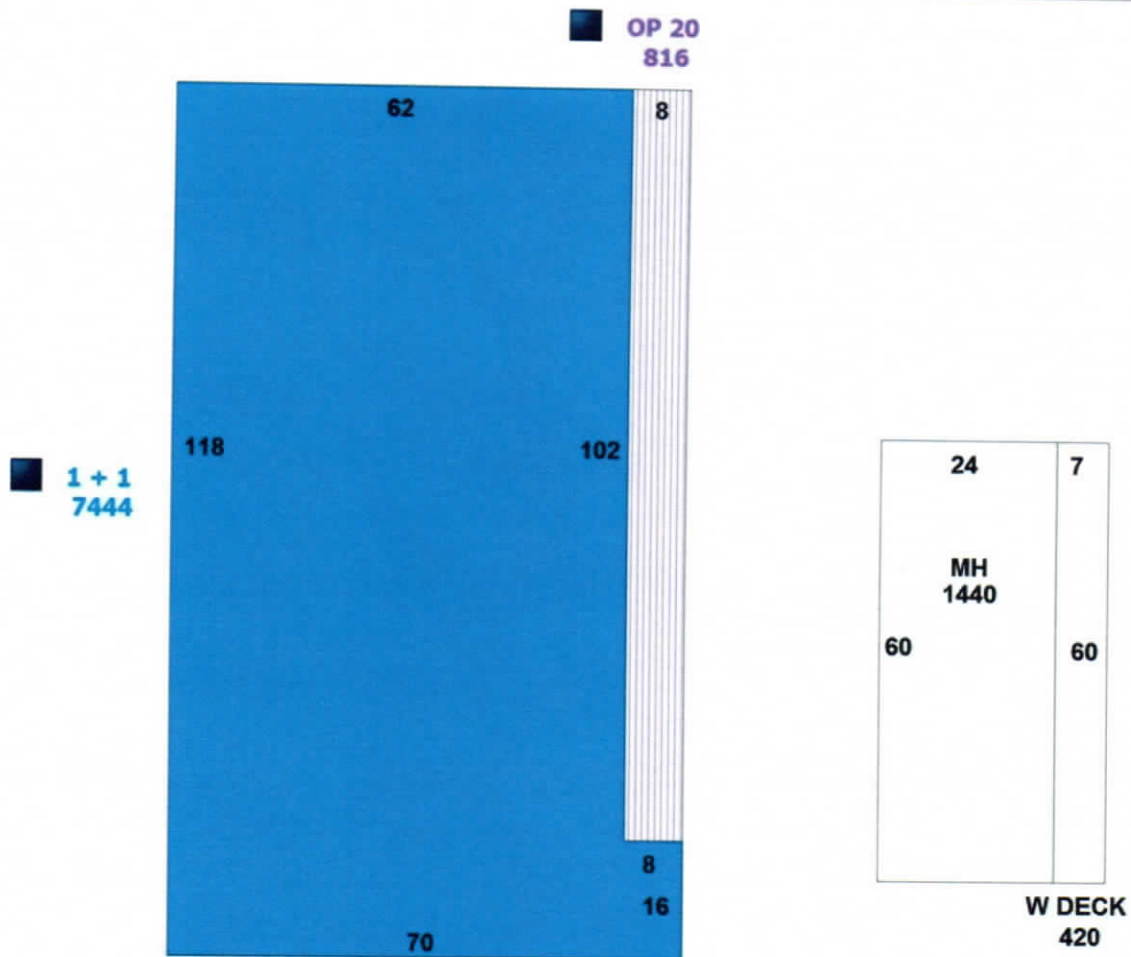
| #  | Calc Code | Units |
|----|-----------|-------|
| 10 | ACREAGE   | 6.38  |

### Building/Extra Features

| #  | Year Built | Description | Area  | Adj Area |
|----|------------|-------------|-------|----------|
| 10 | 1983       | RESIDENTIAL | 7444  | 7607     |
| 20 | 1983       | ASPH P      | 34200 | 34200    |
| 30 | 1985       | CHICKEE HUT | 450   | 450      |
| 40 | 1994       | MOBILE HOME | 1440  | 1440     |
| 50 | 1994       | W DECK      | 420   | 420      |

# Collier County Property Appraiser

EasySketch II



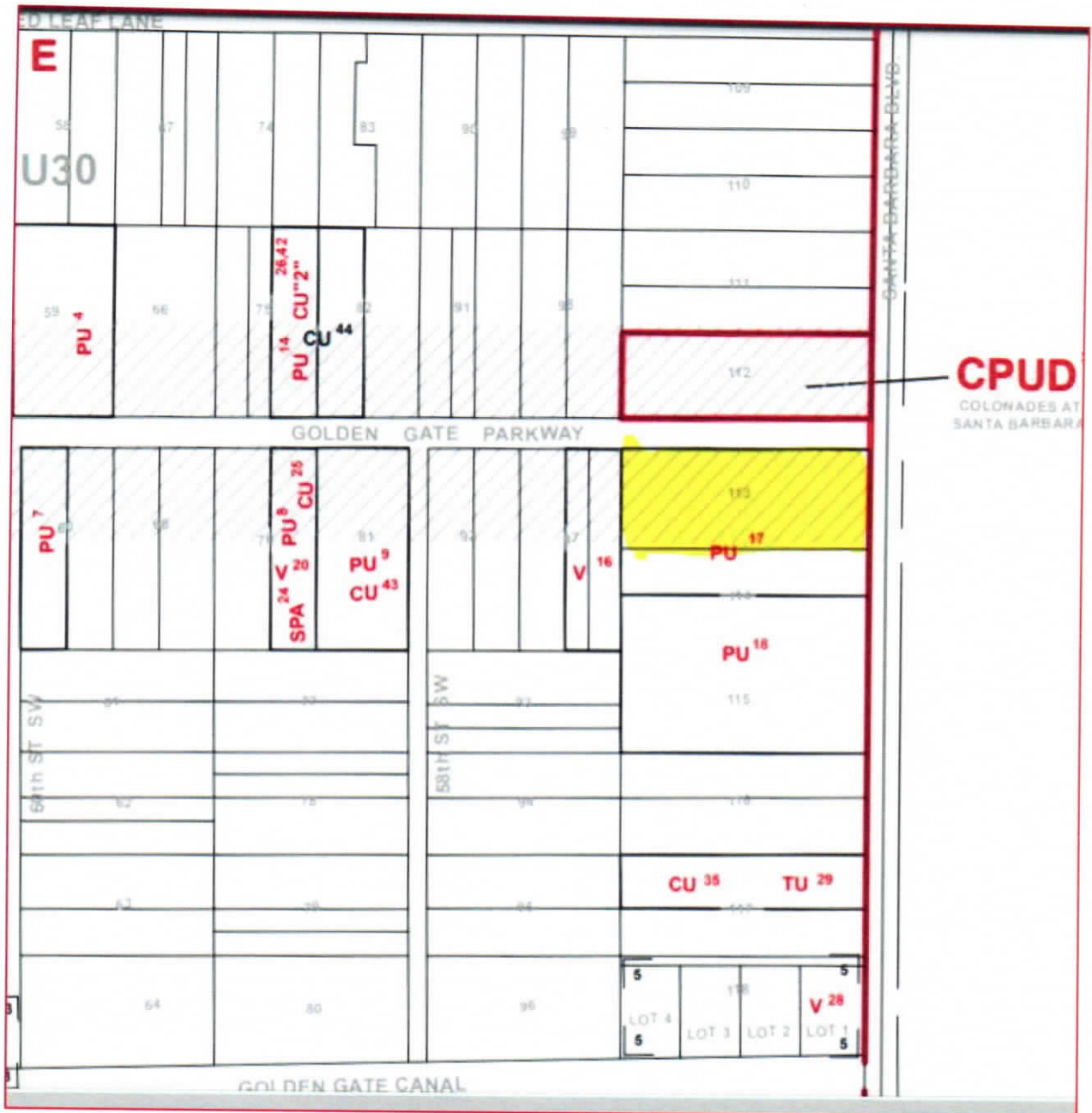
Details:

File: 38170040001.xml

## Area Summary:

| Code  | Description      | Area | Adj. Area |
|-------|------------------|------|-----------|
| 1 + 1 | Base Living Area | 7444 | 7444      |
| OP 20 | Open Porch 20%   | 816  | 163       |
|       |                  | 8260 | 7607      |

Comments:



17.) 11-9-82 PU-82-23-C 82-192

38.) 5-25-04 PUDZ-03-AR-4332 04-35

40.) 9-25-07 PUDEX-07-AR-11781 07-270

PU-82-23C  
8/24/82

J.E. Hoggatt requesting a provisional use A  
of E for Church, for property located in  
Sec. 29, Twp. 49S., Range 26E, Tract 113,  
Unit 30, Golden Gate Estates S.W. Corner  
Golden Gate Parkway and Santa Barbara

CAPC \_\_\_\_\_ BCC APP ORD \_\_\_\_\_  
11/9/82  
Exp 11/9/83

**4.02.24** - Corridor Management Overlay District (CMO)—Special Regulations for Properties Abutting  
Golden Gate Parkway West of Santa Barbara Boulevard and Goodlette-Frank Road South of Pine Ridge  
Road

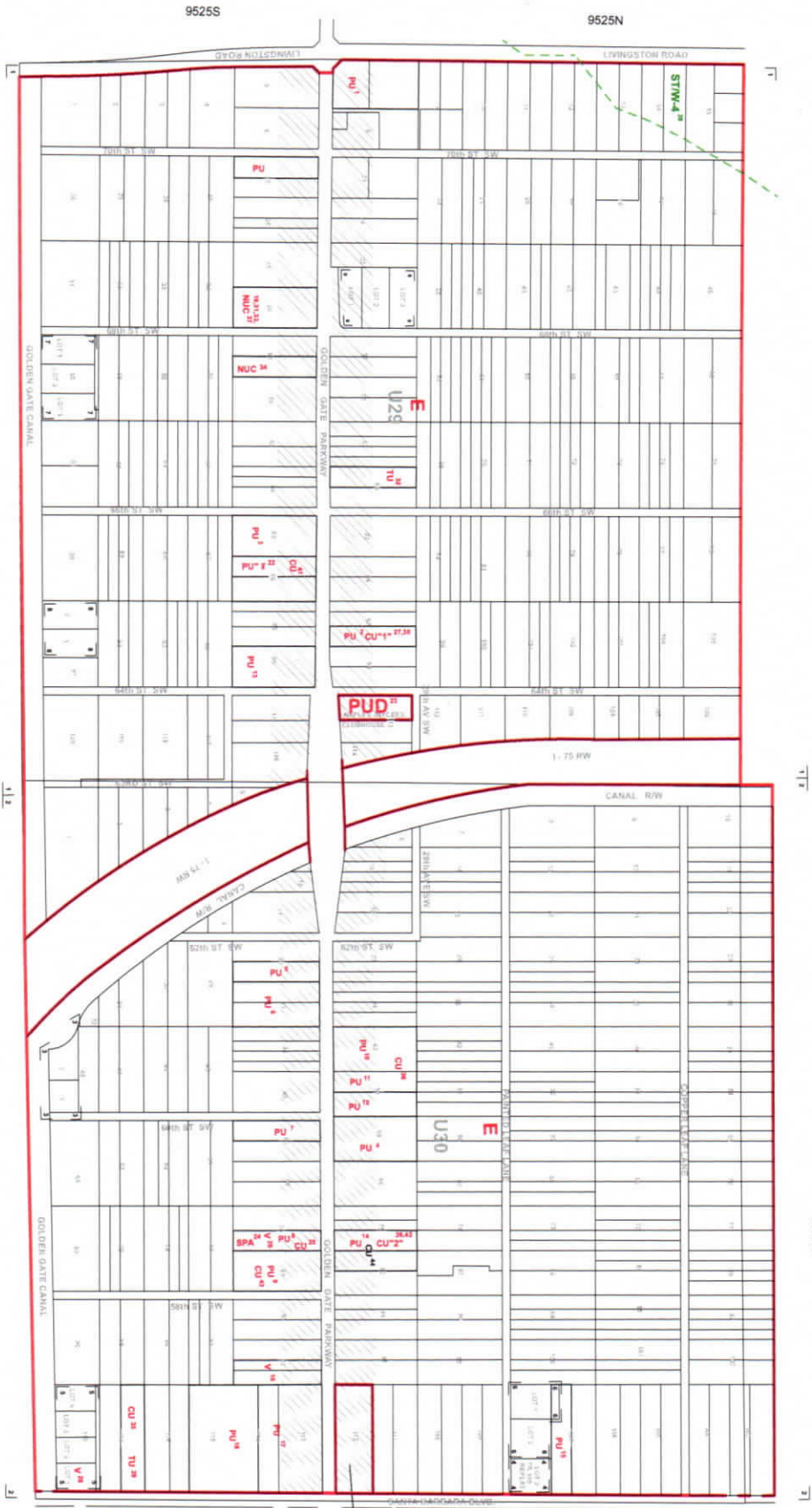
- A. Required **setbacks**.
1. Goodlette-Frank Road. Fifty feet.
  2. Fifty feet for the first floor of all commercial **development**, 100 feet for the first floor of all other **development** except for properties zoned estates district (E), which shall be set back 75 feet.
  3. As **building height** increases, the **front yard setback** shall be increased by 25 feet for each additional floor or **buildings** shall be stepped back to provide a vertical slope **setback** of 2 to 1. Single-family residence **development** shall be exempt from this provision.
- B. Two-way ingress and egress shall be a minimum of 330 feet from the nearest **street** intersection (measured from intersecting **right-of-way** lines). One-way ingress and egress shall be a minimum of 150 feet from the nearest intersection. If a property **abuts** a side **street** except that if the property is 5 acres or less in size, **access** shall be limited to the side **street**.
- C. Golden Gate Parkway. Property identification **signs** shall not be higher than 4 feet above the ground or exceed 60 square feet per side in size. Post-mounted **signs** shall not be allowed. **Signs** shall be set back a minimum of 15 feet from the road **right-of-way**.

PUD districts shall hereafter be established by amendment of the official zoning atlas according to the procedures established in LDC [section 10.02.08](#) and the Administrative Code. The purpose and intent of establishing and identifying the following classifications is to identify a relationship between a proposed PUD and the other zoning districts within this LDC. The goal is to relate the purpose and intent of the PUD zoning district and the uses permitted within a PUD to defined zoning districts within this LDC and to establish appropriate uses and performance standards within this PUD, which are similar to those allowed by the most similar district(s). PUDs shall hereafter be defined by the following districts and shall be referenced as such within the PUD document as follows:

**Commercial** *planned unit development* district. This district shall be construed to include the following districts: C-1, C-2, C-3, C-4, C-5 and TTRVC. **Accessory uses** which may be permitted in the **commercial** planned unit **development** district include permanent and/or seasonal human habitation in multiple-family **buildings** and **townhouses**, transient housing in **hotel** or **motel** rooms, health care facilities, and other limited institutional uses.

9619S

CGE02  
9620S



9628S

9629S

INDICATES POLLUTION CONTROL WELLFIELDS  
INDICATES CORRIDOR MANAGEMENT OVERLAY DISTRICT  
(330' OFFSET FROM ROW LINE)

9631N

9632N

SUBDIVISION INDEX

| NO. | NAME                        | P.B. | 20 |
|-----|-----------------------------|------|----|
| 1   | GOLDER GATE ESTATES UNIT 29 | 7    | 20 |
| 2   | GOLDER GATE ESTATES UNIT 30 | 7    | 20 |
| 3   | TRACT 18B PER LOT           | 7    | 20 |
| 4   | TRACT 18B PER LOT           | 7    | 20 |
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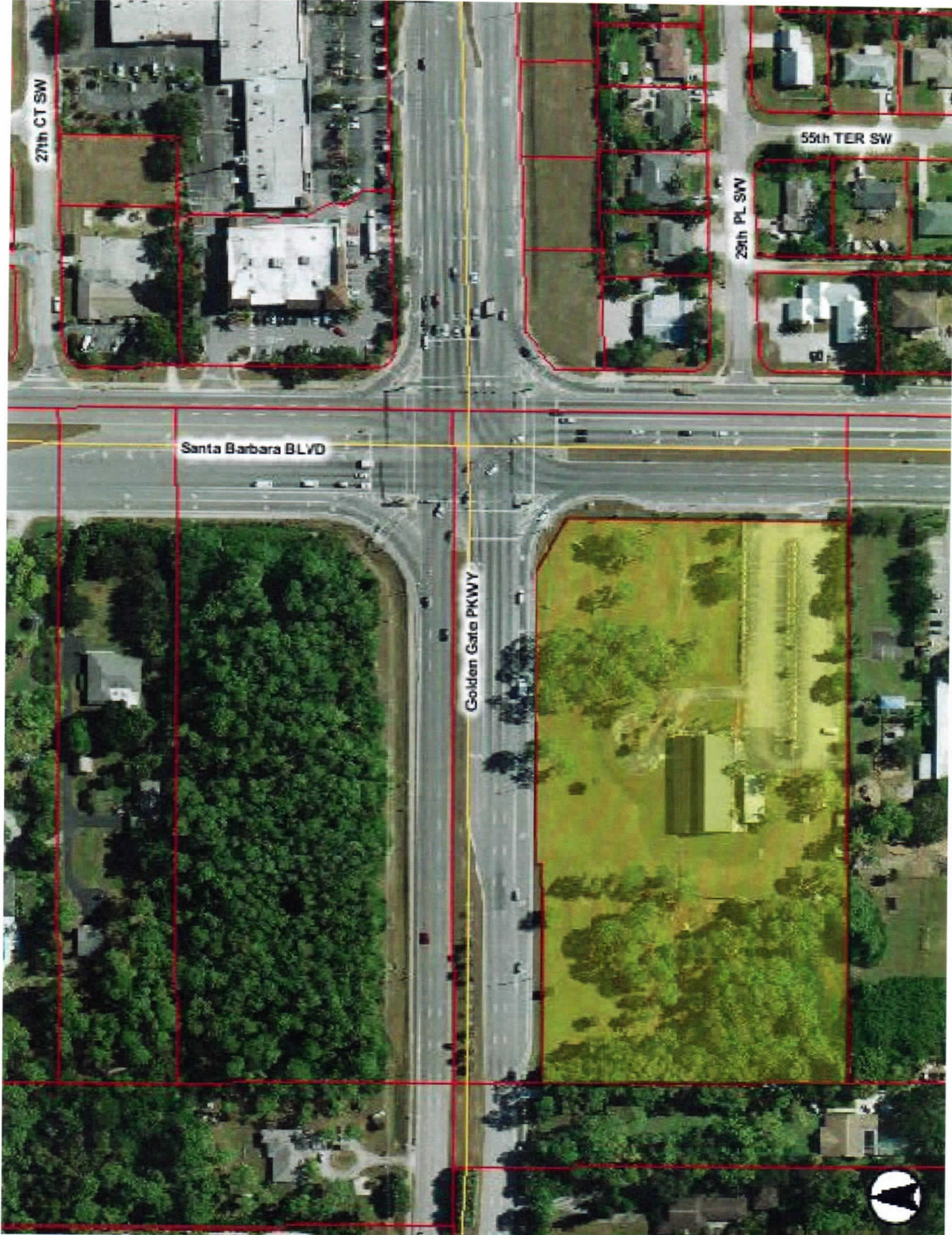
| ZONING NOTES |                                  |
|--------------|----------------------------------|
| 1            | PU-79-18C                        |
| 2            | PU-80-1-C                        |
| 3            | PU-77-3C                         |
| 4            | 5-20-04 PU-84-1C 84-08           |
| 5            | PU-79-4C                         |
| 6            | PU-79-23C                        |
| 7            | R-75-38C                         |
| 8            | PU-80-23C                        |
| 9            | PU-76-4C                         |
| 10           | PU-77-5C                         |
| 11           | PU-80-18C                        |
| 12           | PU-80-18C                        |
| 13           | PU-76-11C                        |
| 14           | PU-80-4C                         |
| 15           | PU-80-4C                         |
| 16           | V-48-21C                         |
| 17           | 11-4-02 PU-82-23-C 82-19C        |
| 18           | 4-18-78 PU-79-3C 79-62           |
| 19           | 4-4-00 NUC-80-3 80-13A           |
| 20           | 11-27-96 V-95-17 95-873          |
| 21           | 12-10-88 88-100 CORRIDOR MANAGE. |
| 22           | WEST OVERLY DISTRICT             |
| 23           | 1-29-01 PU-48-20 91-111          |
| 24           | 6-7-04 MAPLES JAYCEE CLUBHOUSE   |
| 25           | 4-25-03 SPA-83-1 83-218          |
| 26           | 5-29-03 CU-83-2 83-217           |
| 27           | 5-14-04 CU-83-12 83-216          |
| 28           | 7-28-04 CU-84-5 84-834           |
| 29           | 11-23-04 V-84-1 84-819           |
| 30           | 5-16-05 TU-85-2 85-7             |
| 31           | 7-29-05 CU-84-6 EXT 88-433       |
| 32           | 5-27-06 NUC-85-1 85-106          |
| 33           | INCORRECTLY NOTED AS UNIT 20     |
| 34           | IN COMM. MINUTES                 |
| 35           | 7-1-07 TU-87-36 87-33            |
| 36           | 7-29-07 NUC-87-2 87-309          |
| 37           | 4-26-07 NUC-87-1 87-339          |
| 38           | 5-9-08 CU-88-3 88-181            |
| 39           | 5-9-08 CU-88-5 88-181            |
| 40           | 5-10-02 NUC-87-AR-1885 82-142    |
| 41           | 5-25-04 PUD-82-AR-4332 64-35     |
| 42           | 9-29-12 LDC ORD. 13-35           |
| 43           | 4-25-07 PUD-87-AR-11781 87-270   |
| 44           | 4-10-08 CU-08-AR-13861 88-57     |
| 45           | 5-23-07 CU-08-AR-11034 87-138    |
| 46           | 7-28-08 CU-08-AR-13878 88-187    |
| 47           | 5-10-16 CU-PL-15-873 16-101      |

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE  
OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED  
BY REFERENCE BY ORDINANCE NO. 04-41 OF THE  
COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004,  
AS AMENDED BY THE ZONING NOTES AND SUBDIVISION  
INDEX REFERENCED HEREON.

BY \_\_\_\_\_  
CHAIRMAN

ATTEST \_\_\_\_\_  
CLERK

COLLIER COUNTY, FLORIDA  
COMMUNITY DEVELOPMENT DIVISION  
TWP 49S RING 28E SEC(S) 29 & 30  
SCALE  
MAP NUMBER:  
GGE 18



27th CT SW

55th TER SW

29th PL SW

Santa Barbara BLVD

Golden Gate PKWY



November 9, 1982

available, which he purchased. He stated that he was not aware that it was under two separate deeds, adding that his attorney drew up the deed which indicated two separate descriptions, but on one deed. He stated that he felt that the deed indicated two separate pieces of land even though they were on the same deed. He reported that he was considering selling some of the property and was told in the Zoning Department that he needed the deeds showing that the land was two pieces prior to October, 1974. He stated that he did not have the knowledge that there were originally two deeds and his desire was to have two pieces of land and not one piece.

**Tape #6**

Commissioner Wenzel moved, seconded by Commissioner Pistor and carried unanimously, that the public hearing be closed.

Commissioner Pistor questioned what is surrounding the petitioner's lots, to which Ms. Layne stated that the whole area has been divided in several different ways which varies from 1-1/4 to 2-1/4 and some 5 acre tracts.

Commissioner Wenzel moved, seconded by Commissioner Brown and carried unanimously, that Petition A-82-7, Paul & June Shaw appealing an administrative decision that prohibits the division of Lot 19, Coconut Creek, Unit 2, into two lots with each being less than the five acre minimum required in the A-2 zoning district, be reversed.

**Item #33**

**RESOLUTION 82-190 RE PETITION PU-82-23C, J. E. HOGGATT REQUESTING PROVISIONAL USE "A" OF "E" ESTATES DISTRICT FOR A CHURCH FOR 9+ ACRES LOCATED AT THE SW CORNER OF GOLDEN GATE PARKWAY AND SANTA BARBARA BOULEVARD - ADOPTED, SUBJECT TO PETITIONER'S AGREEMENT AND FINDING OF FACT**

Plans Implementation Director Layne stated that this petition is to construct a church on 9+ acres located at the SW corner of Golden Gate Parkway and Santa Barbara Boulevard, adding that the petition is

November 9, 1982

recommended for approval by Staff and all County Agencies subject to the stipulation that detailed site drainage plans be submitted to the County Engineer prior to the start of construction.

Mr. George Keller, representing Collier County Civic Federation, stated that he spoke before the Coastal Area Planning Commission on this item, adding that, because the approach to the church will be made from Santa Barbara Boulevard, he has no objection. He stated that he would like the record to reflect the fact that he does not want this to become something that will open up strip zoning along Santa Barbara Boulevard.

Commissioner Wenzel moved, seconded by Commissioner Pistor and carried unanimously, that Resolution 82-190 re Petition PU-82-23C, J. E. Hoggatt requesting provisional use "A" of "E" Estates District for a church on 9+ acres located at the SW corner of Golden Gate Parkway and Santa Barbara Boulevard, be adopted subject to petitioner's agreement and Finding of Fact and that this does not open up strip zoning along Santa Barbara Boulevard.

Nov. 9, 1982

R E S O L U T I O N 82-190

RELATING TO PETITION NO. PU-82-23C  
FOR PROVISIONAL USE OF PROPERTY HERE-  
INAFTER DESCRIBED IN COLLIER COUNTY,  
FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapters 67-1246 and 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of provisional uses; and

WHEREAS, the Coastal Area Planning Commission, being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of Provisional Use     A     in a     E     zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement has been made concerning all applicable matters required by said regulations and in accordance with Section 13-1d of the Zoning Regulations for the Coastal Area Planning District; and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE BE IT RESOLVED, by the Board of ZONING APPEALS of Collier County, Florida, that the petition of J.E. Hoggatt

with respect to the property hereinafter described as:

Tract 113 & N 150' of Tract 114, Unit 30, Golden Gate Estates

RECORDED'S MEMO: Legibility  
of Writing, Typing or Printing  
unsatisfactory in this document  
when received.

Nov. 9, 1982

be and the same is hereby approved for Provisional Use A of  
the E zoning district for Church  
subject to the following conditions:

(SEE ATTACHED)

BE IT FURTHER RESOLVED that this resolution be recorded  
in the minutes of this Board.

Commissioner Wenzel offered the foregoing resolu-  
tion and moved its adoption, seconded by Commissioner Pistor  
and upon roll call, the vote was:

AYES: Commissioners Wenzel, Pistor, Kruse, Brown and Wimer

NAYS: None

ABSENT AND NOT VOTING: None

ABSTENTION: None

Done this 9th day of November, 19 82.

BOARD OF ZONING APPEALS  
COLLIER COUNTY, FLORIDA

BY: CR Wimer

ATTEST:  
WILLIAM J. REAGAN, CLERK

William J. Reagan

RECORDERS MEMO: Legibility  
of writing, Typing or Printing  
unsatisfactory in this document  
when received.

Nov. 9, 1982

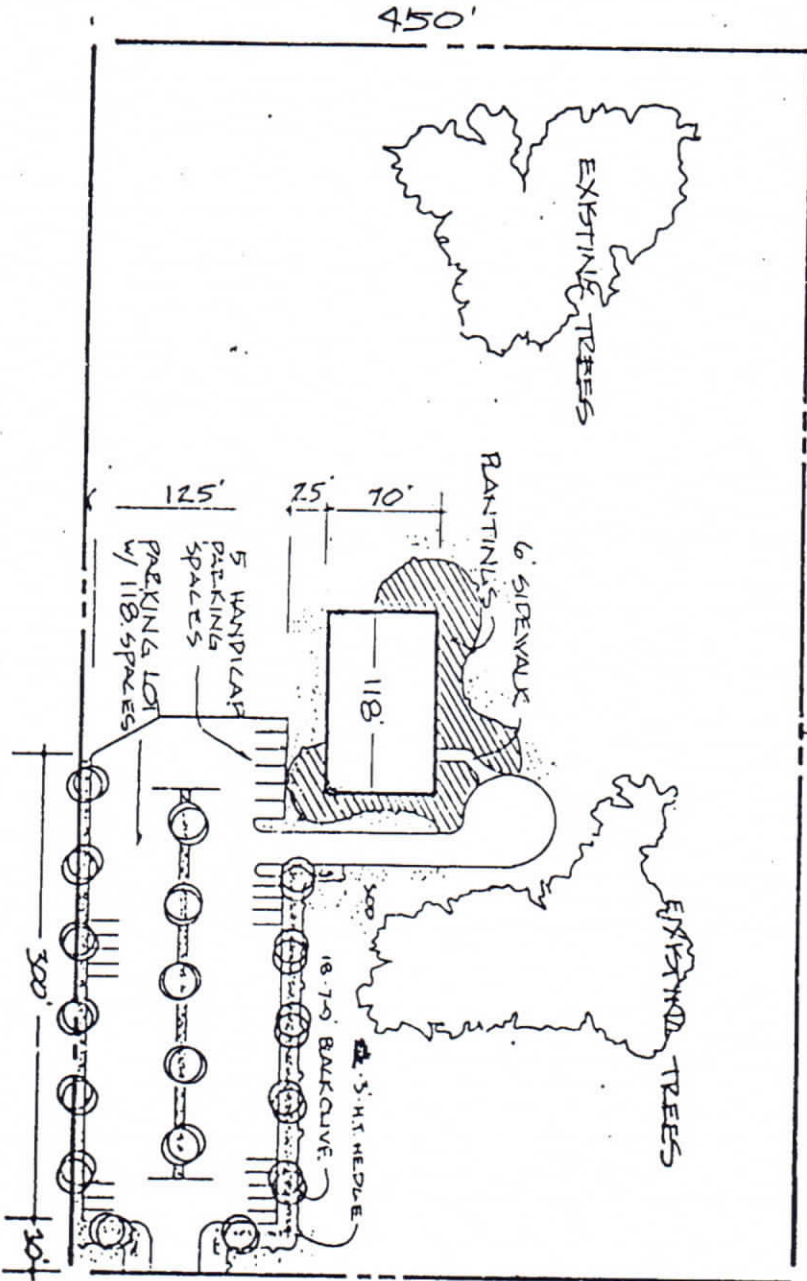
# GOLDEN LAKE CHURCH OF CHRIST

GOLDEN LAKE PARKWAY

795'



SANTA BARBARA BLVD.



NAPLES CHRISTIAN ACADEMY  
PROPERTY

RECORDERS MEMO: Legibility  
of writing, Typing or Printing  
unsatisfactory in this document  
when received.

Nov. 9, 1982

AGREEMENT

I, J. E. HOGGATH, as owner or authorized agent for petition PU-82-23-C, agree to the following stipulations requested by the Coastal Area Planning Commission in their public hearing on Oct. 21, 1982:

- A. Parking area shall be pervious material. *deleted by EAC*
- B. Detailed site drainage plans shall be submitted to County Engineer prior to the start of any construction.

J. E. Hoggath  
PETITIONER OR AGENT

Paul Barker  
REPRESENTATIVE FOR CAPC

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY  
OF October, 1982.

Mary Jo Luper  
NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

MLL/sgg/MON

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JUNE 20 1983  
BONDED THRU GENERAL INS. UNDERWRITERS

RECORDERS MEMO: Legibility  
of writing, Typing or Printing  
unsatisfactory in this document  
when received.

FINDING OF FACT  
BY  
COASTAL AREA PLANNING COMMISSION  
FOR  
A PROVISIONAL USE PETITION  
FOR


PA-82-23C

The following facts are found:

1. Section 7.10 of the Zoning Ordinance authorized the provisional use.
2. Granting the provisional use will not adversely affect other property or uses in the same district or neighborhood because of:
  - A. General compliance with the Comprehensive Plan:
  - B. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:
  - C. Affects neighboring properties in relation to noise, glare, economic or odor effects:
  - D. General compatibility with adjacent properties and other property in the district:

Based on the above findings, this provisional use should with stipulations, (copy attached) (should not) be recommended for approval ✓.

DATE: 10-21-1982

  
CHAIRMAN,  
PLANNING COMMISSION



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

## Application for a Public Hearing for PUD Rezone, Amendment to PUD or PUD to PUD Rezone

PETITION NO  
PROJECT NAME  
DATE PROCESSED

*To be completed by staff*

- ☒ **PUD Rezone (PUDZ):** LDC subsection 10.02.13 A.-F., Ch. 3 G. 1 of the Administrative Code  
☐ **Amendment to PUD (PUDA):** LDC subsection 10.02.13 E. and Ch. 3 G. 2 of the Administrative Code  
☐ **PUD to PUD Rezone (PUDR):** LDC subsection 10.02.13 A.-F.

### APPLICANT CONTACT INFORMATION

Name of Property Owner(s) GOODWILL INDUST OF SW FL INC

Address: 5100 TICE ST City: FT MYERS State: FL ZIP: 33905

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

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

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

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

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

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

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

Be aware that Collier County has lobbyist regulations. Guide yourself accordingly and ensure that you are in compliance with these regulations.



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### REZONE REQUEST

This application is requesting a rezone from: \_\_\_\_\_ Zoning district(s) to the  
\_\_\_\_\_ zoning district(s).

Present Use of the Property: \_\_\_\_\_

Proposed Use (or range of uses) of the property: \_\_\_\_\_

Original PUD Name: \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

### PROPERTY INFORMATION

On a separate sheet attached to the application, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include a separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Section/Township/Range: \_\_\_\_/\_\_\_\_/\_\_\_\_

Lot: \_\_\_\_ Block: \_\_\_\_ Subdivision: \_\_\_\_\_

Metes & Bounds Description: \_\_\_\_\_

Plat Book: \_\_\_\_ Page #: \_\_\_\_ Property I.D. Number: \_\_\_\_\_

Size of Property: \_\_\_\_ ft. x \_\_\_\_ ft. = \_\_\_\_ Total Sq. Ft. Acres: \_\_\_\_

Address/ General Location of Subject Property: \_\_\_\_\_

PUD District (refer to LDC subsection 2.03.06 C):

- |                                     |                                       |                                               |                                     |
|-------------------------------------|---------------------------------------|-----------------------------------------------|-------------------------------------|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Residential  | <input type="checkbox"/> Community Facilities | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Mixed Use  | <input type="checkbox"/> Other: _____ |                                               |                                     |



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### ADJACENT ZONING AND LAND USE

|   | Zoning | Land Use |
|---|--------|----------|
| N |        |          |
| S |        |          |
| E |        |          |
| W |        |          |

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property on a separate sheet attached to the application.

Section/Township/Range: \_\_\_\_/\_\_\_\_/\_\_\_\_

Lot: \_\_\_\_ Block: \_\_\_\_ Subdivision: \_\_\_\_\_

Plat Book: \_\_\_\_ Page #: \_\_\_\_ Property I.D. Number: \_\_\_\_\_

Metes & Bounds Description: \_\_\_\_\_

### ASSOCIATIONS

**Required:** List all registered Home Owner Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at <http://www.colliergov.net/Index.aspx?page=774>.

Name of Homeowner Association: \_\_\_\_\_

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

Name of Homeowner Association: \_\_\_\_\_

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

Name of Homeowner Association: \_\_\_\_\_

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

Name of Homeowner Association: \_\_\_\_\_

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

Name of Homeowner Association: \_\_\_\_\_

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



### EVALUATION CRITERIA

Pursuant to LDC subsections 10.02.13 B, 10.02.08 F and Chapter 3 G. of the Administrative Code, staff's analysis and recommendation to the Planning Commission, and the Planning Commission's recommendation to the Board of County Commissioners shall be based upon consideration of the applicable criteria. **On a separate sheet attached to the application, provide a narrative statement describing the rezone request with specific reference to the criteria below. Include any backup materials and documentation in support of the request.**

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.
- b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the county attorney.
- c. Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)
- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.
- e. The adequacy of usable open space areas in existence and as proposed to serve the development.
- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.
- g. The ability of the subject property and of surrounding areas to accommodate expansion.
- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

**Deed Restrictions:** The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.



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**Previous land use petitions on the subject property:** To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

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**Official Interpretations or Zoning Verifications:** To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☐ Yes ☐ No if so please provide copies.

#### PUBLIC NOTICE REQUIREMENTS

This land use petition requires a Neighborhood Information Meeting (NIM), pursuant to Chapter 3 E. of the Administrative Code and LDC section 10.03.06. Following the NIM, the applicant will submit a written summary and any commitments that have been made at the meeting. Refer to Chapter 8 B. of the Administrative Code for the NIM procedural requirements.

**Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.**

#### RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer (specify name) at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of Chapter 695, FS. A recorded copy of the Memorandum or Notice shall be provided to the Collier County Planned Unit Development Monitoring staff within 15 days of recording of said Memorandum or Notice.

#### LDC subsection 10.02.08 D

**This application will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. The application will be considered "closed" when the petitioner withdraws the application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the rezoning, amendment or change, for a period of 6 months. An application deemed "closed" will not receive further processing and an application "closed" through inactivity shall be deemed withdrawn. An application deemed "closed" may be re-opened by submission of a new application, repayment of all application fees and the grant of a determination of "sufficiency". Further review of the request will be subject to the then current code.**



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**STATEMENT OF UTILITY PROVISIONS  
FOR PUD REZONE REQUEST**

**APPLICANT CONTACT INFORMATION**

Name of Applicant(s): \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Address of Subject Property (If available): \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**PROPERTY INFORMATION**

Section/Township/Range: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Lot: \_\_\_\_ Block: \_\_\_\_ Subdivision: \_\_\_\_\_  
Metes & Bounds Description: \_\_\_\_\_  
Plat Book: \_\_\_\_ Page #: \_\_\_\_ Property I.D. Number: \_\_\_\_\_

**TYPE OF SEWAGE DISPOSAL TO BE PROVIDED**

**Check applicable system:**

- a. County Utility System ☐
- b. City Utility System ☐
- c. Franchised Utility System ☐
- d. Package Treatment Plant ☐
- e. Septic System ☐

Provide Name: \_\_\_\_\_  
(GPD Capacity): \_\_\_\_\_

**TYPE OF WATER SERVICE TO BE PROVIDED**

**Check applicable system:**

- a. County Utility System ☐
- b. City Utility System ☐
- c. Franchised Utility System ☐
- d. Private System (Well) ☐

Provide Name: \_\_\_\_\_

**Total Population to be Served:** \_\_\_\_\_

**Peak and Average Daily Demands:**

- A. Water-Peak: \_\_\_\_\_ Average Daily: \_\_\_\_\_
- B. Sewer-Peak: \_\_\_\_\_ Average Daily: \_\_\_\_\_

**If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required:** \_\_\_\_\_



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**Narrative statement:** Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

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**Collier County Utility Dedication Statement:** If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

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**Statement of Availability Capacity from other Providers:** Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.



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### COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that we are the fee simple titleholders and owners of record of property commonly known as \_\_\_\_\_

(Street address and City, State and Zip Code)

and legally described in *Exhibit A* attached hereto.

The property described herein is the subject of an application for \_\_\_\_\_ planned unit development (\_\_\_\_\_) PUD) zoning. We hereby designate \_\_\_\_\_, legal representative thereof, as the legal representatives of the property and as such, these individuals are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning approval on the site. These representatives will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Collier County.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned unit development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Collier County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned unit development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned unit development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned unit development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Collier County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned unit development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned unit development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned unit development.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA)  
COUNTY OF COLLIER)

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_ by \_\_\_\_\_  
who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
(Name typed, printed or stamped)



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**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                                                                                                                                            | 1                        | <input checked="" type="checkbox"/> |                                     |
| Pre-application meeting notes                                                                                                                                                              | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <a href="#">Affidavit of Authorization</a> , signed and notarized                                                                                                                          | 1                        | <input checked="" type="checkbox"/> |                                     |
| <a href="#">Property Ownership Disclosure Form</a>                                                                                                                                         | 1                        | <input checked="" type="checkbox"/> |                                     |
| Notarized and completed Covenant of Unified Control                                                                                                                                        | 1                        | <input checked="" type="checkbox"/> |                                     |
| <a href="#">Completed Addressing Checklist</a>                                                                                                                                             | 1                        | <input checked="" type="checkbox"/> |                                     |
| Warranty Deed(s)                                                                                                                                                                           | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| List Identifying Owner and all parties of corporation                                                                                                                                      | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Signed and sealed Boundary Survey                                                                                                                                                          | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Architectural Rendering of proposed structures                                                                                                                                             | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.                                      | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Statement of Utility Provisions                                                                                                                                                            | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Environmental Data Requirements pursuant to LDC section 3.08.00                                                                                                                            | 1                        | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.                                                                                           | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Traffic Impact Study                                                                                                                                                                       | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Historical Survey                                                                                                                                                                          | 1                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| School Impact Analysis Application, if applicable                                                                                                                                          | 1                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Electronic copy of all required documents                                                                                                                                                  | 1                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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"/>            |



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| Checklist continues on this page                                                                                       |   |                                     |                          |                          |
|------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------|--------------------------|--------------------------|
| Revised PUD document with changes crossed thru & underlined                                                            | 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Copy of Official Interpretation and/or Zoning Verification                                                             | 1 | <input checked="" type="checkbox"/> | <input 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 Johnson                          |
| <input checked="" type="checkbox"/> Utilities Engineering: Eric Fey              | <input checked="" type="checkbox"/> Parks and Recreation: Barry Williams & David Berra |
| <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
- ☒ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** \$2,500.00
- ☐ **Listed or Protected Species Review (when an EIS is not required):** \$1,000.00
- ☒ **Transportation Review Fees:**
  - ☒ Methodology Review: \$500.00, to be paid directly to Transportation at the Methodology Meeting\*
  - \*Additional fees to be determined at Methodology Meeting.
    - Minor Study Review: \$750.00
    - Major Study Review \$1,500.00



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**Legal Advertising Fees:**

- CCPC: \$1,125.00
- BCC: \$500.00

☐ **School Concurrency Fee, if applicable:**

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

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

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.

*\*Additional fee for the 5<sup>th</sup> and subsequent re-submittal will be assessed at 20% of the original fee.*

\_\_\_\_\_  
Signature of Petitioner or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name of signing party



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## EXHIBIT A

*(To be completed in a separate document and attached to the application packet.)*

### **PERMITTED USES:**

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses:

1. \_\_\_\_\_

Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals ("BZA") by the process outlined in the LDC.

B. Accessory Uses:

1. \_\_\_\_\_

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

### **CONDITIONAL USES (Optional)**

1. \_\_\_\_\_

### **DEVELOPMENT STANDARDS**

Table \_\_\_\_\_ below sets forth the development standards for land uses within the (type of PUD) PUD Residential Subdistrict. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat.

## EXHIBIT B

(To be completed in a separate document and attached to the application packet.)

**TABLE I  
RESIDENTIAL DEVELOPMENT STANDARDS**

| DEVELOPMENT STANDARDS                       | SINGLE FAMILY | SINGLE FAMILY ATTACHED & TOWNHOUSE | TWO-FAMILY, PATIO & ZERO LOT LINE | MULTI-FAMILY                     | CLUBHOUSE/ RECREATION BUILDINGS |
|---------------------------------------------|---------------|------------------------------------|-----------------------------------|----------------------------------|---------------------------------|
| <b>PRINCIPAL STRUCTURES</b>                 |               |                                    |                                   |                                  |                                 |
| MINIMUM LOT AREA                            | S.F. PER UNIT | S.F. PER UNIT                      | S.F. PER UNIT                     | S.F. PER UNIT                    | S.F. PER UNIT                   |
| MINIMUM LOT WIDTH                           | FEET          | FEET                               | FEET                              | FEET                             | FEET                            |
| MINIMUM FLOOR AREA                          | S.F.          | S.F.                               | S.F.                              | S.F./D.U.                        | N/A                             |
| MIN FRONT YARD                              | FEET          | FEET                               | FEET                              | FEET                             | N/A                             |
| MIN SIDE YARD                               | FEET          | FEET                               | FEET                              | FEET                             | N/A                             |
| MIN REAR YARD                               | FEET          | FEET                               | FEET                              | FEET                             | N/A                             |
| MIN PRESERVE SETBACK                        | FEET          | FEET                               | FEET                              | FEET                             | FEET                            |
| MIN. DISTANCE BETWEEN STRUCTURES            | FEET          | FEET                               | FEET                              | FEET or BH, whichever is greater | N/A                             |
| MAX. BUILDING HEIGHT NOT TO EXCEED          | FEET          | FEET                               | FEET                              | FEET                             | FEET                            |
| <b>ACCESSORY STRUCTURES</b>                 |               |                                    |                                   |                                  |                                 |
| FRONT                                       | FEET          | FEET                               | FEET                              | FEET                             | FEET                            |
| SIDE                                        | FEET          | FEET                               | FEET                              | FEET                             | BH                              |
| REAR                                        | FEET          | FEET                               | FEET                              | FEET                             | FEET                            |
| PRESERVE SETBACK                            | FEET          | FEET                               | FEET                              | FEET                             | FEET                            |
| <b>DISTANCE BETWEEN PRINCIPAL STRUCTURE</b> |               |                                    |                                   |                                  |                                 |
| MAX. BUILDING HEIGHT NOT TO EXCEED          |               | SPS                                | SPS                               | SPS or FEET                      | FEET                            |

S.P.S. = Same as Principal Structures  
 BH = Building Height  
 Footnotes as needed

GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Condominium, and/or homeowners' association boundaries shall not be utilized for determining development standards.

Setback may be either \_\_\_\_\_ feet (\_\_\_\_\_) on one side or \_\_\_\_\_ feet (\_\_\_\_\_) on the other side in order to provide a minimum separation between principal structures of \_\_\_\_\_ feet (\_\_\_\_\_. Alternatively, if the \_\_\_\_\_ foot (\_\_\_\_\_) setback option is not utilized, then the minimum setback shall not be less than \_\_\_\_\_ feet (\_\_\_\_\_) and the combined setback between principal structures shall be at least \_\_\_\_\_ feet (\_\_\_\_\_. At the time of the application for subdivision plat approval for each tract, a lot layout depicting minimum yard setbacks and the building footprint shall be submitted.

**TABLE II**  
**DEVELOPMENT STANDARDS FOR COMMERCIAL DISTRICT**

|                                         | PRINCIPAL USES                   | ACCESSORY USES |
|-----------------------------------------|----------------------------------|----------------|
| <b>MINIMUM LOT AREA</b>                 | Sq. Ft.                          | N/A            |
| <b>MINIMUM LOT WIDTH</b>                | _____ Ft.                        | N/A            |
| <b>MINIMUM YARDS (External)</b>         |                                  |                |
| From Immokalee Road Canal ROW           | _____ Ft.                        | SPS            |
| From Future Extension of Collier Blvd.  | _____ Ft.                        | SPS            |
| From Western Project Boundary           | _____ Ft.                        | _____ Ft.      |
| <b>MINIMUM YARDS (Internal)</b>         |                                  |                |
| Internal Drives/ROW                     | _____ Ft.                        | _____ Ft.      |
| Rear                                    | _____ Ft.                        | _____ Ft.      |
| Side                                    | _____ Ft.                        | _____ Ft.      |
| <b>MIN. DISTANCE BETWEEN STRUCTURES</b> | Ft. or sum of Building heights * | _____ Ft.      |
| <b>MAXIMUM HEIGHT</b>                   |                                  |                |
| Retail Buildings                        | _____ Ft.                        | _____ Ft.      |
| Office Buildings                        | _____ Ft.                        | _____ Ft.      |
| <b>MINIMUM FLOOR AREA</b>               | _____ Sq. Ft. **                 | N/A            |
| <b>MAX. GROSS LEASABLE AREA</b>         | _____ Sq. Ft.                    | N/A            |

\* Whichever is greater

\*\* Per principal structure, on the finished first floor.



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(239) 252-2400 FAX: (239) 252-6358

### 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)