

\* Has a companion  
Collier County

GMIPA -  
PL 2015 0000154

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

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

### Pre-Application Meeting Notes

Petition Type: PUDA  
Date and Time: February 18, 2015

Assigned Planner: Nancy Gundlach

Engineering Manager (for PPL's and FP's): N/A

### Project Information

Project Name: Carlisle Regency PUD  
PL #: 20150000119  
Property ID #: 00238000005 Current Zoning: Agriculture (A)  
Project Address: Airport Road North City: Naples State: FL Zip: 34110  
Applicant: Hole Montes, Inc.  
Agent Name: Robert J. Mulhere Phone: 239-254-2026  
Agent/Firm Address: 950 Encore Way City: Naples State: FL Zip: 34110  
Property Owner: [REDACTED]

Please provide the following, if applicable:

- i. Total Acreage: \_\_\_\_\_
- ii. Proposed # of Residential Units: \_\_\_\_\_
- iii. Proposed Commercial Square Footage: \_\_\_\_\_
- iv. For Amendments, indicate the original petition number: Ord. # 06-20
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: Ord. # 06-20
- vi. If the project is within a Plat, provide the name and AR#/PL#: \_\_\_\_\_



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#### Meeting Notes

- PROVIDE COPY OF ANY ENVIRONMENTAL ASSESSMENTS WHICH HAVE BEEN DONE FOR THE PROPERTY.
- SOIL TESTING IN ACCORDANCE WITH LDC SECTION 3.05.08 WILL BE REQUIRED SINCE PROPERTY WAS A FORMER FARM FIELD.
- INCLUDE PROVISION THAT ~~THE~~ NATIVE TREE PRESERVATION WILL BE REQUIRED FOR PUD.
- PROVIDE FLUCFCS CODE MAP ON AERIAL AND OBSERVATIONS FOR LISTED SPECIES.
- TRANSPORTATION - UPDATED TIS W/ NEW USE(S) IS REQUIRED. AMEND INTERCONNECTION LANGUAGE AS REQUIRED (ALSO REQUIRES CONCURRENCE OF ITALIAN AMERICAN CLUB). REVISIT PROP SHARE REQUIREMENTS AS APPROPRIATE. PLAN FOR FUTURE ROW PERMIT(S) FOR ANY WORK WITHIN THE ROW.

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**Pre-Application Meeting and 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	15 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Application with required attachments	15 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-application meeting notes	15 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Affidavit of Authorization</u> , signed and notarized	2 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notarized and completed Covenant of Unified Control	2 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Completed Addressing Checklist</u>	2 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warranty Deed(s)	3 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
List Identifying Owner and all parties of corporation	2 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signed and sealed Boundary Survey	4 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Rendering of proposed structures	4 <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	5 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Utility Provisions	4 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements pursuant to LDC section 3.08.00	4 <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) packet at time of public hearings. Coordinate with project planner at time of public hearings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys. <i>SEE NOTES</i>	4 <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Study	7 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historical Survey	4 <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School Impact Analysis Application, if applicable	2 <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of all required documents	2 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Exhibits A-F (see below for additional information) <sup>+</sup>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
Revised Conceptual Master Site Plan 24" x 36" and One 8 1/2" x 11" copy	15 <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	15 <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Checklist continued onto next page...



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Copy of original CU	15	15	15	15	15	15	15	15	15
Revised PUD document with changes crossed thru & underlined									
Copy of Official Interpretation and/or Zoning Verification	1								
*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement									

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

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

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

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

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

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

**FEE REQUIREMENTS**

- ☒ 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
- ☒ Legal Advertising Fees:
  - ☒ CCPC: \$925.00
  - ☒ BCC: \$500.00
- ☐ School Concurrency Fee, if applicable:
  - ☐ Mitigation Fees, if application, to be determined by the School District in coordination with the County

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

## GundlachNancy

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**Subject:** FW: PL20150000119 (PUDA)  
**Location:** Conf Room "C"  
  
**Start:** Wed 2/18/2015 1:30 PM  
**End:** Wed 2/18/2015 2:30 PM  
**Show Time As:** Tentative  
  
**Recurrence:** (none)  
  
**Meeting Status:** Not yet responded  
  
**Organizer:** CDS-C

**Planner:** Nancy Gundluch  
**Fire District:** North Naples

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PL20150000119.jp  
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**Project Type:** Planned Unit Development Amendment

**Project Description:** We would like to schedule a preapplication meeting for a PUDA (and SSGMPA) to the Carlisle Regency PUD (Ord. No. 06-20) to add 5 acres for a memory care facility.

**Existing Application Name:**

**Meeting Type:** Pre-Application Meeting

**Preferred Date:** Third Week of February

**Unavailable Dates:**

**Location:** Airport Road North, Naples, FL, 34109, Parcel Number: 00238000005

**Full Name:** Robert J. Mulhere, FAICP

**Email:** [stephaniekarol@hmeng.com](mailto:stephaniekarol@hmeng.com)

**Company Name:** Hole Montes, Inc.  
950 Encore Way  
Naples, FL 34110

**Representing:**

**Contact Number:** Work: 239-254-2018



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Pre-Application Meeting Sign-In Sheet

PL #: 2015-0119

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 checked="" type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	StephenBaluch@colliergov.net
<input checked="" type="checkbox"/> Madelin Bunster	Architectural Review	252-8523	madelinbunster@colliergov.net
<input type="checkbox"/> Mark Burtchin	ROW Permitting	252-5165	markburtchin@colliergov.net
<input type="checkbox"/> George Cascio	Utility Billing	252-5543	georgecascio@colliergov.net
<input checked="" type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
<input type="checkbox"/> Kay Deselem, AICP	Zoning Services	252-2931	kaydeselem@colliergov.net
<input type="checkbox"/> Eric Fey, P.E.	Utility Plan Review	252-2434	ericfey@colliergov.net
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paulafleishman@colliergov.net
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michaelgibbons@colliergov.net
<input checked="" type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Services	252-2484	nancygundlach@colliergov.net
<input type="checkbox"/> Shar Hingson	East Naples Fire District	687-5650	shingson@ccfco.org
<input type="checkbox"/> John Houldsworth	Engineering Services	252-5757	johnhouldsworth@colliergov.net
<input type="checkbox"/> Jodi Hughes	Transportation Pathways	252-5744	jodihughes@colliergov.net
<input checked="" type="checkbox"/> Alicia Humphries	Right-Of-Way Permitting	252-2326	aliciahumphries@colliergov.net
<input checked="" type="checkbox"/> Marcia Kendall	Environmental Planning	252-2387	marciakendall@colliergov.net
<input type="checkbox"/> Reed Jarvi, P.E.	Transportation Planning	252-5849	reedjarvi@colliergov.net
<input checked="" type="checkbox"/> Stephen Lenberger	Environmental Review	252-2915	stevelenberger@colliergov.net
<input type="checkbox"/> Paulo Martins	Utilities	252-4285	paulomartins@colliergov.net
<input type="checkbox"/> Thomas Mastroberto	Fire Safety	252-7348	Thomasmastroberto@colliergov.net
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
<input type="checkbox"/> Matt McLean, P.E.	Principal Project Manager	252-8279	matthewmclean@colliergov.net
<input type="checkbox"/> Gilbert Moncivaiz	Utility Impact Fees	252-4215	gilbertmoncivaiz@colliergov.net
<input type="checkbox"/> Michele Mosca, AICP	Impact Fee Administration	252-2466	michelemosca@colliergov.net
<input type="checkbox"/> Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
<input type="checkbox"/> Mariam Ocheltree	Graphics	252-2315	mariamocheltree@colliergov.net
<input type="checkbox"/> Brandy Otero	Transit	252-5859	bandyotero@colliergov.net
<input checked="" type="checkbox"/> John Podczerwinsky	Transportation Planning	252-5890	johnpodczerwinsky@colliergov.net
<input type="checkbox"/> Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
<input type="checkbox"/> Fred Reischl, AICP	Zoning Services	252-4211	fredreischl@colliergov.net

**Additional Attendee Contact Information:**[illegible]



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## ADDRESSING CHECKLIST

Please complete the following and fax to the Operations Department at 239-252-5724 or submit in person to the Addressing Department at the above address. Form must be signed by Addressing personnel prior to pre-application meeting, please allow 3 days for processing.

Not all items will apply to every project. Items in **bold type** are required. **FOLIO NUMBERS MUST BE PROVIDED.** Forms older than 6 months will require additional review and approval by the Addressing Department.

**PETITION TYPE** (Indicate type below, complete a separate Addressing Checklist for each Petition type)

- |   |  |
|---|--|
| <input type="checkbox"/> BL (Blasting Permit)               | <input type="checkbox"/> SDP (Site Development Plan)                   |
| <input type="checkbox"/> BD (Boat Dock Extension)           | <input type="checkbox"/> SDPA (SDP Amendment)                          |
| <input type="checkbox"/> Carnival/Circus Permit             | <input type="checkbox"/> SDPI (Insubstantial Change to SDP)            |
| <input type="checkbox"/> CU (Conditional Use)               | <input type="checkbox"/> SIP (Site Improvement Plan)                   |
| <input type="checkbox"/> EXP (Excavation Permit)            | <input type="checkbox"/> SIPI (Insubstantial Change to SIP)            |
| <input type="checkbox"/> FP (Final Plat)                    | <input type="checkbox"/> SNR (Street Name Change)                      |
| <input type="checkbox"/> LLA (Lot Line Adjustment)          | <input type="checkbox"/> SNC (Street Name Change – Unplatted)          |
| <input type="checkbox"/> PNC (Project Name Change)          | <input type="checkbox"/> TDR (Transfer of Development Rights)          |
| <input type="checkbox"/> PPL (Plans & Plat Review)          | <input type="checkbox"/> VA (Variance)                                 |
| <input type="checkbox"/> PSP (Preliminary Subdivision Plat) | <input type="checkbox"/> VRP (Vegetation Removal Permit)               |
| <input checked="" type="checkbox"/> PUD Rezone              | <input type="checkbox"/> VRSFP (Vegetation Removal & Site Fill Permit) |
| <input type="checkbox"/> RZ (Standard Rezone)               | <input type="checkbox"/> OTHER _____                                   |

**LEGAL DESCRIPTION** of subject property or properties (copy of lengthy description may be attached)  
Section 2, Township 49S, Range 25E

**FOLIO (Property ID) NUMBER(s)** of above (attach to, or associate with, legal description if more than one)  
00238000005

**STREET ADDRESS or ADDRESSES** (as applicable, if already assigned)  
Airport Road North

- **LOCATION MAP** must be attached showing exact location of project/site in relation to nearest public road right-of-way

- **SURVEY** (copy - needed only for unplatted properties)

**PROPOSED PROJECT NAME** (if applicable)

**PROPOSED STREET NAMES** (if applicable)

**SITE DEVELOPMENT PLAN NUMBER** (for existing projects/sites only)

SDP \_\_\_\_\_ or AR or PL # Ord. 06-20



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Project or development names proposed for, or already appearing in, condominium documents (if application; indicate whether proposed or existing)

Please Check One: ☒ Checklist is to be Faxed back ☐ Personally Picked Up  
or email to [stephaniekarol@hmeng.com](mailto:stephaniekarol@hmeng.com)

APPLICANT NAME: HOLE MONTES, INC./BOB MULHERE/STEPHANIE KAROL

PHONE 239-254-2018

FAX 239-254-2099

Signature on Addressing Checklist does not constitute Project and/or Street Name approval and is subject to further review by the Operations Department.

**FOR STAFF USE ONLY**

FLN Number (Primary) 00238000005

Folio Number \_\_\_\_\_

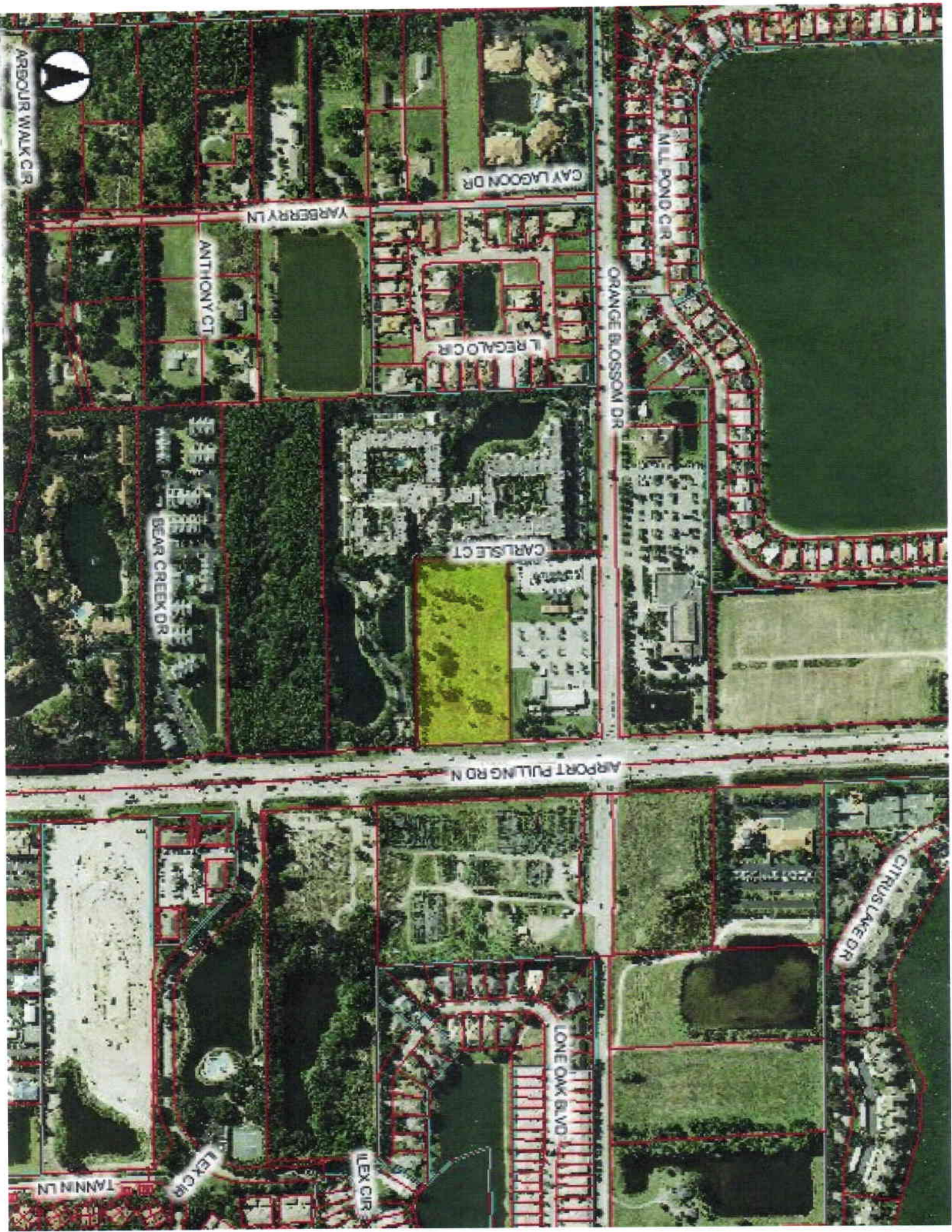
Folio Number \_\_\_\_\_

Folio Number \_\_\_\_\_

Approved by: *Jack Attenbach* Date: 1-21-2015

Updated by: \_\_\_\_\_ Date: \_\_\_\_\_

**IF OLDER THAN 6 MONTHS, FORM MUST BE  
UPDATED OR NEW FORM SUBMITTED**



ARBOUR WALK CR



CAY LAGOON DR

YARBERRY LN

ANTHONY CT

L REGALO CIR

ORANGE BLOSSOM DR

MILL POND CIR

CARLISLE CT

BEAR CREEK DR

AIRPORT PULLING RD N

CITRUS LAKE DR

LONE OAK BLVD

LEX CIR

LEX CIR

TANNIN LN