



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Application:

☐ Site Development Plan (SDP)

☒ Site Development Plan Amendment (SDPA)

LDC Section 10.02.03 and other provisions of the LDC
Chapter 4 of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

For Staff Use

APPLICANT CONTACT INFORMATION

Name of Owner: Benderson Development Company, Inc. and WR-I Associates, LTD

Address: 7978 Cooper Creek Blvd, Suite 100 City: University Park State: FL ZIP: 34201

Telephone: 941 359 8303 Cell: n/a Fax: 941 359 1836

E-Mail Address: toddmathes@benderson.com

Name of Agent/Applicant: Peter T. Van Buskirk, P.E. Firm: Kimley-Horn

Address: 1412 Jackson Street Suite 2 City: Fort Myers State: FL ZIP: 33901

Telephone: 239 271 2635 Cell: n/a Fax: n/a

E-Mail Address: peter.vanbuskirk@kimely-horn.com

PROPERTY INFORMATION

Project Name: Gateway Shoppes at North Bay Expansion

Original SDP # or AR/PL # (if applicable): SDP-AR-3901 & SDPA-AF-8241/9657

Location of Subject Property (proximity to closest major intersection or road):
13995 Tamiami Trl. N., Naples, FL 34110

Section/Township/Range: 16 / 48 / 25 Property I.D. #: 00155884100

Subdivision: _____ Unit: _____ Lot: _____ Block: _____

Total Area of Project: # Units _____ Density _____ Non- Residential Sq Ft 263,383

Current Zoning Designation: Lawmetka Plaza PUD (Includes existing and proposed)

Zoning Approval(s): List the case number(s), ordinance and/or Resolution Number(s) of any Zoning, Conditional use, Variance, Administrative Parking Reduction, HEX, or other applicable zoning actions, requested or approved for the property. ORD. No. 02-51, APR-2008-AR-13522



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DESCRIPTION OF PROPOSED PROJECT OR AMENDMENT

On a separate sheet attached to the application, provide a cover letter describing in detail the proposed project or proposed changes, including any discussions with the assigned planner that may be pertinent to the review of the application, and the sheet numbers of the plans affected by the change if applicable.

ADJACENT ZONING & LAND USE

	Zoning	Land Use
N	PUD	Commercial District - Mixed Use Activity Center Subdistrict
S	C-4	Commercial District - Mixed Use Activity Center Subdistrict
E	MH / PUD	Commercial District - Mixed Use Activity Center Subdistrict
W	PUD	Commercial District - Mixed Use Activity Center Subdistrict

Pre-Application Meeting and Submittal Requirement Checklist for:
Site Development Plan (SDP) or Site Development Plan Amendment (SDPA)
Chapter 4 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. See Chapter 4 of the Administrative Code for submittal requirements. **Incomplete submittals will not be accepted.**

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
STANDARD REQUIREMENTS:			
Completed Application (download current form from the County website)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cover Letter explaining the project	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Addressing Checklist	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-application meeting notes	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Development Plan (SDP or SDPA) (signed & sealed) including cover sheet	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD Monitoring Schedule	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD monitoring report	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PUD Ordinance and Development Commitment Information, as applicable (digital only)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Affidavit of Authorization & Evidence of Authority	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary and Topographic Survey (less than 6 months old)	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Opinion of Title or property owner statement/Affidavit	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recorded Deed or contract for sale (non-recorded deeds or Property Appraiser print-outs will not be accepted)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Calculation Worksheet & Review fees, signed	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Site Development Plans (DWG or DFX format) on CDROM disc in State Plane NAD83 feet Florida Ease Coordinates	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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ARCHITECTURAL OR NON-ARCHITECTURAL REVIEW:	# OF COPIES	REQUIRED	NOT REQUIRED
<p>For projects subject to Architectural Review:</p> <p>Architectural plans must be 1/8" scale minimum (signed & sealed), including:</p> <ul style="list-style-type: none"> ✓ Every Façade of each building must be shown on Architectural plans ✓ Building cross sections or typical wall sections ✓ Dumpster details: height, material and color ✓ Light pole details or cut sheet: height, material and color ✓ Color paint chips and roof color paint chips or samples ✓ Floor plans and building elevations ✓ One color rendering of proposed building <p>This project qualifies for a separate "Alternative Architectural Design" submittal per 5.05.08.F. Additional fees (\$500.00) and submittal application is required.</p>	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>For projects NOT subject to Architectural Review:</p> <p>For projects not requiring architectural review: Floor plans and elevations with dimensions. This information, showing floor area by use, is intended only to determine that the use is compatible with the zoning, establish parking requirements, and show building height measurements meeting Code. Full architectural or construction drawings are not needed.</p>	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COA:			
Completed Certificate of Adequate Public Facilities Application, including the application fee and estimated Transportation Impact Fee calculations.	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FIRE:			
Location of existing and proposed fire hydrants	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Flow tests from Fire Department (no more than 6 months old)	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Information in the Standard Building Code, type of construction, total square footage under roof, occupancy/use, fire sprinkler data (NFPA 1141), PLEASE INCLUDE THIS INFORMATION ON EITHER THE COVER PAGE OR SHEET 1 OF THE SITE PLANS	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL:			
Environmental Data Requirements	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Conservation easement including signed and sealed legal description and boundary survey for preserve – include protective language, sketch and description in construction plans; contact review staff for current version	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Listed Species Survey; less than 12 months old. Include copies of previous surveys	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Preserve Management Plan – provided on the site plan	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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TRANSPORTATION:	# OF COPIES	REQUIRED	NOT REQUIRED
Transportation Impact Study or waiver (with applicable fees)	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STORMWATER:			
<p>Engineer's Report, signed & sealed, with assumptions and explanations, by a Florida registered professional engineer containing the following:</p> <ul style="list-style-type: none"> ✓ Completed calculations used to design the facilities, including but not limited to all water, sewer, road, water management systems, and all accessory facilities, public or private; ✓ Drainage calculations including 10 year 1 day; 25 year 3 day; 100 year 3 day storm routings ✓ Detailed hydraulic grade line pipe design calculations utilized to design the stormwater management facilities for the subdivision or development; ✓ Geo-technical report with soil boring results ✓ Engineering Review Checklist, signed and sealed by the applicant's professional Engineer; ✓ Engineer's Opinion of probable cost (Paving, grading, Drainage) ✓ Status of all other required permits including copies of information and data submitted to the appropriate permitting agencies. 	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
UTILITIES:			
<p>If within Collier County Public Utilities Service Area- Engineer's Report, signed & sealed, containing the following:</p> <ul style="list-style-type: none"> ✓ Estimated cost of utilities construction, Water & Sewer calculations ✓ Sewer Hydraulics ✓ Lift station hydraulics to first downstream master station ✓ Lift station buoyancy calculations ✓ Chloramine Dissipation Report ✓ Detailed hydraulic design calculations utilized to design the water and sewer facilities regulated by the County. 	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and/or Sewer availability letter	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEP utility installation permits (water/sewer)	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Meter Sizing Form	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LIGHTING:			
Lighting Plans , signed and sealed by a professional Engineer licensed to practice in the State of Florida or the utility provider	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LANDSCAPE & IRRIGATION:			
Landscape & Irrigation Plans , signed and sealed by a landscape architect registered in the State of Florida	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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SCHOOL CONCURRENCY:	# OF COPIES	REQUIRED	NOT REQUIRED
Estimated School Impact Analysis Application – residential projects only (download the School Impact Analysis Application from website) <u>School Concurrency</u> - If the proposed project includes a residential component, you are required to contact the School District of Collier County at 239-377-0267 to discuss school concurrency requirements.	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER:			
Electronic copies of all documents and plans in PDF Format and a CD of plans in CAD Format	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OTHER COLLIER COUNTY PERMITS (IF REQUIRED THEY MUST BE SEPARATE APPLICATIONS)			
Right-of-Way permit application (County/FDOT)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Blasting Permit (BLST)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Early Work Authorization (EWA)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Excavation Permit (EX)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vegetation Removal and Site Filling Permit (VRSFP)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER AGENCIES PERMITS (MAY BE REQUIRED):			
Permits: All Federal, State and local permits, including but not limited to the following, shall be submitted prior to construction and before the pre-construction meeting. If approved by the County Manager or designee, an applicant may submit Federal, State and local agency permits at the pre-construction meeting. <ul style="list-style-type: none"> • SFWMD Permit, Permit Modification, or waiver, including staff report exhibits; • DEP utility installation permits, water/sewer; • Right-of-Way Permit; and • US Army Core of Engineers permit and exhibit, if applicable. 	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>