

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

Pre-Application Meeting Notes
Petition Type: Rezone PUDZ Date and Time: 4/12/17 at NAM
Assigned Planner: ERIC JOHNSON
Engineering Manager (for PPL's and FP's):
Project Information
Project Name: 15501 old 41 PL#: 20170001083
Property ID #: 00143 16 0001 Current Zoning: RURAZ AGRICULTURAL (A)
Project Address: Old US 41 15805 City: NAPLES State: FL Zip: 34110
Applicant: WALDROP ENGINEERING
Agent Name: Alexis CRESPD Phone: 239-405-7777
Agent/Firm Address: 28100 Box the Genule De City: Box the State: FL Zip: 34135
Property Owner: FRANK NORBERTO and DGC+B, LLC
Please provide the following, if applicable:
i. Total Acreage: 4.61
ii. Proposed # of Residential Units: N/A
iii. Proposed Commercial Square Footage:
iv. For Amendments, indicate the original petition number:
v. If there is an Ordinance or Resolution associated with this project, please indicate the
type and number:
vi. If the project is within a Plat, provide the name and AR#/PL#:



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Pre-Application Meeting Sign-In Sheet PL#: 20170001083

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Chris Alcorn	Utility Billing	821-8136	chrisalcorn@colliergov.net
☐ David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
☐ Steve Baluch, P.E.	Transportation Planning	252-2361	StephenBaluch@colliergov.net
Laurie Beard	Transportation Pathways	252-5782	Lauriebeard@colliergov.net
Rachel Beasley	Zoning Services	252-8202	rachelbeasley@colliergov.net
☐ Marcus Berman	County Surveyor	252-6885	MarcusBerman@colliergov.net
☐ Mark Burtchin	ROW Permitting	252-5165	markburtchin@colliergov.net
☐ George Cascio	Utility Billing	252-5543	georgecascio@colliergov.net
X Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
✓ Sue Faulkner	Comprehensive Planning	252-5715	suefaulkner@colliergov.net
☐ Dale Fey	North Naples Fire	597-3222	dalefey@colliergov.net
Paula Fleishman	Impact Fee Administration	252-2924	paulafleishman@colliergov.net
☐ Nancy Gundlach, AICP, PLA	Zoning Services	252-2484	nancygundlach@colliergov.net
☐ Shar Hingson	East Naples Fire District	687-5650	shingson@ccfco.org
☐ John Houldsworth	Engineering Services	252-5757	johnhouldsworth@colliergov.net
☐ Jodi Hughes	Transportation Pathways	252-5744	jodihughes@colliergov.net
Alicia Humphries	Site Plans Reviewer/ROW	252-2326	aliciahumphries@colliergov.net
☑ Eric Johnson, AICP,CFM	Zoning Services	252-2931	ericjohnson@colliergov.net
☐ Marcia Kendall	Comprehensive Planning	252-2387	marciakendall@colliergov.net
☐ Stephen Lenberger	Environmental Review	252-2915	stevelenberger@colliergov.net
Garrett Louviere	Stormwater	252-2526	garrettlouviere@colliergov.net
☐ Paulo Martins	Utilities	252-4285	paulomartins@colliergov.net
☐ Thomas Mastroberto	Fire Safety	252-7348	Thomasmastroberto@colliergov.net
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
☐ Matt McLean, P.E.	Principal Project Manager	252-8279	matthewmclean@colliergov.net
☐ Gilbert Moncivaiz	Utility Impact Fees	252-4215	gilbertmoncivaiz@colliergov.net
☐ Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
☐ Stefanie Nawrocki	Planning and Zoning	252-2313	StefanieNawrocki@colliergov.net
☐ Jessica Huckeba	CAD Technician	252-2315	JessicaHuckeba@colliergov.net
☐ Brandy Otero	Transit	252-5859	brandyotero@colliergov.net



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Bill Pancake	North Naples Fire	597-3222	billpancake@colliergov.net
Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
Fred Reischl, AICP	Zoning Services	252-4211	fredreischl@colliergov.net
Brett Rosenblum, P.E.	Utility Plan Review	252-2905	brettrosenblum@colliergov.net
Edwin Sanchez	Fire Review	252-7517	edwinsanchez@colliergov.net
Michael Sawyer	Transportation Planning	252-2926	michaelsawyer@colliergov.net
Corby Schmidt, AICP	Comprehensive Planning	252-2944	corbyschmidt@colliergov.net
Chris Scott, AICP	Planning and Zoning	252-2460	chrisscott@colliergov.net
Peter Shawinsky	Architectural Review	252-8523	PeterShawinsky@colliergov.net
Daniel Smith, AICP	Zoning Services	252-4312	danielsmith@colliergov.net
Ellen Summers	Planning and Zoning	252-1032	EllenSummers@colliergov.net
Scott Stone	Assistant County Attorney	252-8400	scottstone@colliergov.net
Mark Strain	Hearing Examiner/CCPC	252-4446	markstrain@colliergov.net
Chad Sweet	Transportation	252-5687	chadsweet@collierogv.net
Mark Templeton	Landscape	252-2475	marktempleton@colliergov.net
Jon Walsh	Building Review	252-2962	jonathanwalsh@colliergov.net
David Weeks, AICP	Comprehensive Planning	252-2306	davidweeks@colliergov.net
Kirsten Wilkie	Environmental Review	252-5518	kirstenwilkie@colliergov.net
Christine Willoughby	Planning and Zoning	252-5748	ChristineWilloughby@colliergov.net

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Lindsay Robin	Waldrop Engineering	3079	tindsayre valdrap engine
Alexis crespo	11	40 S 7777	alexica waldropping region
Craig Hazclett	Property owner	,,,,	, 3,
Frank Norberto	Property owner		
Juhn Destorin	Collies County Ope Cas	v.	
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Meeting Notes

Business Services - Mecellaneous (7389)? 5961 Tsee below
Office space got pool company , No Retail or wholesate
for The property to support C-3-ZONING USES. Applice
would request three deviations for internal
leufbering between commercial uses.
a similar operation is being done in Lee County
"SKIM AROUND" is The NAME of The existing business
The Minde of the Constitution of the Constitut
Transportation - schedule TIS mtg - 2016 ADIR has
29 remaining trips on this section of Old 41 within
the NW-TCMA - remains within 85% LOS Add mitigation provisions (TCMA) to the TIS.
will check on the widening andlor pathway along Old
DS-41.
5961 - The Planning + Zoning Manager determined
The proposed use (as detailed in Ms CRESPO'S
email to ERIC JOHNSON) would be classified as
5961 Catelog + Mail Order houses in SIC. IN The
which is not permitted in The C-3 district.
which is not promuted in the C-3 around.



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Meeting Notes
Comp Planning Designation is Urban, Urban Mikel
Use District Urbs Residential Subdistrict
ing the Future Land Use Flement the Future
Land Use Map. There appear to be two
options for the client - a Small Scale
Growth Management Plan Amendment
to create a new Subdistrict or a
Rezoning to a Tilamed Unit Development
that would utilize an Office of Infall
Command Subdistrict However one
criteria for the OTI Commercial
Subdistruct (#f) does not aspear to
be in compliance with this location
It has to do with the properly depth.
Compatibility should be addressed
filly in the application including FLUE
Tolog 5.4. Policies 7-1-7-4 of FLUE
should also be addressed in application
The land Company Company
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Meeting Notes	
Envisonmental-Provide Envisonmental Data; see attached checklists.	
Preserve required.	
Please provide the Environmental Data checklist to your Environmental	
Stormwater I a contract of the	
easement and not to old U.S. 41. Drainage easement should not be culturated/closed in. Site Discharge rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cool cabic feet per Second / Drainage rate of cabic feet per Second	CFS/A
0,13	

JohnsonEric

From:

Alexis Crespo < Alexis.Crespo@waldropengineering.com >

Sent:

Wednesday, April 12, 2017 5:12 PM

To:

JohnsonEric

Cc:

Lindsay Robin; Frank Norberto (frank@skim-a-round.com)

Subject:

RE: 20170001083

Hi Eric,

Mr. Norberto is requesting the CPUD rezoning to allow for a mail order distribution business. The use will contain office space, and an open area/flex space where employees (about 5 in total) will package and ship pool supplies that are purchased from their online retail store. A Fed-Ex truck enters in the morning and delivers the items, the pool supplies and parts are re-packaged into smaller boxers, labeled and picked by Fed-Ex in the evening.

In the code your Misc. Business Services, packaging and labeling, seemed to fit. However, that appears to be prohibited in C-3. Hence the need to request a CPUD that allows for C-3 uses, in addition to Business Services, packaging and labeling. That at least was our thought on this.

There will be no direct sale, retail or wholesale conducted on site. There is no manufacturing or assembly on-site. Just re-packaging.

We are completing our research on the depth of the neighboring mini-warehouse use and will circle back on whether this will include a small-scale GMPA to create a commercial subdistrict.

Thanks again for a very informative pre-app!

Alexis V. Crespo, AICP, LEED AP

Vice President of Planning



Direct: E: alexisc@waldropengineering.com | C: (239) 850-8525

Office: P: (239) 405-7777 | F: (239) 405-7899

www.waldropengineering.com

NOTICE: Upon receipt of any electronic file/data from Waldrop Engineering, P.A., you are agreeing to the following: This file/data is for informational purposes only. It is the responsibility of the recipient to reconcile this electronic file/data with the actual project site conditions. Recipient agrees to indemnify and hold harmless Waldrop Engineering, P.A. for any defects or errors in this file/data.

From: JohnsonEric [mailto:EricJohnson@colliergov.net]

Sent: Wednesday, April 12, 2017 3:34 PM

To: Alexis Crespo <Alexis.Crespo@waldropengineering.com> **Cc:** Lindsay Robin <Lindsay.Robin@waldropengineering.com>

Subject: 20170001083

Alexis,

Please send more information regarding the proposed use(s) for the site. This will help us determine the appropriate SIC category. Thanks!

Respectfully,

Eric L. Johnson, AICP, CFM Principal Planner

Collier County Growth Management Department Zoning Division – Zoning Services Section 2800 Horseshoe Drive North Naples, FL 34104 (239) 252-2931 office (239) 252-6503 fax



TM

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

JohnsonEric

From:

BeardLaurie

Sent:

Wednesday, April 12, 2017 3:40 PM

To: Cc: JohnsonEric SawyerMichael

Subject:

Pre-app this morning

Eric.

According to Trinity FDOT will be performing a PD&E study on Old-41, but it is still two years out before they start the study.

They will be looking at expanding the road from two lanes to four lanes, and also adding a pathway on one side of the road. We don't know which side.

Nothing is funded at this time for construction.

Please pass this on to Alexis.

Laurie Beard, Project Manager, PUD Monitoring Capital Project Planning, Impact Fees & Program Management Division 2685 S. Horseshoe Drive, #103 Naples, FL 34104 239-252-5782

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.



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

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 The reletter with Narrative Statement including a detailed description of y amendment is necessary Impleted Application with required attachments -application meeting notes Impleted Authorization, signed and notarized Idavit of Authorization Idavit of Author	And Own	0
y amendment is necessary mpleted Application with required attachments -application meeting notes davit of Authorization, signed and notarized tarized and completed Covenant of Unified Control mpleted Addressing Checklist rranty Deed(s) Identifying Owner and all parties of corporation ed and sealed Boundary Survey hitectural Rendering of proposed structures rrent Aerial Photographs (available from Property Appraiser) with ject boundary and, if vegetated, FLUCFCS Codes with legend included aerial. tement of Utility Provisions fironmental Data Requirements pursuant to LDC section 3.08.00 fironmental Data Requirements collated into a single Environmental pact Statement (EIS) packet at time of public hearings. Coordinate with piect planner at time of public hearings. ed or Protected Species survey, less than 12 months old. Include pies of previous surveys. ffic Impact Study 7 torical Survey ool Impact Analysis Application, if applicable ctronic copy of all required documents noll mpact Analysis Application, if applicable ctronic copy of all required documents of requested deviations from the LDC with justification for each (this sument is separate from Exhibit E) fised Conceptual Master Site Plan 24" x 36" and One 8 ½" x 11" copy ginal PUD document/ordinance, and Master Plan 24" x 36" – Only if ending the PUD	QUIRED	NOT REQUIRED
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ginal PUD document/ordinance, and Master Plan 24" x 36" – Only if ending the PUD		
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ending the PUD		П
Checklist continued onto next page		



2800 NORTH HORSESHOE DRIVE NAPLES, FLORIDA 34104 (239) 252-2400 FAX: (239) 252-635

www.colliergov.net			(239)	252-2400 F	AX: (239) 252-6	i358
Revised PUD document with changes crossed thru & underlined						
Copy of Official Interpretation and/or Zoning Verification				1		
*If located in Immokalee or seeking a	ffordable housing, in	clu	de an addition	nal set of e	ach submittal	
requirement						
*The following exhibits are to be comp Exhibit C: Master Plan- See Ch Exhibit D: Legal Description Exhibit E: List of Requested LE Exhibit F: List of Development	napter 3 E. 1. of the A	dm	inistrative Co	de	ne application	packet:
If located in RFMU (Rural Fringe Mixed Pursuant to LDC subsection 2.03.08.A.2 690-3500 for information regarding "V	2.a.2.(b.)i.c., the applic	can	t must contact		a Forest Servic	ce at 239 -
PLANNERS – INDICATE IF THE PETITIO	N NEEDS TO BE ROUT	ΓED	TO THE FOLL	OWING RE	VIEWERS:	
School District (Residential Compo			Conservancy			
Utilities Engineering: Eric Fey		Parks and Recreation: Vicky Ahmad				
Emergency Management: Dan Su		Immokalee Water/Sewer District:				
City of Naples: Robin Singer, Planning Director			Other:			
ASS	SOCIATED FEES FOR	AP	PLICATION			
☐ Pre-Application Meeting: \$	500.00 PAID				14	
PUD Rezone: \$10,000.00* p		or f	raction of an	acre		
☐ PUD to PUD Rezone: \$8,000					re	
	and the second second					
☐ PUD Amendment: \$6,000.00* plus \$25.00 an acre or fraction of an acre ✓☐ Comprehensive Planning Consistency Review: \$2,250.00						
Environmental Data Requir	2 2 0			rminad at	nro annlica	tion
meeting): \$2,500.00	ements-Lis Packet	(Su	billittai dete	i i i i i i i cu a	. pre-applica	LIOII
///	Paviou (when an E	ıc :	s not roquir		0.00	
Listed or Protected Species Review (when an EIS is not required): \$1,000.00						
☐ Transportation Review Fee					:	
/	Methodology Review: \$500.00, to be paid directly to Transportation at the					
Methodology Meeti	. 177					
*Additional fees to b		etn	odology Me	eting.		
 Minor Study Review 	27101 - 170 Commondate Common					
/						
Legal Advertising Fees:						
O CCPC: \$1,125.00						

O BCC: \$500.00



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

School	Concurrency	Fee.	if a	pplical	ole:

 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 th and subsequent re-subn	mittal will be accessed at 20% of the original fee.
Signature of Petitioner or Agent	Date

2/21/2017 Page 13 of 16

	and mont in
	Project Name 1550 Old 4) Project Name 4550 Old 4) Project Name 4550 Old 4)
(1.	Is the project is 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 Seeting, David Checklist attached
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
19.	PUD Document and Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626
11	PUD shall include Preserve Tract section Not in CV Library
	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)

A. Allowable Uses:

OR

- 1. Nature trails and boardwalks that do not reduce the amount of required preserve.
- 2. Passive Recreation areas, as per LDC requirements.
- 3. Water management as allowed by 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.

12. 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.

13. Look at cross-sections. Is there any fill proposed in the preserve? 14.

Additional Comments:

Environmental Data Checklist

	1550	01		41
Project Name	Well	$\bigcup I$	(1	1.1

Please provide The Environmental Data requirements can be found in LDC Section 3.08.00

- Provide the EIS fee if PUD or CU.
- 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.
- 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.
- 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.
 - Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met. Provide this & if doing this)
 - 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.
 - 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 (FFWCC) 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
 - Provide a survey for listed plants identified in 3.04.03

species are utilizing the site or where wildlife habitat management and monitoring plans are required by the PEWCC 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 foreging and their habitats.

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.

NIC

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 junkvards 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.

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. Not being proposed at preapp.
) €.	Where applicable, provide evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County. Include all state permits that comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on January 13, 2005.
19.)	Identify any Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) within the project area and provide an analysis for how the project design avoids the most intensive land uses within the most sensitive WRM-STs and will comply with the WRM-ST pursuant to 3.06.00. Include the location of the Wellfield Risk Management Special Treatment Overlay Zones on the SDP or final plat construction plans. For land use applications such as standard and PUD rezones and CUs, provide a separate site plan or zoning map with the project boundary and Wellfield Risk Management Special Treatment Overlay Zones identified.
>6	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.
×	For sites located in the Big Cypress Area of Critical State Concern-Special Treatment overlay district (ACSC-ST), show how the project is consistent with the development standards and regulations in 4.02.14.
X.	For multi-slip docking facilities with ten slips or more, and for all marina facilities, show how the project is consistent with 5.05.02. Refer to the Manatee Protection Plan for site specific requirements of the Manatee Protection Plan not included in 5.05.02.
X	For development orders within RFMU sending lands, show how the project is consistent with each of the applicable Objectives and Policies of the Conservation and Coastal Management Element of the GMP.
24)	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) Provide un The following to be determined at preapplication meeting: Environmental Data (Choose those that apply)
	The following to be determined at preapplication meeting: (Choose those that apply) Choose those that apply)
	a.) Provide overall description of project with respect to environmental and water management issues. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.
	Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.
	Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design
(compensates for wetland impacts. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.
25.	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.
26.	Is EAC Review (by CCPC) required?
	Will be determined at review 1.
	Depends on listed species report. EX required if any environmental
6	deviations needed of proposed.

27. 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.

- 28. Additional comments
- 29. Stipulations for approval (Conditions)



PL20170001083 PRE-APP INFORMATION

Assigned Ops Staff: Camden Smith, Jon DeBlasis

Additional information provided by Agent in email on March 31, 2017 from Alexis Crespo, AICP, LEED AP at Waldrop Engineering

· Name and Number of who submitted pre-app request

Lindsay Robin (239) 405-7777

Agent to list for PL20170001083

Alexis Crespo

- Owner of property (if Frank Norberto..or not)
 - Frank Norberto owns 00144960006
 - DGC&B, LLC owns Parcel ID 00143160001
- Confirm we have this correct please: Rezone to CPUD utilizing commercial infill provisions
 Yes
- Is there any additional information you would like us to have specific questions that need answered or addressed so we can prepare?

We are looking at a range of C-2 and potentially C-3 uses. Mr. Norberto specifically wants to do a Business Services – Miscellaneous (Packaging and Labeling).

DGC&B is seeking commercial uses that will be supported by the commercial infill provisions.

Thanks,

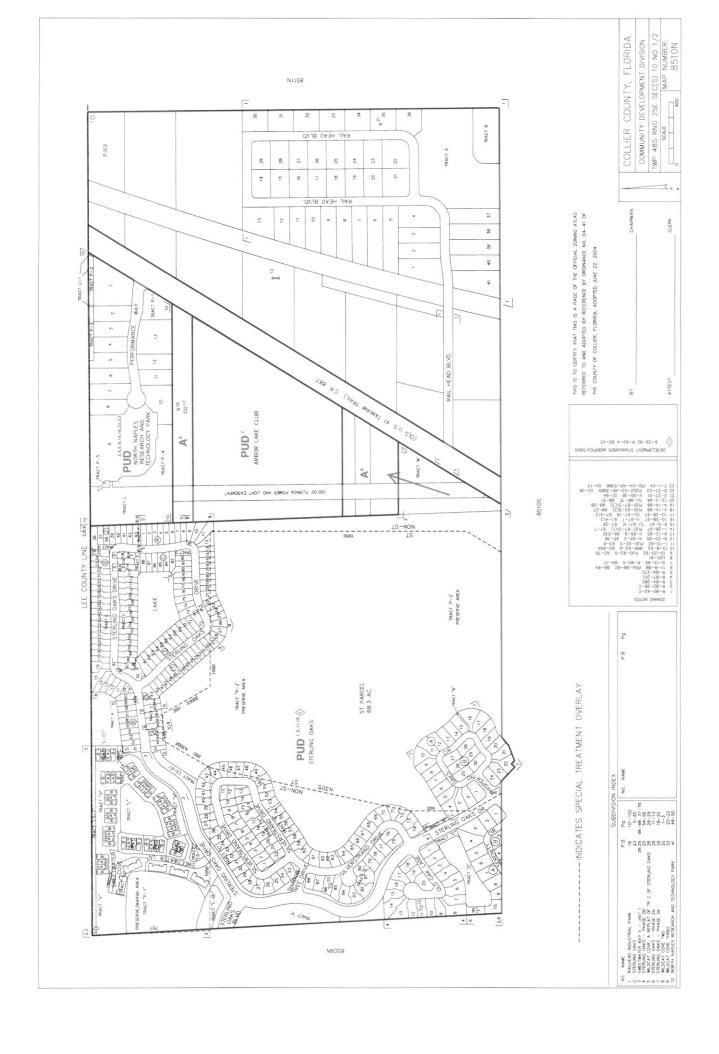
Alexis V. Crespo, AICP, LEED AP

Vice President of Planning

Direct: E: alexisc@waldropengineering.com | C: (239) 850-8525

Office: P: (239) 405-7777 | F: (239) 405-7899





Collier County Property Appraiser Property Summary

Parcel No.	00143160001	Site Adr.	15805 OLD	41, NAPLE	S, FL 34110	
Name / Address	DGC&B LLC					
	5051 TAMIAMI T	RL N				
City	NAPLES		State	FL	Zip	34103-2802
City Map No.	NAPLES Strap No). !		FL	Zip Range	34103-2802 Acres *Estimateo
					•	

Millage Area 0	143	Millage R	ates 0 *Cal	<u>culations</u>
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code O	99 - ACREAGE NOT ZONED AGRICULTURAL	5.245	5.708	10.953

Latest Sales History (Not all Sales are listed due to Confidentiality)

Amount	Book-Page	Date
\$ 450,000	3838-2908	07/07/05
\$ 0	2131-1353	12/22/95
\$ 133,000	1509-2169	03/01/90
\$ 0	1329-2088	02/01/88
\$ 0	881-1413	09/01/80

2016 Certified Tax Roll

(Subject to Change)

	Land Value	\$ 271,309
(+)	Improved Value	\$ 0
(=)	Market Value	\$ 271,309
(-)	10% Cap	\$ 15,494
(=)	Assessed Value	\$ 255,815
(=)	School Taxable Value	\$ 271,309
(=)	Taxable Value	\$ 255,815

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

Print New Search Tax Bills

Change of Address

Property Summary Property Detail Aerial Sketches Trim Notices

Parcel No. 00143160001 Site Adr. 15805 OLD 41, NAPLES, FL 34110



Collier County Property Appraiser Property Summary

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A10	000100 035 3A10	10	48	25	0.92

Legal 10 48 25 S 100FT OF S1/2 OF N1/2 OF SW1/4 OF NE1/4, LYING W OF TRAIL .92 AC OR 1204 PG 529

Millage Area 0	143	Millage	Rates • *Calcı	ulations
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code 0	99 - ACREAGE NOT ZONED AGRICULTURAL	5.245	5.708	10.953

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
02/06/17	5362-2188	\$ 100,000
02/11/14	5009-1911	\$ 0
12/13/13	4992-3271	\$ 20,000
03/16/11	4665-2435	\$ 100
01/19/05	3718-1414	\$ 95,000
08/27/02	3098-161	\$ 50,000
04/06/00	<u>2660-1481</u>	\$ 30,000
08/05/99	2578-2601	\$ 0
07/01/86	1204-529	\$ 0
04/01/85	1133-804	\$ 0
01/01/74	<u>575-773</u>	\$ 0

2016 Certified Tax Roll

(Subject to Change)

	Land Value	\$ 60,398
(+)	Improved Value	\$ 0
(=)	Market Value	\$ 60,398
(-)	10% Cap	\$ 3,448
(=)	Assessed Value	\$ 56,950
(=)	School Taxable Value	\$ 60,398
(=)	Taxable Value	\$ 56,950

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





COLLIER COUNTY GOVERNMENT GROWTH MANAGEMENT DIVISION www.colliergov.net

2800 NORTH HORSESHOE DRIVE NAPLES, FLORIDA 34104 (239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliergov.net or fax to the Operations Department at 239-252-5724 or submit in person to the Addressing Department at the above address. <u>Form must be signed by Addressing personnel prior to pre-application meeting</u>, **please allow 3 days for processing**.

□ BL (Blasting Permit)□ BD (Boat Dock Extension)□ Carnival/Circus Permit	CDD (Cita Davislanment Dian)
CU (Conditional Use) EXP (Excavation Permit) FP (Final Plat LLA (Lot Line Adjustment) PNC (Project Name Change) PPL (Plans & Plat Review) PSP (Preliminary Subdivision Plat) PUD Rezone RZ (Standard Rezone)	 □ SDP (Site Development Plan) □ SDPA (SDP Amendment) □ SDPI (Insubstantial Change to SDP) □ SIP (Site Improvement Plan) □ SIPI (Insubstantial Change to SIP) □ SNR (Street Name Change) □ SNC (Street Name Change – Unplatted) □ TDR (Transfer of Development Rights) □ VA (Variance) □ VRP (Vegetation Removal Permit) □ VRSFP (Vegetation Removal & Site Fill Permit) □ OTHER
LEGAL DECORIDATION of subject annual decoration (
LEGAL DESCRIPTION of subject property or properties (a See below.	s10 T48 R25
	510 140 1125
EOLIO (Property ID) NI IMRED(s) of above (attach to or	associate with legal description if more than one)
FOLIO (Property ID) NUMBER(s) of above (attach to, or a 00144960006: 00143160001	associate with, legal description if more than one)
00144960006; 00143160001	*
00144960006; 00143160001 STREET ADDRESS or ADDRESSES (as applicable, if alre	*
00144960006; 00143160001	eady assigned)
00144960006; 00143160001 STREET ADDRESS or ADDRESSES (as applicable, if alro 15501 & 15805 Old 41 Road LOCATION MAP must be attached showing exact locati	eady assigned)
00144960006; 00143160001 STREET ADDRESS or ADDRESSES (as applicable, if alroad) 15501 & 15805 Old 41 Road LOCATION MAP must be attached showing exact locations of way SURVEY (copy - needed only for unplatted properties) PROPOSED PROJECT NAME (if applicable)	eady assigned)
00144960006; 00143160001 STREET ADDRESS or ADDRESSES (as applicable, if alro 15501 & 15805 Old 41 Road • LOCATION MAP must be attached showing exact locations of-way • SURVEY (copy - needed only for unplatted properties)	eady assigned)

10 48 25 S 100FT OF S1/2 OF N1/2 OF SW1/4 OF NE1/4, LYING W OF TRAIL .92 AC OR 1204 PG 529



COLLIER COUNTY GOVERNMENT GROWTH MANAGEMENT DIVISION www.colliergov.net

2800 NORTH HORSESHOE DRIVE NAPLES, FLORIDA 34104 (239) 252-2400 FAX (239) 252-5724

Project or development names proposed for, or already appearing in, condominium documents (if application; indicate whether proposed or existing) n/a	
100	
Please Return Approved Checklist By: Email	☐ Fax ☐ Personally picked up
Applicant Name: Lindsay Robin	
Phone: 239-405-7777 Email/Fax: lindsay.robin@waldropengineering.com	
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	
Folio Number 00143160001	
Folio Number 00144960006	
Folio Number	
Approved by:	Date:3/23/2017
Undated by:	Date:

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

LOCATION MAP 15501 & 15805 Old 41 Road

