



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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 Applicant(s): BCHD Partners II, LLC
Address: 2600 Golden Gate Parkway city: Naples State: FL ZIP: 34105
Telephone: 239-262-2600 Cell: _____ Fax: _____
E-Mail Address: DGenson@barroncollier.com

Name of Agent: D. Wayne Arnold, AICP
Firm: Q. Grady Minor and Associates, P.A.
Address: 3800 Via Del Rey City: Bonita Springs State: FL ZIP: 34134
Telephone: 239-947-1144 Cell: _____ Fax: _____
E-Mail Address: warnold@gradymminor.com

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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DISCLOSURE OF INTEREST INFORMATION

Please complete the following information, if space is inadequate use additional sheets and attach to the completed application packet.

- 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
See Exhibit 1	

- 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

- 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



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- 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
See Exhibit 1	

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 1988 _____

☐ Leased: Term of lease _____ years /months

If, Petitioner has option to buy, indicate the following:

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

- h. 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.



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REZONE REQUEST

This application is requesting a rezone from: A - Agriculture Zoning district(s) to the
Mixed Use Planned Unit Development zoning district(s).

Present Use of the Property: Plant Nursery

Proposed Use (or range of uses) of the property: Commercial and residential

Original PUD Name: Not Applicable

Ordinance No.: Not Applicable

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: 26 / 48 / 26

Lot: _____ Block: _____ Subdivision: _____

Metes & Bounds Description: See Exhibit 2

Plat Book: _____ Page #: _____ Property I.D. Number: 00192360001 and 00192920001

Size of Property: _____ ft. x _____ ft. = _____ Total Sq. Ft. Acres: 56+/-

Address/ General Location of Subject Property: 8810 and 9020 Immokalee Rd.

PUD District (refer to LDC subsection 2.03.06 C):

- ☐ Commercial ☐ Residential ☐ Community Facilities ☐ Industrial
☒ Mixed Use ☐ Other: _____



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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Heritage Bay DRI/PUD	Commercial, residential and Immokalee Road
S	Tuscany Cove PUD	Residential
E	Bent Creek Preserve RPUD	Residential
W	Richland PUD	Commercial, residential and Collier Blvd

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

Complete the following for all registered 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: The Quarry Community Association, Inc.
Mailing Address: 8975 Kayak Drive City: Naples State: FL ZIP: 34120

Name of Homeowner Association: Pebblebrooke Lakes Master Association, Inc.
Mailing Address: 4670 Cardinal Way, Suite 302 City: Naples State: FL ZIP: 34112

Name of Homeowner Association: Tuscany Cove Master Property Owner's Association Inc.
Mailing Address: 15076 Toscana Way City: Naples State: FL ZIP: 34120

Name of Homeowner Association: Heritage Bay Homeowner or Master Association
Mailing Address: 10490 Smokehouse Bay Drive #101 City: Naples State: FL ZIP: 34120

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?

NO

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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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	☐	☐	☐
Completed Application with required attachments	☐	☐	☐
Pre-application meeting notes	☐	☐	☐
Affidavit of Authorization , signed and notarized	2	☐	☐
Notarized and completed Covenant of Unified Control	2	☐	☐
Completed Addressing Checklist	2	☐	☐
Warranty Deed(s)	3	☐	☐
List Identifying Owner and all parties of corporation	2	☐	☐
Signed and sealed Boundary Survey	4	☐	☐
Architectural Rendering of proposed structures	4	☐	☐
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	5	☐	☐
Statement of Utility Provisions	4	☐	☐
Environmental Data Requirements pursuant to LDC section 3.08.00	4	☐	☐
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.	☐	☐	☐
Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.	4	☐	☐
Traffic Impact Study	7	☐	☐
Historical Survey	4	☐	☐
School Impact Analysis Application, if applicable	2	☐	☐
Electronic copy of all required documents	2	☐	☐
Completed Exhibits A-F (see below for additional information)+	☐	☐	☐
List of requested deviations from the LDC with justification for each (this document is separate from Exhibit E)	☐	☐	☐
Revised Conceptual Master Site Plan 24" x 36" and One 8 ½" x 11" copy	☐	☐	☐
Original PUD document/ordinance, and Master Plan 24" x 36" – Only if Amending the PUD	☐	☐	☐
Checklist continued onto next page...			



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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:

☐ School District (Residential Components): Amy Lockheart	☐ Conservancy of SWFL: Nichole Ryan
☐ Utilities Engineering: Eric Fey	☐ Parks and Recreation: Vicky Ahmad
☐ Emergency Management: Dan Summers	☐ Immokalee Water/Sewer District:
☐ City of Naples: Robin Singer, Planning Director	☐ 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
- ☐ **Legal Advertising Fees:**
 - ☐ CCPC: \$1,125.00
 - ☐ BCC: \$500.00



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☐ **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 5th and subsequent re-submittal will be assessed at 20% of the original fee.
All checks may be made payable to: Board of County Commissioners*