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: PUD Rezone (PUDZ)
Date and Time: Tuesday 10/30/18 3:00 PM

Assigned Planner: Nancy Gundlach

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

Project Information

Project Name: Journey's End (PUDZ)

PL #: 20180002899

Property ID #: 00736200103, 00736200404 **Current Zoning:** RMF-16(8)

Project Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Applicant: Sharon Umpenhour

Agent Name: D.Wayne Arnold, AICP **Phone:** 239-947-1144

Agent/Firm Address: Q.Grady Minor&Assoc 3800 Via Del Rey, Bonita Springs FL **City:** _____ **State:** _____ **Zip:** 34134

Property Owner: Rimar Enterprises Inc.

Please provide the following, if applicable:

i. **Total Acreage:** 61.89

ii. **Proposed # of Residential Units:** 325

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#:** _____

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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.

* TRANSPORTATION - METHODOLOGY MEETING - ADDRESS ALL GAP ELEMENTS FOR TRANSPORTATION. PROVIDE COPY OF 41/951 INTERSECTION AGREEMENT. TIS USING 10TH EDITION ITE AND 2018 AUIR. ALSO BE VERY CLEAR REGARDING SINGLE & MULTI FAMILY USES AND TRIP LIMIT COMMITMENT AND ANY TRADE OFFS/POTENTIAL.

LANDSCAPE: WILL FOLLOW UP ON BUFFER REQUIREMENT FOR EAST. ADD NOTE THAT PRESERVE MEETS BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS. TYPE 'B' EQUIVALENT REQUIRED WHERE ABUTTING COMMERCIAL SO 6' WIDE AREA OUTSIDE OF PRESERVE WILL BE REQUIRED IF PRESERVE DOES NOT MEET 80% OPACITY TO 6' HIGH WITHIN A YEAR OF INSTALLED VEGETATION. ~~LABEL BUFFER~~ WHERE ABUTTING BUSINESS PARK TO SOUTH, LABEL BUFFER PER LDC AT TIME OF CONSTRUCTION PERMITTING. ~~LABEL~~ LABEL WEST BUFFER AS PER LDC. TYPE D ALONG MANATEE.

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.

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 - Preserve required Preserve calculation based on existing native vegetation (to be verified at Review). See attached checklist for detailed requirements.

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 Journey's End

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

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-P626

11. If the PUD includes a **Preserve Tract** section

    A. Principal Use: Preserve
    B. Accessory Uses: Uses subject to LDC section *Allowable uses within County required preserves*

    Alternate format. If the agent insists on listing specific uses under Accessory Uses, the following language shall be used for B:

    B. Passive uses are allowed within preserves to provide for access to the preserve, as long as any clearing required to facilitate these uses does not impact the minimum required native vegetation or cause loss of function to the preserve. Passive uses are subject to LDC section *Allowable uses within County required preserves*:
        1. Pathways
        2. Stormwater only when in accordance with the LDC.

12. Site Plan note when Preserve acts as Landscape Buffer – COORDINATE WITH LANDSCAPE REVIEW. master plan site plan notes (note requirements subject to change during review process)

    Type B or C Landscape Buffer (provide as Buffer commitment):
    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. In order to provide the required (insert Type B or C) buffer, a minimum 6-foot-wide landscape buffer easement located outside of the preserve will be conveyed by owner to a homeowner's association or condominium association at time of SDP or plat approval. Owner will plant additional landscape material in the buffer easement to achieve the opacity requirement no later than one year from the issuance of the first residential certificate of occupancy.

    Do not include this as an Environmental Commitment. If Landscape Review wants to include as a commitment, it shall go into a Buffer section.

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 Gopher Tortoise and listed birds. The management plan shall be submitted prior to development of the first phase of the project.

14. Review cross-sections if provided; they are not required with the PUD. However, sometimes they are provided. Is there any fill proposed in the preserve?

Environmental Data Checklist

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. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.

5. 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 when treated stormwater is being directed into preserves (#5 above).*

6. 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

7. Provide a survey for listed plants identified in 3.04.03

8. Wildlife habitat management and monitoring plans n**ot required at time of Land use petitions except for Bald Eagle Management Plans. Staff requests management plans for other species are only provided at time of Plat or SDP.**

9. 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.

10. 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.
    a. Provide descriptions of each FLUCFCS code

    Provide calculations for the acreage of **native vegetation** required to be retained on-site.
    a. Demonstrate on map.
    b. Provide a companion chart.

    Include the above referenced calculations and aerials on the SDP or final plat construction plans.

11. 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.

12. 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.

13. 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.

14. Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.

15. 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. Indicate that the petition is in compliance with 3.06.00 and does not propose any prohibited uses per LDC 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.

16. 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 overall description of project with respect to environmental and water management issues.
    a. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.
    b. Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.
    c. Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts.
    d. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.

17. 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.

18. Is EAC Review (by CCPC) required? To be determined at Review 1.

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

PUBLIC UTILITIES - INTERESTED IN RAW WATER WELL SITE ACQUISITION BUT DEVELOPMENT TIMEFRAME MAY PRECLUDE. WATER AND WASTEWATER SERVICES ARE READILY AVAILABLE AT MANATEE RD. INCLUDE COMMITMENT TO PROVIDE WATER MAIN LOOP STUB-OUT TO SOUTHERN BOUNDARY. BE AWARE THAT ADJACENT 42-AC PROPERTY IS CCPU-OWNED, ZONED "P" AND MAY BE UTILIZED FOR FUTURE WTP AND/OR WWTP.

Other required documentation for submittal (not listed on application):

* ENVIRONMENTAL CHECKLIST ATTACHED —

** TRANSPORTATION PLANNING & PUD MONITORING NOTES ATTACHED —

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.

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

Comp Planning: The Future Land Use Element designates the project site as Urban Coastal Fringe Subdistrict and in the Coastal High Hazard Area and is Consistent by Policy with Compatibility Exception. In order to rezone you need to meet the two-part test in FLUE Policy 5.1 in order to be consistent with the Growth Management Plan. Please address FLUE Policies 5.6, and 7.1 - 7.4. Pay particular note to Part II test that does not permit a project to exceed current zoning intensity.

** See attached Transportation Planning & PUD Monitoring notes

Other required documentation for submittal (not listed on application):

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.

** Collier County Transportation Planning and PUD Monitoring Pre-App Notes

Developer Commitments:

Transportation Planning

" The maximum total daily trip generation for the PUD shall not exceed ____ two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."

PUD Monitoring

"One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this CPUD approval, the Managing Entity is the Insert Company Name Here. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the CPUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments."

Miscellaneous

"Pursuant to Section 125.022(5) F.S., issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

All other applicable state or federal permits must be obtained before commencement of the development."

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Sign-In Sheet

PL# 20180002899

Collier County Contact Information:

	Name	Review Discipline	Phone	Email
☐	David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☑	Summer Araque	Environmental Review	252-6290	summer.brownaraque@colliercountyfl.gov
☐	Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐	Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐	Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐	Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☐	Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☒	Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☒	Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐	Kay Deselem	Zoning Services	252-2586	kay.deselem@colliercountyfl.gov
☐	Dale Fey	North Collier Fire	597-9227	dfey@northcollierfire.com
☒	Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐	Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☒	Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐	Paula Fleishman	Impact Fee Administration	252-2924	paula.fleishman@colliercountyfl.gov
☐	James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐	Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐	Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☑	Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐	Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
☐	John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐	Jodi Hughes	Transportation Pathways	252-5744	jodi.hughes@colliercountyfl.gov
☐	Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐	Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☐	John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐	Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐	Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Stefanie Nawrocki	Development Review - Zoning	252-2313	stefanie.nawrocki@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Daniel Roman, P.E.	Engineering Utilities	252-2538	daniel.roman@colliercountyfl.gov
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner		james.sabo@colliergo.net
☒	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Division Operations	252-1042	camden.smith@colliercountyfl.gov
☐	Scott Stone	Assistant County Attorney	252-5740	scott.stone@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☒	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
J. Wayne Everett	DR Horton	4703405	Jweverett@drhorton.com
Rich Yovanovich	CYK	435-3535	ryovanovich@cykLawFirm.com
Wayne Arnold	Grady Minor	947-1144	warnold@gradyminor.com
JIM BANKS	JMB	919-2767	JMbsuite@MSN.COM
Michael Herrera	GRADY MINOR	947-1144	mherrera@gradyminor.com
Kimberly Schlachter	BOYLAN ENV. CONS.	418-0671	Kims@boylanenv.com

Collier County
Growth Management Department
Zoning Division

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20180002899 – Journey's End (PUDZ) - PRE-APP INFORMATION

Assigned Ops Staff: Tom Clarke
Camden Smith,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**

  Sharon Umpenhour / 239-947-1144 / sumpenhour@gradyminor.com

- **Agent to list for PL#**

  D. Wayne Arnold, AICP, Q. Grady Minor and Associates, P.A.

  **Please copy Sharon Umpenhour (sumpenhour@gradyminor.com) on all emails pertaining to this project.

- **Owner of property (all owners for all parcels)**

  00736200103 – Rimar Enterprises, Inc.
  00736200404 – Rimar Enterprises, Inc.

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

  PUD Rezone

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

  Proposed rezone to RPUD to allow 325 residential dwelling units

- **Details about Project (choose type that applies):**
  PUDZ -

- **REQUIRED Supplemental Information provided by:**
- **Sharon Umpenhour**
- **Senior Planning Technician**
- **sumpenhour@gradyminor.com**
- **239-947-1144**

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Final Submittal Requirement Checklist for:

- [x] **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 an up-to-date application. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted. A Model PUD Document is available online at** http://www.colliercountyfl.gov/Home/ShowDocument?id=76983.

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 (download latest version)	1	☒	
Pre-application meeting notes	1	☑	☐
Affidavit of Authorization, signed and notarized	1	☒	
Property Ownership Disclosure Form	1	☒	
Notarized and completed Covenant of Unified Control	1	☒	
Completed Addressing Checklist	1	☒	
Warranty Deed(s)	1	☑	☐
List Identifying Owner and all parties of corporation	1	☑	☐
Signed and sealed Boundary Survey	1	☑	☐
Architectural Rendering of proposed structures	1	☐	☑
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	☑	☐
Statement of Utility Provisions	1	☑	☐
Environmental Data Requirements pursuant to LDC section 3.08.00	1	☑	☐
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.	1	☑	☐
Traffic Impact Study	1	☑	☐
Historical Survey	1	☑	☐
School Impact Analysis Application, if applicable	1	☑	☐
Electronic copy of all required documents	1	☑	☐
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)	☐	☑	☐

Checklist continues on next page

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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	☐	☐	☑
Revised PUD document with changes crossed thru & underlined	1	☐	☑
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 A: List of Permitted Uses**
- ☑ **Exhibit B: Development Standards**
- ☑ **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 Johnson
☑	Utilities Engineering: Eric Fey	☑	Parks and Recreation: Barry Williams & David Berra
☑	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
- N/A ☐ **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

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

- ☑ **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 5th and subsequent re-submittal will be accessed at 20% of the original fee.*

_____ _____
Signature of Petitioner or Agent Date

_____
Printed named of signing party