



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: _____ (PDI)
Date and Time: Wednesday 1/30/19 9:00 AM

Assigned Planner: Gilbert Martinez

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

Project Information

Project Name: Hamilton Place RPUD (PDI)

PL #: 20190000097

Property ID #: 00287920000 Current Zoning: RPUD

Project Address: 7025 Nighthawk^{DR} City: Naples State: FL Zip: 34105

Applicant: Sharon Umpenhour - Grady Minor

Agent Name: D.Wayne Arnold, AICP, Q.Grady Minor & Assoc., P.A. Phone: 239-947-1144

Agent/Firm Address: 3800 Via Del Rey City: Bonita Springs State: FL Zip: 34134

Property Owner: Edmund H. & Betty Poore

Please provide the following, if applicable:

- i. Total Acreage: 2
- ii. Proposed # of Residential Units: _____
- 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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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>.

LANDSCAPE: PROPOSED CHANGES DO NOT AFFECT
BUFFERS

ENVIRONMENTAL – THERE ARE NO PROPOSED CHANGES
to the EXISTING APPROVED PRESERVE (0.97± ACRES) 15% OF
6.46 AC NATIVE VEGETATION. NO ENVIRONMENTAL DATA NEEDED. CRB.

Comp Planning: Sorry I missed the meeting
this morning. Here are our notes: The property
is designated in the Future Land Use
Element and the Future Land Use Map as
Urban, Urban Mixed Use District, Urban
Residential Subdistrict. Since you are
only adding an additional hsg. type
and not increasing density; the 66
dwelling units is already approved. Please
address Future Land Use Policy 5.6 in
your application. Feel free to contact

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.

me with any questions. Sue Faulkner



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Meeting Notes

- * • PUD MONITORING - REVISE COMMITMENT (CURRENTLY H.C.I.). NO CHANGE IN USE / NO TIS CHANGE REQUIRED. PER CAO TRIP LIMIT COMMITMENT IS NOT REQUIRED.

— Zoning Amendment Ordinance
Introducing Town House
AS PERMITTED USE & NEW
Development Standards
As a new Column

Per Exhibit B of
Ordinance 17-02

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

- * See ATTACHED NOTES on PUD MONITORING & TRANSPORTATION

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Pre-Application Meeting Sign-In Sheet

PL# 20190000097

Collier County Contact Information:

Name	Review Discipline	Phone	Email
<input type="checkbox"/> David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
<input type="checkbox"/> Summer Araque	Environmental Review	252-6290	summer.brownaque@colliercountyfl.gov
<input type="checkbox"/> Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
<input type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
<input type="checkbox"/> Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
<input type="checkbox"/> Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
<input checked="" type="checkbox"/> Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
<input checked="" type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
<input checked="" type="checkbox"/> Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
<input type="checkbox"/> Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
<input type="checkbox"/> Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
<input type="checkbox"/> Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paula.fleishman@colliercountyfl.gov
<input type="checkbox"/> James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
<input type="checkbox"/> Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
<input type="checkbox"/> Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
<input type="checkbox"/> John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
<input type="checkbox"/> Jodi Hughes	Transportation Pathways	252-5744	jodi.hughes@colliercountyfl.gov
<input type="checkbox"/> Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
<input type="checkbox"/> Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
<input type="checkbox"/> Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
<input type="checkbox"/> John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
<input checked="" type="checkbox"/> Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
<input type="checkbox"/> Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
<input type="checkbox"/> Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
<input type="checkbox"/> Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov



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<input type="checkbox"/>	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
<input type="checkbox"/>	Stefanie Nawrocki	Development Review - Zoning	252-2313	stefanie.nawrocki@colliercountyfl.gov
<input type="checkbox"/>	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
<input type="checkbox"/>	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
<input type="checkbox"/>	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
<input type="checkbox"/>	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
<input type="checkbox"/>	Daniel Roman, P.E.	Engineering Utilities	252-2538	daniel.roman@colliercountyfl.gov
<input type="checkbox"/>	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
<input type="checkbox"/>	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
<input checked="" type="checkbox"/>	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
<input type="checkbox"/>	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
<input type="checkbox"/>	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
<input type="checkbox"/>	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
<input type="checkbox"/>	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
<input type="checkbox"/>	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
<input type="checkbox"/>	Scott Stone	Assistant County Attorney	252-5740	scott.stone@colliercountyfl.gov
<input type="checkbox"/>	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
<input checked="" type="checkbox"/>	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
<input type="checkbox"/>	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
<input type="checkbox"/>	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
<input type="checkbox"/>	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
<input type="checkbox"/>	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
<input type="checkbox"/>	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
<input checked="" type="checkbox"/>	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Wayne Arnold	Grady Minor	947-1144	WArnold@gradymenor.com
JAMES HEPLER	T&L BROTHERS	847-456-4492	JHEPLER@T&LBROTHERS.COM
Chad Peterson	T&L Brothers	717-445-5447	cpeterson@tllbrothers.com

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 PER HEIDI N/A 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."

Use Codes

Provide both ITE and SIC use codes in the TIS.

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."



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

PL20190000097 - Hamilton Place RPUD (PDI)

PRE-APP INFORMATION

Assigned Ops Staff: Thomas 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)**

Parcel No. 00287840009 and 00287880001, Maria Leonor Santos

Parcel No. 00287920000, Edmund H & Betty Poore

Parcel No. 00287600003, Elfrieda H Sutherland Trust

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

Proposed amendment to Ordinance 17-02 to add townhomes to the list of permitted uses and add appropriate development standards.

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

N.A.

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

PDI – is this a phased development and if so what schedule is being proposed? **NO** Is the proposal for a specific Tract or addition of a Tract/Use? **NO**

REQUIRED Supplemental Information provided by:

Sharon Umpenhour

Senior Planning Technician

sumpenhour@gradyminor.com

239-947-1144



Created April 5, 2017

Location: K:\CDES Planning Services\Current\Zoning Staff Information



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**Pre-Application Meeting and Final Submittal Requirement Checklist for:
PUD Insubstantial Change
Chapter 3 G.3 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 FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	<input checked="" type="checkbox"/>	
Pre-Application Meeting notes	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detail of request	1	<input checked="" type="checkbox"/>	
Current Master Plan & 1 Reduced Copy	1	<input checked="" type="checkbox"/>	
Revised Master Plan & 1 Reduced Copy	1	<input checked="" type="checkbox"/>	
Revised Text and any exhibits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD document with changes crossed through & underlined	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUD document as revised with amended Title Page with Ordinance #	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warranty Deed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legal Description	1		<input type="checkbox"/>
Boundary survey, if boundary of original PUD is amended	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If PUD is platted, include plat book pages	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
List identifying Owner & all parties of corporation	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Affidavit of Authorization, signed & notarized</u>	1	<input checked="" type="checkbox"/>	
<u>Completed Addressing Checklist</u>	1	<input checked="" type="checkbox"/>	
<u>Property Ownership Disclosure Form</u>	1	<input checked="" type="checkbox"/>	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County Review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.



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

<input type="checkbox"/> School District (Residential Components): Amy Lockheart	<input type="checkbox"/> Bayshore/Gateway Triangle Redevelopment: Executive Director
<input type="checkbox"/> Utilities Engineering: Eric Fey	<input type="checkbox"/> Parks and Recreation: Barry Williams and David Berra
<input type="checkbox"/> Emergency Management: Dan Summers	<input type="checkbox"/> Naples Airport Authority:
<input type="checkbox"/> Conservancy of SWFL: Nichole Johnson	<input type="checkbox"/> Other:
<input type="checkbox"/> City of Naples: Robin Singer, Planning Director	<input type="checkbox"/> Other:

FEE REQUIREMENTS

- PUD Amendment Insubstantial (PDI): \$1,500.00**
- Pre-Application Meeting: \$500.00**
- Estimated Legal Advertising fee for the Office of the Hearing Examiner: \$1,125.00**
Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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.

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.

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and fees shall be submitted to:

**Growth Management Department
Planning and Regulation
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104**

Agent/Owner Signature

Date

Applicant/Owner Name (please print)