

APPLICATION NUMBER: PL20220001244 DATE RECEIVED: \_\_\_\_\_

PRE-APPLICATION CONFERENCE DATE: The pre-application meeting was waived, in recognition of the meeting held with the County Manager's Office on March 2, 2022.

This application, with all required supplemental data and information, must be completed and accompanied by the appropriate fee, and returned to the Growth Management Department 239-252-2400, Zoning Division, Comprehensive Planning Section, 2800 North Horseshoe Drive, Naples, Florida 34104.

The application is to be reviewed by staff for sufficiency within 30 calendar days following the filing deadline. The applicant will be notified, in writing, of the sufficiency determination. If insufficient, the applicant will have 30 days to remedy the deficiencies. For additional information on the processing of the application, see Resolution 12-234. If you have any questions, please contact the Comprehensive Planning Section at 239-252-2400.

### **SUBMISSION REQUIREMENTS**

#### **I. GENERAL INFORMATION**

A1. Name of Applicant: Amy Patterson, Interim County Manager

Company: Collier County Board of Commissioners

Address: 3335 Tamiami Trail East

City: Naples State: Florida Zip Code: 34112

Phone Number: 239.252.8383 Fax Number: N/A

Email Address: Amy.Patterson@colliercountyfl.gov

A2. Name of Applicant: Amaud Karsenti, Manager

Company: 13<sup>TH</sup> Floor Investments, LLC

Address: 2850 Tigertail Avenue, Suite 701

City: Miami State: Florida Zip Code: 33133

Phone Number: 786.472.1246 Fax Number: N/A

Email Address: dresnick@13fi.com

B1. Name of Agent\* Richard D. Yovanovich, Esq.

- THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION.

Company: Coleman, Yovanovich & Koester

Address: 4001 Tamiami Trail North, Suite 300

City: Naples State: Florida Zip Code: 34103

Phone Number: 239.435.3535 Fax Number: N/A

Email Address: [ryovanovich@cyklawfirm.com](mailto:ryovanovich@cyklawfirm.com)

B2. Name of Agent\* Jessica Harrelson, AICP

- THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION.

Company: Peninsula Engineering

Address: 2600 Golden Gate Parkway

City: Naples State: Florida Zip Code: 34105

Phone Number: 239.403.6751 Fax Number: N/A

Email Address: [jharrelson@pen-eng.com](mailto:jharrelson@pen-eng.com)

C. Name of Owner (s) of Record: Collier County; 13<sup>th</sup> Floor Investments (Contract Purchaser)

See Exhibit 'I.C' -Warranty Deeds/Contracts for Purchase

D. Name, Company, Address and Qualifications of all consultants and other professionals providing information contained in this application, as well as Qualifications of the Agent identified above.

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Engineering:	Josh Fruth, Vice President Peninsula Engineering 2600 Golden Gate Parkway Naples, FL 34105 Phone: 239.403.6739 Email: <a href="mailto:jfruth@pen-eng.com">jfruth@pen-eng.com</a>
Environmental:	Bruce Layman Peninsula Engineering 2600 Golden Gate Parkway Naples, FL 34105 Phone: 239.403.6700 Email: <a href="mailto:blayman@pen-eng.com">blayman@pen-eng.com</a>
Market Analysis:	Kristine Smale, Senior Vice President Zonda Advisory Phone: 813.666.1816 ext. 560 Email: <a href="mailto:ksmale@zondahome.com">ksmale@zondahome.com</a>
Transportation:	Norman J. Trebilcock, AICP, P.E. Trebilcock Consulting Solutions, PA 2800 Davis Blvd, Suite 200 Naples, FL 34104 Phone: 239.566.9551 Email: <a href="mailto:ntrebilcock@trebilcock.biz">ntrebilcock@trebilcock.biz</a>

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II. **Disclosure of Interest Information:** See Exhibit 'II' – Property Ownership Disclosure Forms

- 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. (Use additional sheets if necessary).

Name and Address	Percentage of Ownership
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<u>N/A</u>	
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- 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	Percentage of Stock
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<u>Collier County, a Political Subdivision of the State of Florida</u>	<u>100%</u>
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- 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	Percentage of Interest
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<u>N/A</u>	
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- 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	Percentage of Ownership
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<u>N/A</u>	
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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	Percentage of Ownership
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<u>13<sup>th</sup> Floor Investments, LLC</u>	<u>100%</u>
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Date of Contract(s): October 2, 2021

- 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

N/A

G. Date subject property acquired

Collier County-owned parcels:

Folio#: 36666480009 – Purchased 7/7/2004

Folio#: 36666400005 – Purchased 5/2/2006

13<sup>th</sup> Floor Investments, LLC Parcels:

Folio #: 36666440007, 36666360006, 36665320005, 36665330008, 36665280006:

indicate date of option: \_\_\_\_\_ and date option terminates: \_\_\_\_\_, or  
anticipated closing: 2022.

**NOTE:**

- 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. Acknowledged.

**III. DESCRIPTION OF PROPERTY:**

A. PARCEL I.D. NUMBERS: 36666440007, 36666360006, 36665320005, 36665330008, 36665280006,  
36666400005 & 36666480009

B. LEGAL DESCRIPTION: See Exhibit 'III.B' – Boundary Survey

C. GENERAL LOCATION: Southwest quadrant of Vanderbilt Beach Rd & Collier Blvd

D. SECTION: 3 TOWNSHIP: 49 SOUTH RANGE: 26 EAST

E. PLANNING COMMUNITY: Urban Estates

F. TAZ: 2354

G. SIZE IN ACRES: 20.38-acres

H. ZONING: Estates (E)

I. FUTURE LAND USE MAP DESIGNATION: Estates Mixed Use District, Residential Estates Subdistrict  
and Estates Mixed Use District, Commercial Western Infill Subdistrict.

See Exhibit 'V.B' - Future Land Use Map

J. SURROUNDING LAND USE PATTERN: See Exhibit 'V.B'- Future Land Use Map

**IV. TYPE OF REQUEST:**

A. GROWTH MANAGEMENT PLAN ELEMENT (S) TO BE AMENDED:

<input type="checkbox"/> Housing Element	<input type="checkbox"/> Recreation/Open Space
<input type="checkbox"/> Traffic Circulation Sub-Element	<input type="checkbox"/> Mass Transit Sub-Element
<input type="checkbox"/> Aviation Sub-Element	<input type="checkbox"/> Potable Water Sub-Element
<input type="checkbox"/> Sanitary Sewer Sub-Element	<input type="checkbox"/> NGWAR Sub-Element
<input type="checkbox"/> Solid Waste Sub-Element	<input type="checkbox"/> Drainage Sub-Element
<input type="checkbox"/> Capital Improvement Element	<input type="checkbox"/> CCME Element
<input checked="" type="checkbox"/> Future Land Use Element	<input checked="" type="checkbox"/> Golden Gate Master Plan
<input type="checkbox"/> Immokalee Master Plan	

B. AMEND PAGE (S): 9-10, 26-55, and 159-160 OF THE: Future Land Use Element

AS FOLLOWS: (Use ~~Strike-through~~ to identify language to be deleted; Use Underline to identify language to be added). Attach additional pages if necessary:

See Exhibit 'IV.B'- Proposed Subdistrict Text

C. AMEND FUTURE LAND USE MAP(S) DESIGNATION FROM Estates Mixed Use District, Residential Estates Subdistrict and Estates Mixed Use District, Commercial Western Infill Subdistrict  
TO Urban Mixed Use District, Vanderbilt-Collier Residential Subdistrict

See Exhibit 'IV.C' – Subdistrict Inset Map

D. AMEND OTHER MAP(S) AND EXHIBITS AS FOLLOWS: (Name & Page #)

Amend pages i, 1 and 14-16 of the Golden Gate Estates-Urban Golden Gate Estates Sub-Element. Also remove the Commercial Western Infill Subdistrict map from the Urban Golden Gate Estates Future Land Use Map

E. DESCRIBE ADDITIONAL CHANGES REQUESTED: N/A

## V. REQUIRED INFORMATION:

NOTE: ALL AERIALS MUST BE AT A SCALE OF NO SMALLER THAN 1"=400'. At least one copy reduced to 8-1/2 x 11 shall be provided of all aerials and/or maps.

### A. **LAND USE**

See Exhibit V.A.1 Provide general location map showing surrounding developments (PUD, DRI's, existing zoning) with subject property outlined.

See Exhibit V.A.2 Provide most recent aerial of site showing subject boundaries, source, and date.

See Exhibit V.A.3 Provide a map and summary table of existing land use and zoning within a radius of 300 feet from boundaries of subject property.

### B. **FUTURE LAND USE AND DESIGNATION**

See Exhibit V.B Provide map of existing Future Land Use Designation(s) of subject property and adjacent lands, with acreage totals for each land use designation on the subject property.

### C. **ENVIRONMENTAL**

See Exhibit V.C Provide most recent aerial and summary table of acreage of native habitats and soils occurring on site. HABITAT IDENTIFICATION MUST BE CONSISTENT WITH THE FDOT-FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCCS CODE). NOTE: THIS MAY BE INDICATED ON SAME AERIAL AS THE LAND USE AERIAL IN "A" ABOVE.

See Exhibit V.C Provide a summary table of Federal (US Fish & Wildlife Service) and State (Florida Game & Freshwater Fish Commission) listed plant and animal species known to occur on the site and/or known to inhabit biological communities similar to the site (e.g. panther or black bear range, avian rookery, bird migratory route, etc.) Identify historic and/or archaeological sites on the subject property.

### D. **GROWTH MANAGEMENT**

**Reference** , F.A.C. and **Collier County's Capital Improvements Element Policy 1.1.2 (Copies attached).**

1. INSERT "Y" FOR YES OR "N" FOR NO IN RESPONSE TO THE FOLLOWING:

N Is the proposed amendment located in an Area of Critical State Concern? (Reference , F.A.C.). IF so, identify area located in ACSC.

N Is the proposed amendment directly related to a proposed Development of Regional Impact pursuant to Chapter 380 F.S.? (Reference , F.A.C.)

N Is the proposed amendment directly related to a proposed Small Scale Development Activity pursuant to Subsection 163.3187 (1)(c), F.S.? Does the proposed amendment create a significant impact in population which is defined as a potential increase in County-wide population by more than 5% of population projections? (Reference Capital Improvement Element Policy 1.1.2). If yes, indicate mitigation measures being proposed in conjunction with the proposed amendment.

Y

See Exhibit V.D.1-Narrative, Criteria & Consistency and Exhibit V.D.2-Markety Analysis

Does the proposed land use cause an increase in density and/or intensity to the uses permitted in a specific land use designation and district identified (commercial, industrial, etc.) or is the proposed land use a new land use designation or district? (Reference F.A.C.).  
If so, provide data and analysis to support the suitability of land for the proposed use, and of environmentally sensitive land, ground water and natural resources. (Reference , F.A.C.)

#### **E. PUBLIC FACILITIES**

1. Provide the existing Level of Service Standard (LOS) and document the impact the proposed change will have on the following public facilities:

See Exhibit V.E.1- Level of Service Analysis Potable Water

See Exhibit V.E.1- Level of Service Analysis Sanitary Sewer

See Exhibit V.E.2-TIS Arterial & Collector Roads; Name specific road and LOS

See Exhibit V.E.1- Level of Service Analysis Drainage

See Exhibit V.E.1- Level of Service Analysis Solid Waste

See Exhibit V.E.1- Level of Service Analysis Parks: Community and Regional

If the proposed amendment involves an increase in residential density, or an increase in intensity for commercial and/or industrial development that would cause the LOS for public facilities to fall below the adopted LOS, indicate mitigation measures being proposed in conjunction with the proposed amendment.  
(Reference Capital Improvement Element Objective 1 and Policies)

2. See Exhibit V.E.3- Public Services Map Provide a map showing the location of existing services and public facilities that will serve the subject property (i.e. water, sewer, fire protection, police protection, schools and emergency medical services).

3. See Exhibit V.E.1- Level of Service Analysis Document proposed services and public facilities, identify provider, and describe the effect the proposed change will have on schools, fire protection and emergency medical services.

#### **F. OTHER**

Identify the following areas relating to the subject property:

See Exhibit 'F.1'- FIRM Map Flood zone based on Flood Insurance Rate Map data (FIRM).

See Exhibit 'F.2'-Wellfield Exhibit Location of wellfields and cones of influence, if applicable.

(Identified on Collier County Zoning Maps)

N/A Coastal High Hazard Area, if applicable

N/A High Noise Contours (65 LDN or higher) surrounding the Naples Airport, if applicable (identified on Collier County Zoning Maps).

**G. SUPPLEMENTAL INFORMATION**

\_\_\_\_\_ \$16,700.00 non-refundable filing fee made payable to the Board of County Commissioners due at time of submittal. (Plus, proportionate share of advertising costs)

  X   \$9,000.00 non-refundable filing fee for a Small-Scale Amendment made payable to the Board of County Commissioners due at time of submittal.  
(Plus, proportionate share of advertising costs)

  X   Proof of ownership (copy of deed)

  X   Notarized Letter of Authorization if Agent is not the Owner (See attached form)

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