

**APPLICATION FOR A REQUEST TO AMEND  
THE COLLIER COUNTY GROWTH MANAGEMENT PLAN**

APPLICATION NUMBER \_\_\_\_\_ DATE RECEIVED \_\_\_\_\_

PRE-APPLICATION CONFERENCE DATE \_\_\_\_\_

DATE SUFFICIENT \_\_\_\_\_

This application, with all required supplemental data and information, must be completed and accompanied by the appropriate fee, and returned to the Comprehensive Planning Department, Suite 400, 2800 North Horseshoe Drive, Naples, Florida 34104. 239-252-2400 (Fax 239-252-2946).

The application must be reviewed by staff for sufficiency within 30 calendar days following the filing deadline before it will be processed and advertised for public hearing. 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 97-431 as amended by Resolution 98-18 (both attached). If you have any questions, please contact the Comprehensive Planning Section at 239-252-2400.

**SUBMISSION REQUIREMENTS**

**I. GENERAL INFORMATION**

A. Name of Applicant William Barton, Corporate Secretary

Company Olde Florida Golf Club, Inc.

Address 9393 Vanderbilt Beach Road

City Naples State FL Zip Code 34120

Phone Number 239-641-7941 Fax Number 239-262-0334

B. Name of Agent \* Richard Yovanovich, Esq.

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

Company Coleman, Yovanovich, & Koester, PA

Address Northern Trust Building; 4001 Tamiami Trail North, Suite 300

City Naples State FL Zip Code 34103

Phone Number 239-435-3535 Fax Number 239-435-1218

B. Name of Agent \* Margaret Perry, AICP

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

Company Stantec Consulting Services, Inc.

Address 3200 Bailey Lane, Suite 200

City Naples State FL Zip Code 34105

Phone Number 239-649-4040 Fax Number 239-643-5716

C. Name of Owner (s) of Record Same as applicant.

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

D. Name, Address and Qualifications of additional planners, architects, engineers, environmental consultants and other professionals providing information contained in this application.

Transportation: Jeff Perry, AICP  
Stantec Consulting Services, Inc.

Environmental: Thomas Trettis, PWS, CSE  
Stantec Consulting Services, Inc.

Engineering: Raymond Piacente, PMP, LEED AP  
Stantec Consulting Services, Inc.

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**II. Disclosure of Interest Information:**

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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\_\_\_\_\_

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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This is an equity owned club in which each of the 209 members own 0.478% of the corporation. The corporation is a "C", for profit corporation. Please refer to Exhibit L, List of Equity Members as of 2/13/13. Corporate officers are: Thomas Kukk, President; Donald Vining, Vice President; William Barton, Secretary; and Clyde Quinby, Treasurer.

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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\_\_\_\_\_

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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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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N/A

\_\_\_\_\_

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

N/A

G. Date subject property acquired (x) leased ( ): 1993 and 1997 Term of lease \_\_\_\_\_yrs./mos.

If, Petitioner has option to buy, indicate date of option: \_\_\_\_\_ and date option terminates: \_\_\_\_\_, or anticipated closing: \_\_\_\_\_.

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.

**III. DESCRIPTION OF PROPERTY:**

A. LEGAL DESCRIPTION All of Section 31, Township 48 South, Range 27 East, less the east 1/2 of the northeast 1/4, Collier County, Florida

B. GENERAL LOCATION North side of Vanderbilt Beach Road Extension; approximately two miles east of Collier Boulevard (CR 951).

C. PLANNING COMMUNITY Rural Estates

D. TAZ 217

E. SIZE IN ACRES 553.7

F. ZONING (A) Rural Agricultural District; Rural Fringe Mixed Use Overlay District - Neutral Lands

G. SURROUNDING LAND USE PATTERN Golf course and single family residential

H. FUTURE LAND USE MAP DESIGNATION(S) Agricultural/Rural Designation, Rural Fringe Mixed Use District, Neutral Lands

**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"/> (map only) Future Land Use Element | <input type="checkbox"/> Golden Gate Master Plan   |
| <input type="checkbox"/> Immokalee Master Plan                         |  |

B. AMEND PAGE (S) \_\_\_\_\_ OF THE \_\_\_\_\_ 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:  
N/A

C. AMEND FUTURE LAND USE MAP(S) DESIGNATION FROM Agricultural/Rural Designation, Rural Fringe Mixed Use District, Neutral Lands



TO Rural Fringe Mixed Use District, Receiving Lands

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

N/A

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

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

See Exhibit A 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 C 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.

Please also see Exhibit D, Proposed FLUE Designation.

**C. ENVIRONMENTAL**

See Exhibits E & F 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 Exhibits G & G-1 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.

Please also see Exhibits G-2 through G-7, previously approved SFWMD and ACOE wetland determinations; Exhibit H, Collier County Archaeological/Historical Probability Map, and Exhibit H-1, Archeological Survey.

**D. GROWTH MANAGEMENT**

**Reference 9J-11.006, 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 9J-11.006(1)(a)(5), 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 9J-11.006(1)(a)7.a, 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. ? (Reference 9J-11.006(1)(a)7.b, F.A.C.) 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 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 Rule 9J-5.006(5) 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 Rule 9J-11.007, F.A.C.)

**Response: The proposed change from Rural Fringe Mixed Use – Neutral to Rural Fringe Mixed Use – Receiving could allow for an increase in density for residential uses through the use of the TDR program. A maximum density of one unit per acre could be achieved through the TDR program if the property is changed to Receiving. Commercial or industrial development is not contemplated with this GMP amendment.**

The Olde Florida Golf Club was constructed in a region of Collier County that has undergone significant hydrologic alterations from the surrounding canals and nearby County water well-field. The Cocohatchee Canal, north of the project, effectively drains sheet flow to the west. The Curry Canal, to the east, and the Cypress Canal, to the south, surround the property and have a significant impact on the area’s hydrology. The typical wetland Cypress and Cypress-Pine-Cabbage Palm habitats on the site are now considered non-jurisdictional to the State and Federal agencies. The depressed water table has allowed nuisance and exotic plant species to begin to dominate many of the habitats. There is also a significant spread of grapevine and poison ivy that are smothering habitats, climbing and strangling trees. Cabbage palms continue to proliferate the canopy and sub-canopy in many habitats and reduces the suitability of the site for wildlife utilization by some species.

The property is predominantly surrounded by receiving lands and due to the change in the environmental condition of the property, changing the designation to receiving lands is appropriate. In addition, designating additional lands as receiving lands provides additional lands for owners of TDR’s to transfer TDR’s furthering the goal of converting sending lands to conservation use.

**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 Exhibits I-1 thru I-4 Potable Water

See Exhibits I-1 thru I-4 Sanitary Sewer

See Exhibits J & J-1 Arterial & Collector Roads; Name specific road and LOS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See Exhibits I-1 thru I-4 Drainage

See Exhibits I-1 thru I-4 Solid Waste

See Exhibits I-1 thru I-4 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 I-5 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 Exhibits I-1 thru I-4 & Exhibits I-9 thru I-19 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 6 Flood zone based on Flood Insurance Rate Map data (FIRM).

See Exhibits I-7 thru I-8 Location of wellfields and cones of influence, if applicable. (Identified on Collier County Zoning Maps)

N/A Traffic Congestion Boundary, if applicable

N/A Coastal Management Boundary, 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)

N/A \$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)

See Exhibit K Proof of ownership (copy of deed)

Attached to Application Notarized Letter of Authorization if Agent is not the Owner (See attached form)

1 Original and 5 complete, signed applications with all attachments including maps, at time of submittal. After sufficiency is completed, 25 copies of the complete application will be required.

\* Maps shall include: North arrow, name and location of principal roadways and shall be at a scale of 1"=400' or at a scale as determined during the pre-application meeting.

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**LETTER OF AUTHORIZATION**

**TO WHOM IT MAY CONCERN**

I hereby authorize Richard Yovanovich, Esq. and Margaret Perry, AICP  
(Name of Agent)

to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting property identified in this Application.

Signed: [Signature] Date: 2-19-13  
(Name of Owner(s) of Record)  
William Barton, Corporate Secretary

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

[Signature]  
Signature of Applicant

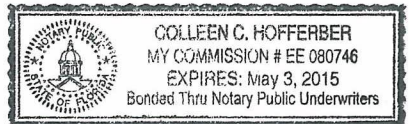
\_\_\_\_\_  
Name - Typed or Printed  
William Barton, Corporate Secretary

STATE OF FLORIDA  
COUNTY OF COLLIER

Sworn to and subscribed before me this 19<sup>th</sup> day of February, 2013

by [Signature]  
Notary Public

MY COMMISSION EXPIRES:



**CHOOSE ONE OF THE FOLLOWING:**

who is personally known to me,  
 who has produced \_\_\_\_\_ as identification  
and

did take an Oath  
 did not take and Oath

**NOTICE - BE AWARE THAT:**

Florida Statute Section 837.06 - False Official Law states that:  
"Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided by a fine to a maximum of \$500.00 and/or maximum of a sixty day jail term."