

Palisades FAQs



Q: How many acres is Palisades?

A: Approximately 11.78 acres

Q: Who is the developer of Palisades?

A: Seagate Development Group, LLC

Q: Who is the builder of Palisades?

A: Seagate Development Group

Q: Can I bring my own builder into Palisades?

A: Seagate Development Group, LLC is the only builder.

Q: What are the setbacks for the homesites?

A: Front yard setbacks are 15' for front entry garages and 10' for side entry garages. Side yard setbacks are 5'. Rear yard setbacks are 10' for principal building and 5' for accessory structure. 0' setbacks are permitted from Lake maintenance Easement.

Q: How many home sites are available at Palisades?

A: Palisades offers 25 single family home sites. There are 8 Lakefront home sites and 17 Park home sites, 9 southern exposure and 8 western exposures.

Q: What is required at Contract?

A: A deposit of 10% of the total purchase price (lot premium + floor plan base price + structural options price) is required at contract signing. Upon lot closing, an additional 25% of the total purchase price is due. There are draws scheduled during the construction process as follows: 20% due upon completion of the slab; 20% due upon roof dry in; 15% due when cabinets are set and the final 10% due upon transfer of possession to Buyer.

Q: Is there a Palisades CDD?

A: No, there is no CDD at Palisades.

Q: Is there a HOA fee and what does it include?

A: Yes, there is an HOA fee for Palisades. Initially, there is a reduced fee of \$990 per quarter, beginning at the time of lot closing. Once the Certificate of Occupancy is issued for a home, the fee increases to \$1,963 per quarter. The HOA fee includes maintenance and service of the community's gated entry system, lake and fountain maintenance, landscape maintenance throughout the community including individual homesites and common areas, irrigation of individual homesites and common areas, maintenance of all walls and fences, streetlights, sidewalks throughout the community, and professional Association management, accounting, insurance, and reserves. Additionally, basic cable and internet services through Hotwire Communications are included with the HOA fee.

Q: Who manages the HOA?

A: The Association has hired Associa Gulf Coast to provide management services for the HOA.

Q: Are there any additional costs-one time costs to the buyer at closing?

A: There is an initial Assessment of \$2,500 due at closing. Additionally, typical pro-rata closing costs are required at the time of closing.

Q: Will there be any Palisades Amenities?

A: No, there will be no amenities at Palisades.

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Q: May I rent home?

A: Yes, you may rent your home a maximum of 3 times per calendar year. You must rent it for a minimum of 1 month and it must be in writing. There is no time sharing allowed.

Q: Is there natural gas for my home?

A: Yes, there is natural gas for Palisades.

Q: May I use my own interior designer?

A: Yes, you may use your own interior designer. The fees associated with these services are paid by the homeowner.

Q: Do you have any association with a golf club, tennis club or marina?

A: No, not at this time; however, we would be happy to provide you with some local information.

Q: What are the current zoned schools for Palisades?

A: Pelican Marsh Elementary School, Pine Ridge Middle School, and Barron Collier High School.

Q: What are the closest theater and cultural locations?

A: Palisades is conveniently located to Artis-Naples (3.4 miles) which is home to the Naples Philharmonic and The Baker Museum. Gulfshore Playhouse (8.2 miles), Sudgen Community Theatre (8 miles), Barbara B. Mann Performing Arts Hall, Fort Myers (26.2) miles.

Q: What are the closest shopping centers, grocery stores and dining?

A: Palisades is conveniently located to Mercato (3 miles) Waterside Shops (4.1 miles), Coastland Mall (6.1 miles) and 5th Avenue Shopping District (8.1 miles), Publix Super Markets (1.4 miles), The Capital Grill (3.3 miles)

Q: What are the closest hospitals?

A: Palisades is conveniently located to NCH North Naples Hospital (4.1 miles), NCH Urgent Care (3.5 miles) and Physicians Regional Medical Center (4.7 miles)

Q: May guests park on the street?

A: Yes, but not for more than 5 consecutive days. There are no watercraft allowed to park outside overnight.

Q: What are my voting rights in the Homeowners Association?

A: There is 1 vote per household/lot owner once turnover occurs.

Q: When does the community turnover to the homeowners?

A: 3 months after 90% of the homesites are sold in the community.

Q: What is the name of the Homeowners Association?

A: Palisades Naples Homeowner's Association, Inc.

Q: What are the ceiling heights?

A: Ceilings vary per plan: however, most of the main living areas have 12 foot ceilings with a bump up (coffer) to 13 feet. Most of the guest rooms are 10 feet with a bump up to 11 feet. Entry Foyers may be higher.

Q: What is the gate system going to be?

A: The gate system will be a RFID-reader which will use transponders.

Q: Are there any pet restrictions?

A: No, there are no pet restrictions in Palisades other than Collier County's normal pet restrictions.

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Q: Are Homeowners able to have solar panels?

A: Yes, solar panels are approved by the Architectural Review Board. The panels must meet certain criteria such as color, material and placement on the home.

Q: Where are my closest Naples beaches?

A: Vanderbilt Beach is approximately 5 miles and Clam Pass Beach is approximately 3.8 miles from Palisades.

Q: How far is an airport from Palisades?

A: Southwest Florida International Airport is approximately 25 miles from Palisades while Naples Airport is only 7.2 miles.

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