

**IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY, FLORIDA**

)	Case No. 11-2025-CA-001290-0001-01
STATE OF FLORIDA, ex rel. MICHAEL P. COLOSI,)	
)	
Appellant,)	
)	
vs.)	
)	
ZACK STAMP, in his official capacity as Chairperson)	
of the Flow Way Community Development District;)	
DEAN BRITT, in his official capacity as Chairperson of)	
the Quarry Community Development District; and)	
ESPLANADE GOLF & COUNTRY CLUB OF)	
NAPLES, INC. a Florida not-for-profit corporation,)	
)	
Appellees.)	
)	

NOTICE OF APPEAL

NOTICE IS GIVEN that the State of Florida ex rel. Michael P. Colosi, Appellant, appeals to the District Court of Appeal of Florida, Sixth District, the order of this court rendered August 17, 2025. The nature of the order is a final order denying Verified Petition for Writ of Quo Warranto and Writ of Mandamus [Exhibit A].

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was served via the Florida Courts E-Filing Portal on August 19, 2025, to:

Flow Way Community Development District & Quarry Community Development District

Jeffrey W. Hurcomb <jhurcomb@rrbpa.com>

For Mr. Jeffrey W. Hurcomb <service_JWH@rrbpa.com>

Colleen C. Leahy <cleahy@rrbpa.com>

Esplanade Golf & Country Club of Naples Inc.

Christopher R. Parkinson <cparkinson@morankidd.com>

For Christopher R. Parkinson <eservice@morankidd.com>

Mary A. Norberg <mnorberg@morankidd.com>

Respectfully Submitted,

/s/ Michael P. Colosi, Relator

o/b/o State of Florida

(305) 859-1404

mike@spectreintel.com

Ave Maria, FL 34142

Exhibit A – Order Denying Verified Petition for Writ of Quo Warranto and Mandamus

Filing # 229595178 E-Filed 08/17/2025 09:19:34 PM

**IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY, FLORIDA**

CIVIL ACTION

STATE OF FLORIDA EX REL. MICHAEL P COLOSI,
Petitioner,

Case No: 11-2025-CA-001290-0001-01

ZACK STAMP AS CHAIRPERSON,
DEAN BRITT AS CHAIRPERSON,
ESPLANADE GOLF AND COUNTRY
CLUB OF NAPLES INC,
Respondents.

**ORDER DENYING PETITION FOR WRIT OF QUO WARRANTO AND PETITION FOR
WRIT OF MANDAMUS**

THIS CAUSE came before the Court on Petitioner's "Verified Petition for Writ of Quo Warranto and Petition for Writ of Mandamus," filed June 16, 2025 (Docket No. 3). The petition asks the Court to remove Zack Stamp and Dean Britt from their official capacities as Chairpersons of their respective Community Development Districts, to invalidate decisions taken by those Community Development Districts which Petitioner believes deprived him of certain legal rights, and to compel Mr. Stamp and Mr. Britt to perform duties Petitioner believes they are obligated to legally perform.

"Quo warranto is a writ of inquiry through which a Court determines the validity of a party's claim that an individual is exercising a public office illegally." Fotus v. Bolay, 795 So.2d 1116, 1117 (Fla. 5th DCA 2001). As such, the Court finds the petition insufficient on its face and denies any further relief sought as to a Writ of Quo Warranto.

As to relief sought pursuant to a Writ of Mandamus, "[w]hen a petitioner files a petition for mandamus, the court has the initial task of assessing the legal sufficiency of the allegations. If the court finds the allegations insufficient, it will deny the petition." Holcomb v. Department of Corrections, 609 So.2d 751, 753 (Fla. 1st DCA 1992). Furthermore, "[t]o be valid, a petition for a writ of mandamus must show that the petitioner has a clearly established legal right to have the respondent public officer perform a nondiscretionary duty." Davis v. State, 861 So.2d 1214, 1216 (Fla. 2d DCA 2003). In

review of the petition filed, the Court does not find Petitioner has shown such clearly established legal right and, as such, finds the allegations insufficient.

Therefore, it is hereby **ORDERED AND ADJUDGED** that Petitioner's "Verified Petition for Writ of Quo Warranto and Petition for Writ of Mandamus" is **DENIED**.

DONE AND ORDERED in Chambers, in Collier County, Florida, on this 17th day of August, 2025.


08/17/2025 17:24:57
11-2025-CA-001290-0001-01
James F. Stewart, Circuit Court Judge IZ-R-8Sx
11-2025-CA-001290-0001-01 08/17/2025 17:24:57
James F. Stewart, Circuit Judge

Electronic Service via eFiling Portal:

Christopher R. Parkinson <cparkinson@morankidd.com>, <eservice@morankidd.com>
Jeffrey W Hurcomb <jhurcomb@rrbpa.com>, <service_JWH@rrbpa.com>, <records_VNB@rrbpa.com>
Michael P Colosi <mike@spectreintel.com>
Justin Kirk <jjkirk@varnumlaw.com>, <rmfrank@varnumlaw.com>
Steven Adamczyk <sadamczyk@varnumlaw.com>, <jedenhoed@varnumlaw.com>
Mary Norberg <mnorberg@morankidd.com>, <eservice@morankidd.com>
Colleen C. Leahy <cleahy@rrbpa.com>
Zack Stamp As Chairperson <mpawelczyk@bclmr.com>
Dean Britt As Chairperson <Wesley.Haber@KutakRock.com>