

COLLIER COUNTY
Collier County Hearing Examiner



AGENDA

Growth Management Department
Conference Rooms 609/610
2800 Horseshoe Drive North
Naples, FL 34104

June 22, 2023

9: 00 AM

Andrew W. J. Dickman, Esq., AICP
Hearing Examiner

Note: Individual speakers will be limited to 5 minutes unless otherwise waived by the Hearing Examiner. Persons wishing to have written or graphic materials included in the hearing report packets must have that material submitted to County staff at Ailyn.Padron@CollierCountyFL.gov 10 days prior to the Hearing. All materials used during presentation at the hearing will become a permanent part of the record.

Any person who decides to appeal a decision of the Hearing Examiner will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Decisions of the Hearing Examiner are final unless appealed to the Board of County Commissioners.

Hearing Procedures will provide for presentation by the Applicant, presentation by staff, public comment and applicant rebuttal. The Hearing Examiner will render a decision within 30 days. Persons wishing to receive a copy of the decision by mail may supply County staff with their name, address, and a stamped, self-addressed envelope for that purpose. Persons wishing to receive an electronic copy of the decision may supply their email address.

1. **Pledge of Allegiance**
2. **Review of Agenda**
3. **Advertised Public Hearing**
 - A. **Petition No. VA-PL20210001172 - Lots 165 and 166, Queens Park at Lago Verde Phase Two - Request for a variance from the 20-foot minimum front yard setback for group housing as depicted within the Queens Park Master Site Plan, pursuant to section 2.05.E of the Lago Verde Planned Unit Development (PUD), Ordinance No. 84-81, as amended, to reduce the minimum front yard to 10.42 feet, to allow for a garage addition that will project up to 10 feet, inclusive of a 1-foot roof overhang, into the required front yard of property located at 3631 Kent Drive and further described as Lots 165 and 166, Queens Park at Lago Verde Phase Two, in Section 18, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 4**
4. **Other Business**
5. **Public Comments**
6. **Adjourn**

06/22/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A**Doc ID:** 25681

Item Summary: Petition No. VA-PL20210001172 - Lots 165 and 166, Queens Park at Lago Verde Phase Two - Request for a variance from the 20-foot minimum front yard setback for group housing as depicted within the Queens Park Master Site Plan, pursuant to section 2.05.E of the Lago Verde Planned Unit Development (PUD), Ordinance No. 84-81, as amended, to reduce the minimum front yard to 10.42 feet, to allow for a garage addition that will project up to 10 feet, inclusive of a 1-foot roof overhang, into the required front yard of property located at 3631 Kent Drive and further described as Lots 165 and 166, Queens Park at Lago Verde Phase Two, in Section 18, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 4

Meeting Date: 06/22/2023**Prepared by:**

Title: Planner – Zoning

Name: John Kelly

06/01/2023 4:47 PM

Submitted by:

Title: Zoning Director – Zoning

Name: Mike Bosi

06/01/2023 4:47 PM

Approved By:**Review:**

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/06/2023 6:30 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	06/09/2023 9:22 AM
Zoning	Ray Bellows	Review Item	Completed	06/09/2023 10:13 AM
Zoning	Mike Bosi	Division Director	Completed	06/12/2023 4:49 PM
Operations & Regulatory Management	Diane Lynch	Additional Reviewer	Skipped	06/15/2023 11:16 AM
Hearing Examiner	Andrew Dickman	Meeting Pending		06/22/2023 9:00 AM



STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION- ZONING SERVICES SECTION
GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: JUNE 22, 2023

SUBJECT: PETITION VA-PL20210001172; 3631 KENT DRIVE – DAYS’ GARAGE

PROPERTY OWNER/APPLICANT:

Joseph M. and Cynthia A. Days
3631 Kent Drive
Naples, FL 34112

AGENT:

Michael Bullard
A.C.G.C. Development Corp.
2300 Krape Rd
Naples, FL 34120

REQUESTED ACTION:

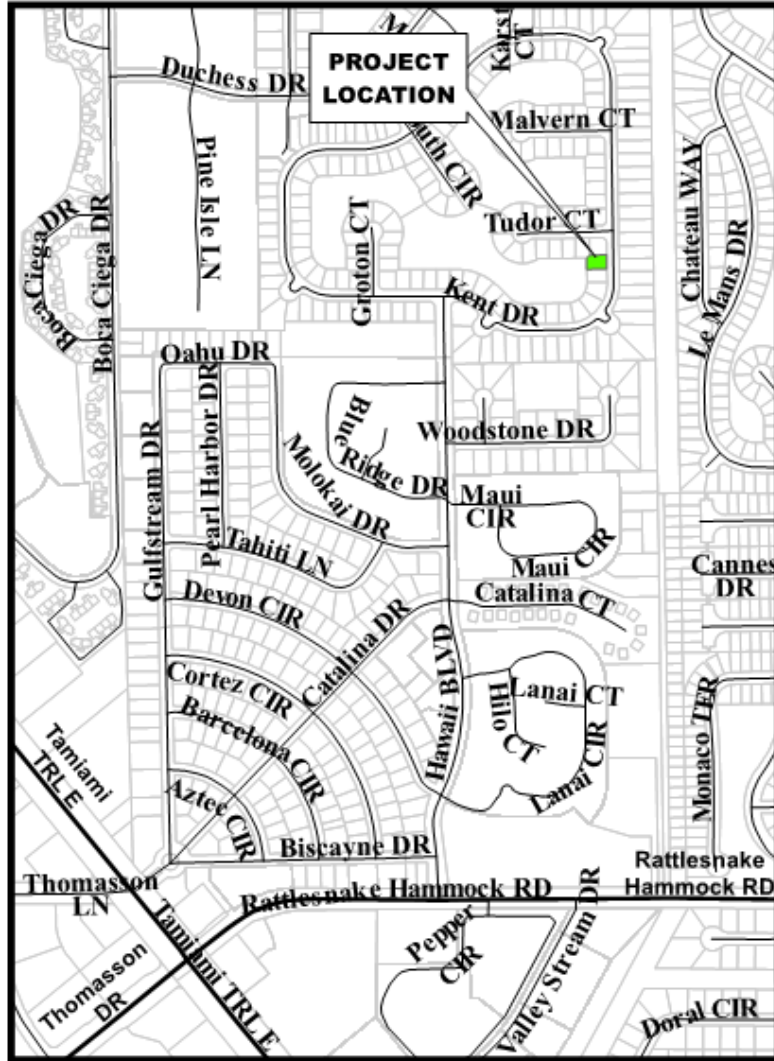
To have the Collier County Hearing Examiner consider a variance from the 20-foot minimum front yard setback for group housing as depicted within the Queens Park Master Site Plan, pursuant to section 2.05.E of the Lago Verde Planned Unit Development (PUD), Ordinance No. 84-81, as amended, to reduce the minimum front yard to 10.42 feet, to allow for a garage addition that will project up to 10 feet, inclusive of a 1-foot roof overhang, into the required front yard.

GEOGRAPHIC LOCATION:

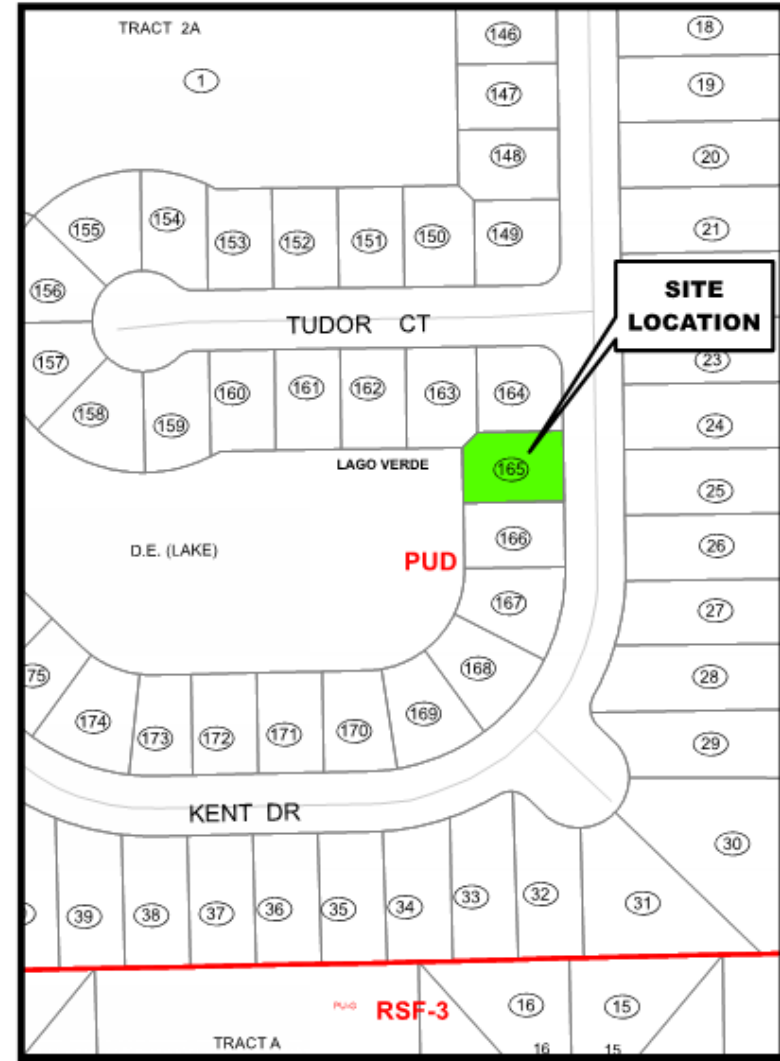
The subject property comprises two lots, combined for development, comprising 0.307± acres located at 3631 Kent Drive and further described as Lots 165 and 166, Queens Park at Lago Verde Phase Two, in Section 18, Township 50 South, Range 26 East, Collier County, Florida. (See *location map below*)

PURPOSE/DESCRIPTION OF PROJECT:

The petitioner seeks a Variance to allow for a 10-foot by 18.1-foot, inclusive of a one-foot roof overhang, garage addition to encroach into the required 20-foot front yard setback; neither the garage addition nor the incorporated roof overhang will encroach into the 10-foot utility easement that is located within said front setback. The applicant states the garage addition is necessary to accommodate full-size vehicles related to previously unanticipated handicap accessibility. The existing residence, with an attached garage, was constructed in accordance with Building Permit No. 89-00898, for which a Certificate of Occupancy was issued on 08/07/1989.

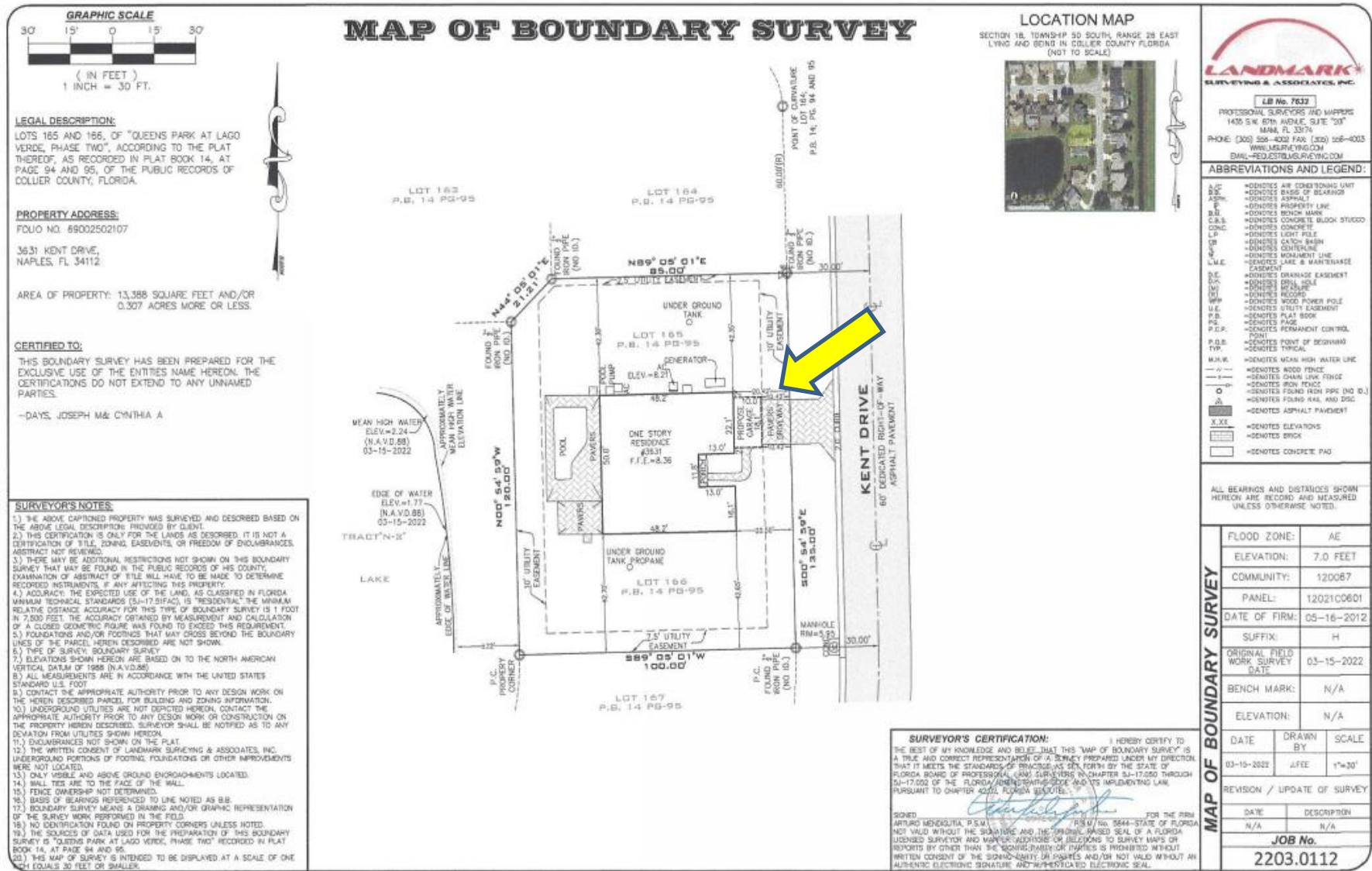


Location Map



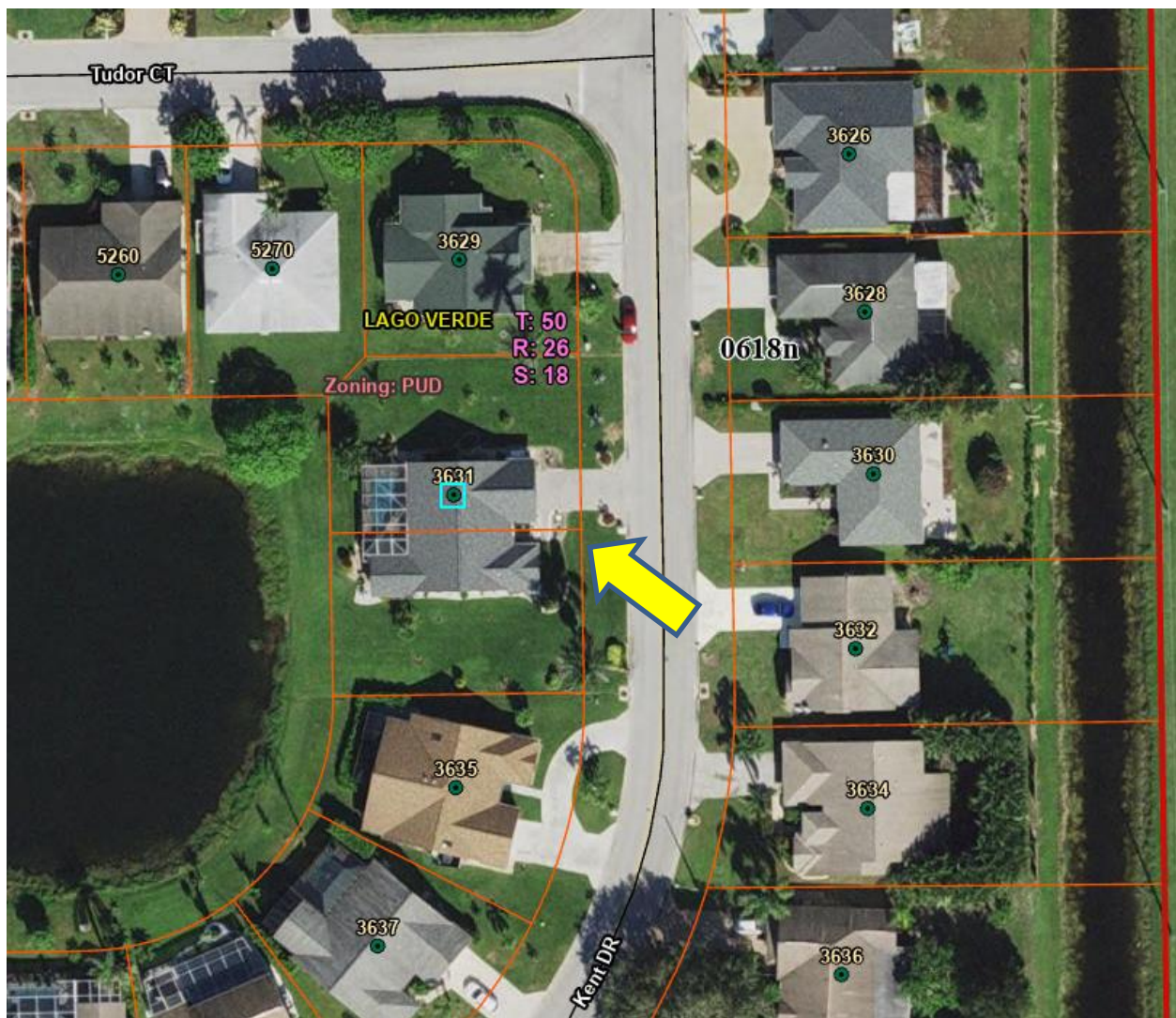
Zoning Map

Petition Number: PL20210001172



SURROUNDING LAND USE AND ZONING:

- North: A single-family dwelling located within Queens Park, a residential component of the Lago Verde PUD
- East: A lake located within the Lago Verde PUD
- South: A single-family dwelling located within Queens Park, a residential component of the Lago Verde PUD
- West: Kent Drive (Right-of-Way) then A single-family dwelling located within Queens Park, a residential component of the Lago Verde PUD



Collier County GIS

Attachment: Staff Report 06052023 (25681 : PL20210001172 VA 3631 Kent Drive - Days)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is located within the Urban Residential Subdistrict of the Urban Mixed-Use District on the County's Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) of the GMP. The GMP does not address individual Variance requests but deals with the larger issue of the actual use. The existing single-family use is consistent with the FLUM of the GMP. The requested variance does not have any impact on this property's consistency with the County's GMP.

ZONING DIVISION ANALYSIS:

The decision to grant a variance is based on the criteria in LDC Section 9.04.03. Staff has analyzed this petition relative to these provisions and offers the following responses:

- a. **Are there special conditions and circumstances existing, which are peculiar to the location, size, and characteristics of the land, structure, or building involved?**

Yes, the orientation of the existing residence and the placement of mechanical equipment, a generator, and a propane tank on the north side of the residence make it impractical to expand in any direction other than to the west.

- b. **Are there special conditions and circumstances, which do not result from the action of the applicant such as pre-existing conditions relative to the property, which are the subject of the Variance request?**

Yes, the property fronts on Kent Drive which comprises a 60-foot right-of-way easement. The actual roadway occupies roughly 30 feet which results in a 15-foot± buffer on either side of the road. The proposed garage addition would be extended up to a 10-foot utility easement which is then 25± feet from the roadway.

- c. **Will a literal interpretation of the provisions of this zoning code work an unnecessary and undue hardship on the applicant or create practical difficulties for the applicant?**

The applicant's agent states the following: "Yes, provisions of this zoning would create either a hardship of irrelevant cost increase of building to the North and/or not affording the cost increase and living with the fact that the owners can't fit (2) full-sized vehicles into the existing garage that are needed for medical reasons from aging disabilities." Zoning staff agrees that a literal interpretation of this zoning code presents practical difficulties for the property owner given the configuration of the existing residence.

- d. **Will the Variance, if granted, be the minimum Variance that will make possible the reasonable use of the land, building, or structure and which promotes standards of health, safety, and welfare?**

Yes, the applicant's agent contends the 10-foot garage addition, inclusive of a 1-foot roof overhang, is needed for the property owner to have adequate space to park/store two full-size automobiles in addition to handicap access equipment thus allowing a fully contained area

for safe access, loading and unloading of the vehicle(s) thereby promoting the health, safety, and welfare of the residents.

- e. Will granting the Variance confer on the applicant any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district?**

By definition, a Variance bestows some dimensional relief from the zoning regulations specific to a site. LDC Section 9.04.02 allows relief through the Variance process for any dimensional development standard. As such, other properties facing a similar hardship would be entitled to make a similar request and would be conferred equal consideration on a case-by-case basis.

- f. Will granting the Variance be in harmony with the general intent and purpose of this Land Development Code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?**

Yes and no. The PUD provides established setbacks for Single-Family and Multi-Family Residential components of the PUD and further allows clustered buildings, with site plan approval, as per Section 2.05.E. Said section further states property development regulations may be waived or reduced provided a site plan is approved under this section. Zoning staff has determined that this development received such site plan approval under the name of Queens Park; the most current, revised, site plan was approved on 08/30/1989. The requested Variance will be in harmony with the general intent and purpose of the PUD which has been deemed to be consistent with the Land Development Code. However, the proposed garage addition will decrease the length of the existing driveway which raises concerns; specifically concerning LSC Section 4.05.04.D, which states: "Required off-street parking shall be located so that no automotive vehicle when parked shall have any portion of such vehicle overhanging or encroaching on the public right-of-way or the property of another. If necessary, wheel stops, or barriers may be required in order to enforce this provision." Staff is constrained from recommending approval of this variance request as this deviation could be construed as being a public safety, health, and welfare concern.

- g. Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf courses, etc.?**

No; however, the applicant's agent has provided a letter of approval from the homeowner's association as well as several letters of no objection from the immediate neighbors of the subject property.

- h. Will granting the Variance be consistent with the Growth Management Plan?**

Yes, approval of this Variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or any other applicable provisions.

SUMMARY FINDINGS:

Staff is constrained from recommending approval of the subject variance request as the reduction of the driveway area required for the garage addition could perceivably pose a public safety concern with respect to off-street parking; see above. Staff is of the opinion that if the variance is properly conditioned, this hazard could be greatly reduced or eliminated. Furthermore, zoning staff believes the applicant has offered a sufficient argument to merit the Hearing Examiner's consideration. Said arguments include the actual distance of the proposed structure from the paved roadway, the existing configuration of the subject residence, the placement of mechanical equipment, a generator, and a fuel tank on the north side of the residence, as well as the approval of the homeowner's association and letters of no objection from neighboring property owners. Staff recognizes that the requested addition is to accommodate handicap access needs that were unknown at the time the residence was initially constructed and that no part of the addition, the structure or roof overhang, will encroach into the established 10-foot utility easement.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

The EAC does not normally hear variance petitions. Since the subject variance doesn't impact any preserve area, the EAC did not hear this petition.

CONCURRENT LAND USE APPLICATIONS:

There are no concurrent land use applications under review at the present time.

PUBLIC NOTICE:

Notice Requirements for Variance petitions are contained within LDC Section 10.03.06.F.2. The required Agent Letter was sent to all property owners located within 150 feet of the subject property on or about May 15, 2023, as evidenced by an executed Affidavit of Compliance contained within Attachment D.

Notice of the Hearing Examiner meeting was provided by newspaper advertisement, mailed notice to owners within 500 feet of the site, and posting of a public notice sign on the site at least 15 days prior to the hearing.

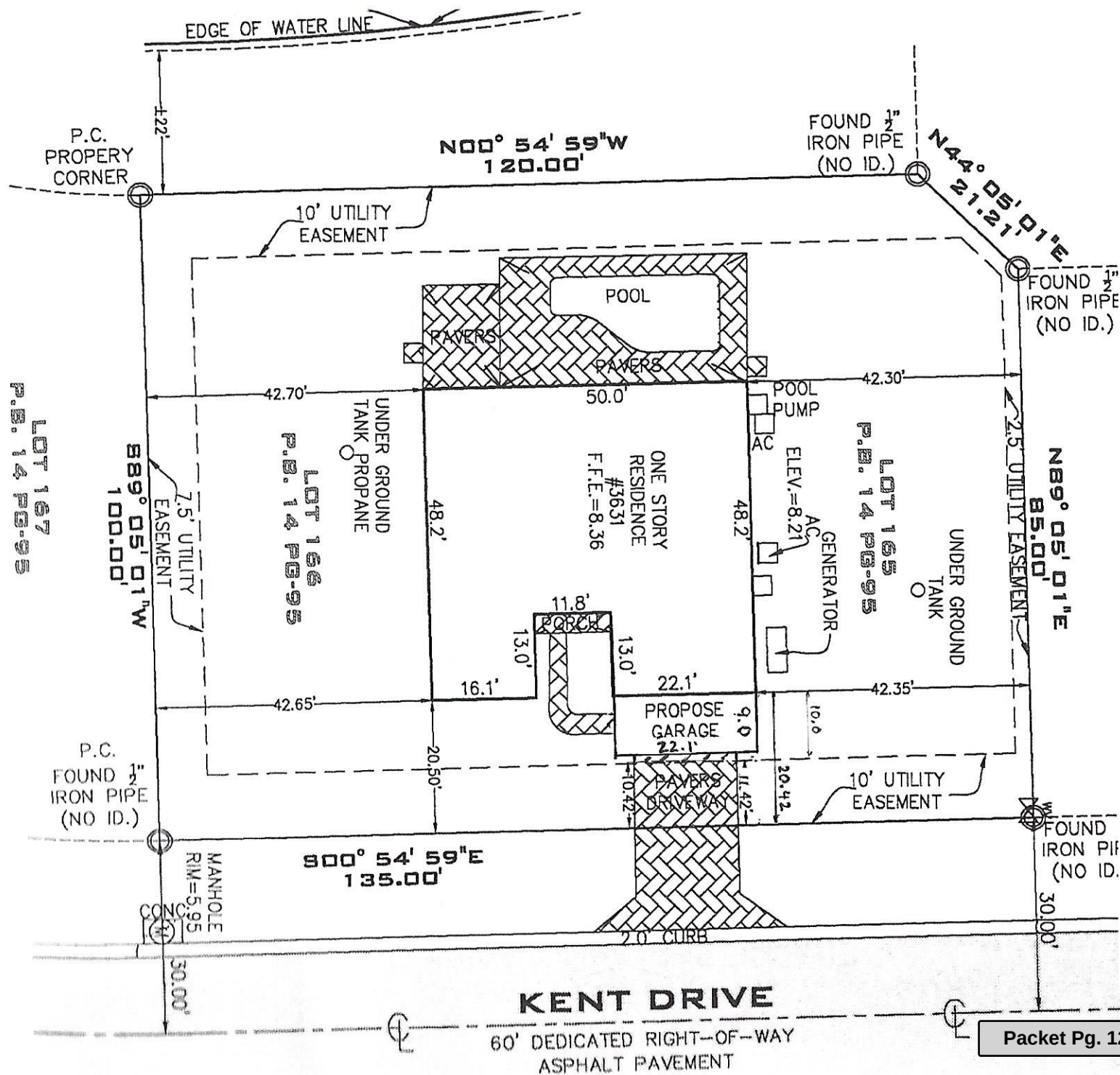
RECOMMENDATION:

Should the Hearing Examiner agree with staff's summary findings, the Hearing Examiner may opt to approve Variance Petition VA-PL20210001172 to allow a 10-foot long by 18.1-foot-wide garage addition that will project up to 10 feet, inclusive of a one-foot roof overhang, into the required 20-foot front yard as depicted within Attachments A, B, and C, subject to the following condition of approval:

- There shall be no outside parking or storage of automobiles, trucks, or other passenger-type motor vehicles within the driveway of the subject property.

Attachments:

- A. Plot/Site Plan
- B. Left Elevation / Roof Overhang
- C. Map of Boundary Survey
- D. Ordinance 84-81 – Lago Verde PUD
- E. Revised Master Site Plan – Queens Park
- F. Building Permit 89-0098
- G. Applicant's Backup - Application, Narrative, Agent Letter, etc.
- H. Public Hearing Sign Posting

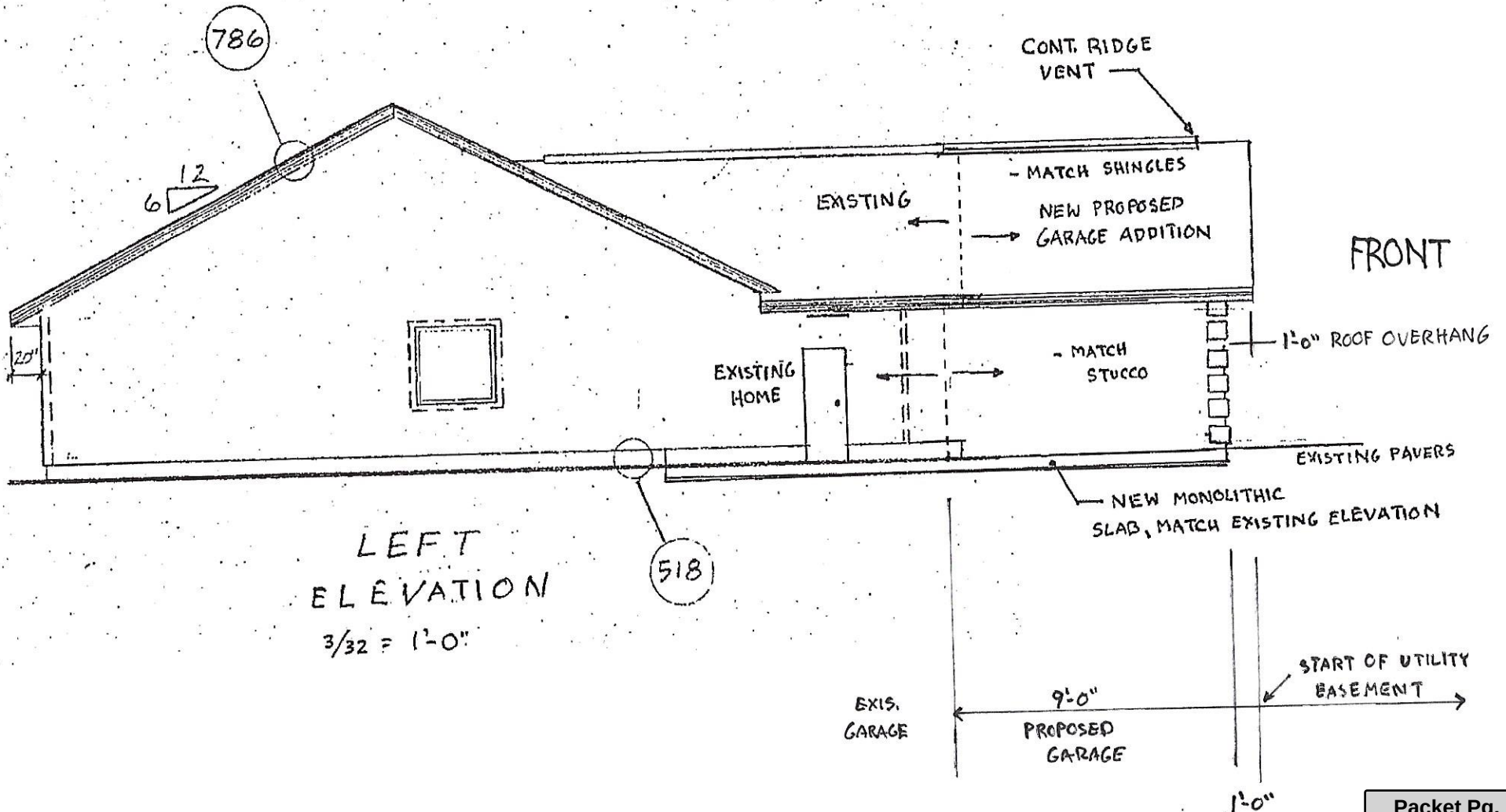


EXISTING
FRONT ELEVATION F9

SCALE: 1/4" = 1'-0"

REVERSE PLAN

3.A.c



GRAPHIC SCALE



MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 165 AND 166, OF "QUEENS PARK AT LAGO VERDE, PHASE TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 94 AND 95, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 69002502107

3631 KENT DRIVE,
NAPLES, FL 34112

AREA OF PROPERTY: 13,388 SQUARE FEET AND/OR
0.307 ACRES MORE OR LESS.

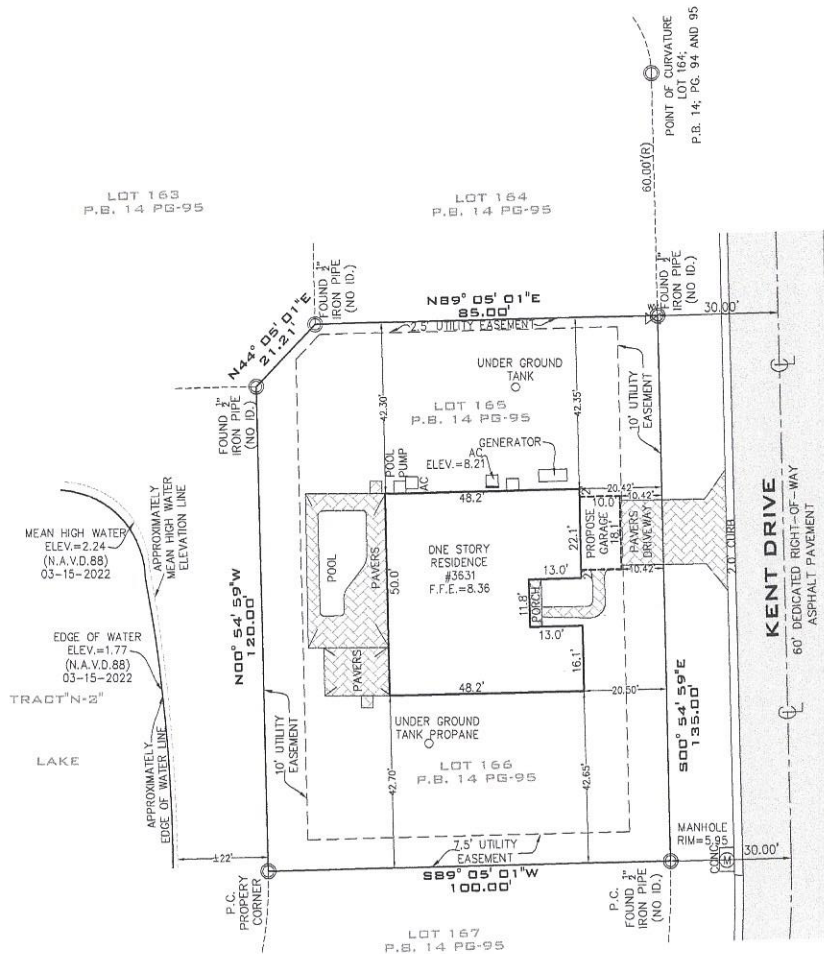
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

—DAYS, JOSEPH M& CYNTHIA A

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (SJ-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "QUEENS PARK AT LAGO VERDE, PHASE TWO" RECORDED IN PLAT BOOK 14, AT PAGE 94 AND 95.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.

LOCATION MAP
SECTION 18, TOWNSHIP 50 SOUTH, RANGE 26 EAST
LYING AND BEING IN COLLIER COUNTY FLORIDA
(NOT TO SCALE)

LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL 33174
PHONE: (305) 555-4002 FAX: (305) 555-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
M	=DENOTES CENTERLINE
L.M.E.	=DENOTES MONUMENT LINE
	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(S)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
—	=DENOTES WOOD FENCE
—	=DENOTES CHAIN LINK FENCE
—	=DENOTES IRON FENCE
—	=DENOTES FOUND IRON PIPE (NO ID)
—	=DENOTES FOUND NAIL AND DISC
—	=DENOTES ASPHALT PAVEMENT
X XX	=DENOTES ELEVATIONS
—	=DENOTES BRICK
—	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	7.0 FEET	
COMMUNITY:	120067	
PANEL:	12021C0601	
DATE OF FIRM:	05-16-2012	
SUFFIX:	H	
ORIGINAL FIELD WORK SURVEY DATE	03-15-2022	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
03-15-2022	J.FEE	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	
JOB No.		
2203.0112		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17.050 THROUGH SJ-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 4202, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUETA, P.S.M., No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

BUILDING PHOTOGRAPHS

See Instructions for Item A6. 2203.0112EC

OMB No. 1660-0008
Expiration Date: November 30, 2022**ELEVATION CERTIFICATE**

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
3631 KENT DRIVE			
City	State	ZIP Code	Company NAIC Number
NAPLES	FLORIDA	34112	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View

Front View Date: 03/15/2022



Rear View

Rear View Date: 03/15/2022



Right Side View

Right Side View: 03/15/2022



Left Side View

Left Side View: 03/15/2022

ORDINANCE 84-81

AN ORDINANCE AMENDING ORDINANCE 82-2 THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE ZONING ATLAS MAP NUMBER 50-26-4 BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A-2 TO "PUD" PLANNED UNIT DEVELOPMENT FOR LAGO VERDE LOCATED BETWEEN KINGS LAKE AND LELY VILLAS IN SECTION 18, TOWNSHIP 50 SOUTH, RANGE 26 EAST; AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, Waffa Assaad, petitioned the Board of County Commissioners to change the Zoning Classification of the herein described real property;

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida:

SECTION ONE:

The Zoning Classification of the herein described real property located in Section 18, Township 50 S., Range 26 E., Collier County, Florida is changed from A-2 to "PUD" Planned Unit Development in accordance with the PUD document attached hereto as Exhibit "A" which is incorporated herein and by reference made part hereof. The Official Zoning Atlas Map Number, Number 50-26-4, as described in Ordinance 82-2, is hereby amended accordingly.

RECEIVED

NOV 13 PM 2 57

WILLIAM J. PEACAN
CLERK OF BOARD
COLLIER COUNTY, FLORIDA

SECRETARY OF STATE

NOV 9 1 29 PM '84

FILED

BOOK 019 PAGE 176

SECTION TWO:

This Ordinance shall become effective upon receipt of notice that it has been filed with the Secretary of State.

DATE: November 6, 1984

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

30477
ATTEST:
WILLIAM J. REAGAN, CLERK

BY: David C. Brown
DAVID C. BROWN, CHAIRMAN

CLERK OF COURTS
COLLIER COUNTY, FLORIDA

By: Virginia Magri
D.C.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Butt. K. K. K.

R-84-32C Ordinance

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, WILLIAM J. REAGAN, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true original of:

ORDINANCE NO. 84-81

which was adopted by the Board of County Commissioners during Regular Session the 6th day of November, 1984.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 6th day of November, 1984.

WILLIAM J. REAGAN
Clerk of Courts and Clerk
Ex-Officio to Board of
County Commissioners

This ordinance filed with the
Secretary of State's Office this
7th day of Nov, 1984
and acknowledgement of that
filing received this 13th day
of Nov, 1984
By James O. Kiser
Deputy Clerk

Virginia Magri
Virginia Magri, Deputy Clerk

SECRETARY OF STATE

Nov 9 1 25 PM '84
FILED

BOOK 019 PAGE 177

PLANNED UNIT DEVELOPMENT DOCUMENT
FOR
LAGO VERDE

PREPARED BY:

WAFAA F. ASSAAD, A.I.C.P.
AGNOLI, ASSAAD, BARBER, BRUNDAGE & SHANNON, INC.
ENGINEERS, PLANNERS & LAND SURVEYORS
7400 Tamiami Trail North
Naples, Florida 33963

Approved By B.C.C.: November 6, 1984

SECRETARY OF STATE

Nov 9 1 25 PM '84

FILED

BOOK 019 PAGE 178

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LIST OF EXHIBITS

PRELIMINARY P.U.D. MASTER PLAN
(Prepared by Agnoli, Assaad, Barber, Brundage
& Shannon, Inc., File No. 248)

SECTION 1

GENERAL DEVELOPMENT INFORMATION

1.01 INTRODUCTION AND PURPOSE

It is the intent of Mr. Robert H. Morelisse, Tr.; hereinafter called "applicant" or "developer"; to establish and develop a Planned Unit Development (PUD) on approximately 121.61 acres of property located in Collier County, Florida.

It is the purpose of this document to provide the required standards and to set forth guidelines for the future development of the subject property.

1.02 SHORT TITLE

The PUD development shall be known as "Lago Verde".

1.03 STATEMENT OF COMPLIANCE

The development of approximately 121.61 acres of property in Section 18, Township 50 South, Range 26 East, Collier County, Florida, as a Planned Unit Development, will be in compliance with the planning goals and objectives of Collier County as set forth in the Comprehensive Plan. The residential development and associated recreational facilities of The Project will be consistent with the growth policies, land development regulations and applicable Comprehensive Plan Documents for the following reasons:

1. The subject property has the necessary rating points to determine the availability of adequate community facilities and services.
2. The project development is compatible and complementary to the surrounding land uses.
3. Improvements are planned to be in substantial compliance with applicable regulations.

4. The project development will result in an efficient and economical extension of community facilities and services.

1.04 LEGAL DESCRIPTION

Parcel 1:

NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 and the E 1/2 of the NW 1/4 of the NW 1/4 and the E 1/2 of the SW 1/4 of the NW 1/4 less and except the South 130.00 feet of the West 138.25 feet of said E 1/2 of SW 1/4 of NW 1/4 and beginning at the NE corner of the SW 1/4 of Section 18, run S 00°-58'-15" E along North-South 1/4 Section Line 8.38 feet; thence S 88°-43'-14" W, 1,002.03 feet; thence N 01°-16'-46" W, 32.52 feet to the East-West 1/4 Section Line; thence S 89°-53'-57" E, 1,002.09 feet to Point of Beginning. All being in and part of Section 18, Township 50 South, Range 26 East, subject to drainage easements along North side of described property and East side of described property.

Parcel 2:

Commence at the SW corner of the NW 1/4 of Section 18, Township 50 South, Range 26 East for POINT OF BEGINNING and run N 00°-46'-50" W, along West line of said Section 130.00 feet; thence S 89°-53'-57" E, 800.00 feet; thence S 00°-49'-42" E, 130.00 feet to the East-West 1/4 line of said Section 18; thence N 89°53'-57" W along said 1/4 line, 800.11 feet to the POINT OF BEGINNING, all being in and a part of the NW 1/4 of Section 18, Township 50 South, Range 26 East, Collier County, Florida.

Less and except that parcel of land described in Official Record Book 818, page 1390, Public Records of Collier County, Florida. Total property containing 121.61 acres, more or less. All of the foregoing subject to any limitations, dedications, reservations, restrictions or easements of record.

SECTION II
PROJECT DEVELOPMENT STANDARDS

2.01 PURPOSE

The purpose of this Section is to generally describe the plan of the development and delineate the general conditions that will apply to the project.

2.02 GENERAL PLAN OF DEVELOPMENT

The Project is a planned residential community, which includes a mixture of residential uses, and open space/park areas.

2.03 COMPLIANCE WITH APPLICABLE ORDINANCES

The project is intended to be in substantial compliance with the applicable Collier County general zoning and subdivision regulations as well as other Collier County development codes in effect at the time permit plats are requested.

2.04 FRACTIONALIZATION OF TRACTS

- a. When the developer sells an entire Tract or a building parcel (fraction of a Tract) to a subsequent owner, or proposes development of such property himself, the developer shall provide to the Administrator for approval or denial, prior to the sale of such property, a boundary drawing showing the tract and the building parcel, therein (when applicable) and in the case of a residential area, the number of dwelling units of each residential type assigned to the property.
- b. In the event any residential tract or building parcel is sold by any subsequent owner, as identified in Section 2.04(a), in fractional parts to other parties for development, the subsequent owner shall provide to the Administrator, for approval or denial, prior to the sale of a fractional part, a boundary drawing showing his originally purchased tract or building parcel and the fractional parts therein and the number of dwelling units assigned to each of the fractional parts.

The drawings shall also show the location and size of access to those fractional parts that do not abut a public street.

- c. The developer of any tract or building parcel must submit at the time of application for a building permit, a detailed plot plan for his tract or parcel. Such plot plan shall show the proposed location of all buildings, access roads, offstreet parking and offstreet loading areas, refuse and service areas, required yards and other open spaces, locations for utilities hook-up, screening and buffering, signs, lighting, landscape plan, other accessory uses and structures and in residential areas, the distribution of dwelling units among the proposed structures, as may be appropriate.
- d. In evaluating the fractionalization plans the Administrator's decision for approval or denial shall be based on compliance with the criteria and the development intent as set forth in this document, conformance with allowable numbers of residential units and the reasonable accessibility of the fractional parts to public or private roadways, common areas, or other means of ingress and egress.
- e. If approval or denial is not issued within ten (10) working days, the submission shall be considered automatically approved.

2.05 SITE PLAN APPROVAL

When site plan approval is desired or required by this document, the following procedure shall be followed:

A written request for site plan approval shall be submitted to the Director for his administrative approval or denial. The request shall include materials necessary to demonstrate that the approval of the site plan will be in harmony with the general intent and purpose of this document. Where applicable such materials may include, but are not limited to the following:

- A. Site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, offstreet parking and offstreet loading areas, yards and other open spaces.
- B. Plans showing proposed locations for utilities hookup.
- C. Plans for screening and buffering.
- D. Plans for proposed signs and lighting.
- E. In the case of clustered buildings, group housing and/or zero lot line with common architectural theme, required property development regulations may be waived or reduced provided a site plan is approved under this Section.

2.06 LAND USES

The following table is a schedule of the intended land use types, with approximate acreages and total dwelling units indicated. The arrangement of these land use types is shown on the Master Plan. Minor changes and variations in design and acreages shall be permitted at final design to accommodate topography, vegetation and other site conditions. The specific location and size of individual tracts and the assignment of dwelling units thereto shall be submitted to the Administrator for his administrative approval or denial.

APPROXIMATE LAND USE DISTRIBUTION SCHEDULE

LAND USE DESIGNATION:	APPROXIMATE ACREAGE	NUMBER OF DWELLING UNITS
RESIDENTIAL:		
Single Family (S)	15.52	44
Multi-Family (M)	65.61	442 ^{*3}
Total Residential ^{*1}	81.13	486 ^{*1}
RECREATION/OPEN SPACE: ^{*2}		
Neighborhood Park (P)	2.43	
Lakes (L)	16.10	
Roads (Right-of-way) & Easements	21.95	
Total Recreation/Open Space	40.48	
GRAND TOTAL:	121.61	486

*1 The maximum number of dwelling units.

*2 Does not include open space and recreation areas that may be additionally located within the residential areas.

*3 May include up to 44 single family dwelling units within this category in addition to these already identified in the single-family area provided that the project total number of dwelling units does not exceed 486 units.

2.07 PROJECT DENSITY

The total acreage of The Project is approximately 121.61 acres. The maximum number of dwelling units to be built on the total acreage is 486. The number of dwelling units per gross acre is approximately 4.0. The density on individual parcels of land throughout the project may vary according to the type of housing placed on each parcel of land.

2.08 PERMITTED VARIATIONS OF DWELLING UNITS

All properties designated for residential uses may be developed at the maximum number of dwelling units as assigned by Section 2.06, provided that the applicant may increase or decrease the indicated unit mix as long as the total number of dwelling units shall not exceed 486. The Administrator shall be notified in accordance with Section 2.04 of such an increase and the resulting reduction in the corresponding residential land use types or other categories.

2.09 DEVELOPMENT SEQUENCE AND SCHEDULE

The applicant has not set "stages" for the development of the property. Since the property is to be developed over several years, any projection of project development can be no more than an estimate based on current marketing knowledge.

2.10 RESERVATION OF NATURAL VEGETATION AND TREE REMOVAL

Clearing, grading, earthwork, and site drainage work shall be performed in accordance with the approved PUD Master Development Plan and applicable Collier County Development Codes.

2.11 EASEMENT FOR UTILITIES

Easements shall be provided for water management areas, utilities and other purposes as may be needed. Said easements and improvements shall be done in substantial compliance with the Collier County Subdivision Regulations.

All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities in substantial compliance with applicable regulations in effect at the time approvals are requested.

2.12 ESSENTIAL SERVICES

Essential services (including any temporary on-site wastewater treatment facilities) are considered as an acceptable permitted use on all land use categories within The Project.

2.13 EXCEPTIONS TO THE COLLIER COUNTY SUBDIVISION REGULATIONS

The following requirement shall be waived:

- a. Article XI, Section 10: Where such monuments occur within street pavement areas, they shall be installed in a typical water valve cover, as prescribed in the current County Standards.
- b. Article XI, Section 17H: Such streets shall not exceed one thousand (1,000) feet in length.
- c. Article X, Section 24: Requiring utility casing be installed at intersections. This exception is granted provided that the installation of subsurface construction; such as water lines, sewer lines and public utilities; is completed prior to compaction of the subgrade and roadway construction.

SECTION III
SINGLE-FAMILY RESIDENTIAL "S"

3.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on The Master Plan, as Single-Family Residential.

3.02 MAXIMUM DWELLING UNITS

A maximum number of 44 dwelling units may be constructed in all of the Single-Family Residential parcels except as permitted by Section 2.08.

3.03 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Single Family dwellings.
2. Public and private parks, playgrounds, playfields and commonly owned open space.

B. Permitted Accessory Uses and Structures

1. Customary accessory uses and structures, including but not limited to private garages and private swimming pools.
2. Signs as permitted by the Collier County Zoning Ordinance in effect at the time permits are requested.

3. Model homes shall be permitted in conjunction with the promotion of the development. Such model homes shall be permitted for a period of one (1) year from the initial use as a model. The Administrator may authorize the extension of such use upon written request and justification.

3.04 PROPERTY DEVELOPMENT REGULATIONS

- 3.04.01 GENERAL: All yards, set-backs, etc., shall be applied in relation to the individual parcel boundaries.

3.04.02 MINIMUM LOT AREAS AND DIMENSIONS:

Area	10,000 Square Feet
Frontage	80 Feet Interior Lots
	95 Feet Corner Lots
	80 Feet Cul-de-sac and odd shaped lots.
	(measured at the front yard setback arch.)

3.04.03 MINIMUM SETBACKS:

Front	30 Feet
Side	7.5 Feet One Story
	10.0 Feet Two Story
Rear	25 Feet

3.04.04 MAXIMUM BUILDING HEIGHT:

Principal Structures:	30 Feet
Accessory Structures:	20 Feet

3.04.05 MINIMUM FLOOR AREA:

1,500 Square Feet

3.04.06 SIGNS AND MINIMUM OFF-STREET PARKING:

As may be permitted or required by the applicable Collier County Zoning Ordinance in effect at the time a permit is requested.

3-3

SECTION IV
MULTI-FAMILY RESIDENTIAL "M"

4.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on The Master Plan, as Multi-Family Residential.

4.02 MAXIMUM DWELLING UNITS

A maximum number of 442 dwelling units may be constructed in all of the Multi-Family Residential parcels except as permitted by Section 2.08.

4.03 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures:

1. Two (2) Family and Multi-Family dwellings.
2. Villas, cluster and group housing, townhouses, patio homes and zero lot lines.

B. Permitted Principal Uses and Structures Requiring Site Plan Approval:

1. All permitted principal uses and structures allowed by Section 3.03.A. of this document provided that in the case of single family uses the following criteria shall be observed:
 - a. The number of single family units within the multi-family residential "M" Tracts shall not exceed 44 units.
 - b. Any single-family units be located as near as possible or contiguous to the single-family "S" Tract.
 - c. The single family property development standards of Section 3.04 of this document shall apply.

C. Permitted Accessory Uses and Structures:

1. All permitted accessory uses and structures allowed by Section 3.03.B. of this document.

4.04 PROPERTY DEVELOPMENT REGULATIONS

4.04.01 GENERAL:

All yards, setbacks, etc. shall be applied in relation to the individual parcel boundaries.

4.04.02 MINIMUM LOT AREA AND DIMENSIONS:

Area	
Single Family Dwelling	10,000 Square Feet
Other Principal Uses	20,000 Square Feet
Frontage	80 Feet

4.04.03 MINIMUM SETBACKS:

One-half of principal building height with a minimum of:

Front	30 Feet
Side	15 Feet
Rear	30 Feet
Lake	20 Feet

The distance between any two principal structures on the same parcel shall be fifteen (15) feet or a distance equal to one-half (1/2) the sum of their heights, whichever is greater.

4.04.04 MAXIMUM BUILDING HEIGHT:

Three (3) habitable/living stories above parking. Except that buildings located within this tract and within a distance of two hundred feet (200') from the easterly boundary line of Lakewood (Boca Ciega Village) shall be limited in height to two (2) habitable/living stories above parking.

4.04.05 MINIMUM FLOOR AREA:

800 Square Feet.

4.04.06 SIGNS AND MINIMUM OFF-STREET PARKING:

As may be permitted or required by the applicable Collier County Zoning Ordinance in effect at the time a permit is requested.

SECTION V
NEIGHBORHOOD PARK "P"

5.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on The Master Plan, as Park.

5.02 PERMITTED USES AND STRUCTURE

No building or structure, or part thereof, shall be erected, altered or used, or land or water uses, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Neighborhood park, playgrounds and game courts and fields.
2. Biking, hiking, and trails.
3. Any other open space activity which is comparable in nature with the foregoing uses and which the Administrator determines to be compatible in the District.
4. Recreational shelters and restroom facilities.
5. Water Management Facilities and Lakes.

B. Permitted Accessory Uses and Structures

1. Accessory uses and structures customarily with principal uses permitted in this District.
2. Signs as may be permitted by the Collier County Zoning Ordinance in effect at the time permits are requested.
3. Maintenance and storage areas and structures.

C. Site Plan Approval Requirement

Site plans for the proposed uses shall be submitted to the Administrator in accordance with Section 2.05 of this document.

5.03 PROPERTY DEVELOPMENT CRITERIA

- a. Overall site design shall be harmonious in terms of landscaping, enclosure of structures, location of access streets and parking areas and location and treatment of buffer areas.
- b. buildings shall be setback a minimum of thirty (30) feet from abutting residential districts and the setback area shall be landscaped and maintained to act as a buffer zone.
- c. Lighting facilities shall be arranged in a manner which will protect roadways and neighboring properties from direct glare or other interference.

5.04 SIGNS AND MINIMUM OFF-STREET PARKING

As may be permitted or required by the applicable Collier County Zoning Ordinance in effect at the time a permit is requested.

SECTION VI
GENERAL DEVELOPMENT COMMITMENTS

6.01 PURPOSE

The purpose of this Section is to set forth the standards for the development project.

6.02 PROJECT DEVELOPMENT PHASING

All construction phases shall individually comply with the standards set forth and the resulting partially complete project shall adequately serve its occupants and members and will not cause a general public problem. Such measures as the construction of cul-de-sacs at street ends, signs, landscaping, erosion control and other similar-in-function facilities shall be taken to accomplish the above set forth objective.

6.03 FIRE PREVENTION

The Development shall comply with applicable codes and regulations.

6.04 ARCHITECTURAL REVIEW

All buildings constructed within The Project must comply with the architectural review standards as may be set forth in the intended recorded covenants and deed restrictions.

6.05 DEVELOPMENT PLAN

- A. The proposed Master plan illustrates the tentative development, uses and locations of certain facilities.
- B. The design criteria and layout illustrated on the Master Plan shall be understood as flexible so that the final design may best satisfy the project and comply with all applicable requirements.
- C. Minor design changes, such as but not limited to, locations of buildings, distribution of dwelling units, building types, etc., shall be permitted subject to the staff approval.

6-1

6.06 ENVIRONMENTAL CONSIDERATIONS

- A. A site clearing plan shall be submitted to the County Environmentalist and the Zoning Department for their review and approval prior to any substantial work on the site. This plan may be submitted in phases to coincide with the development schedule. The site clearing plan shall clearly depict how the final site layout incorporates retained native vegetation to the maximum extent possible and how roads, buildings, lakes, parking lots, and other facilities have been oriented to accommodate this goal.
- B. Native species shall be utilized, where available, to the maximum extent possible in the site landscaping design. A landscaping plan will be submitted to the County Environmentalist and the Zoning Department for their review and approval. This plan will depict the incorporation of native species and their mix with other species, if any. The goal of site landscaping shall be the recreation of native vegetation and habitat characteristics lost on the site during construction or due to past activities.
- C. All exotic plants, as defined in the County Code, shall be removed during each phase of construction from development areas, open space areas, and preserve areas. Following site development a maintenance program shall be implemented to prevent reinvasion of the site by such exotic species. This plan, which will describe control techniques and inspection intervals, shall be filed with and approved by the County Environmentalist office and the Zoning Department.
- D. If, during the course of site clearing, excavation, or other constructional activities, an archaeological or historical site, artifact, or other indicator is discovered, all development at that location shall be immediately stopped and the County Environmental Section notified. Development will be suspended for a sufficient length of time to enable the Environmental Section or a designated consultant to assess the find and determine the proper course of action in regard to its salvageability. The Environmental Section will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any constructional activities.

6-2

6.07 UTILITIES

1. Central water distribution and sewage collection and transmission systems will be constructed throughout the project development by the developer pursuant to all current requirements of Collier County and the State of Florida. The proposed water and sewer facilities will be constructed within easements to be dedicated to the County for utility purposes or within platted rights-of-way. Upon completion of construction of the water and sewer facilities within the project, the facilities will be tested to insure they meet Collier County's minimum requirements at which time they will be dedicated to the County pursuant to appropriate County Ordinances and Regulations in effect at the time dedication is requested, prior to being placed into service.
2. All construction plans and technical specifications and proposed plats, if applicable, for the proposed water distribution and sewage collection and transmission facilities must be reviewed and approved by the Utilities Division prior to commencement of construction.
3. All customers connecting to the water distribution and sewage collection facilities will be customers of the County and will be billed by the County in accordance with a rate structure and service agreement approved by the County. Review of the proposed rates and subsequent approval by the Board of County Commissioners must be completed prior to activation of the water and sewer facilities servicing the project. Rate reviews must be in full compliance with County Ordinances No. 76-71 and 83-18 as amended, revised or superseded.
4. It is anticipated that the County Utilities Division will ultimately supply potable water to meet the consumptive demand and/or receive and treat the sewage generated by this project. Should the County system not be in a position to supply potable water to the project and/or receive the project's wastewater at the time development commences, the Developer, at his expense, will install and operate interim water supply and on-site treatment facilities and/or interim on-site sewage treatment and disposal facilities adequate to meet all requirements of the appropriate regulatory agencies.

6-3

5. If the developer provides on-site water supply or wastewater treatment facilities, then an agreement shall be entered into between the County and the owner, legally acceptable to the County, stating that:

- a) The proposed water supply and on-site treatment facilities and/or on-site wastewater treatment and disposal facilities, if required, are to be constructed as part of the proposed project and must be regarded as interim; they shall be constructed to State and Federal standards and are to be owned, operated and maintained by the owner, his assigns or successors until such time as the County's Central Water Facilities and/or Central Sewer Facilities are available to service the project. Prior to placing the water treatment, supply and distribution and/or sewage collection, transmission and treatment facilities into service the developer shall submit, to the County (Utility Rate Regulating Board) for their review and approval, a schedule of the rates to be charged for providing processed water and/or sewage treatment to the project site.
- b) Upon connection to the County's Central Water Facilities, and/or Central Sewer Facilities, the owner, his assigns or successors shall abandon, dismantle and remove from the site the interim water and/or sewage treatment facility and discontinue use of the water supply source, if applicable, in a manner consistent with State of Florida standards. All work related with this activity shall be performed at no cost to the County.
- c) Connection to the County's Central Water and/or Sewage Facilities will be made by the owners, their assigns or successors at no cost to the County within 90 days after such facilities become available.
- d) All construction plans and technical specifications related to connections to the County's Central Water and/or Sewer Facilities will be submitted to the Utilities Division for review and approval prior to commencement of construction.

6-4

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- e) The owners, their assigns or successors shall agree to pay all applicable system development charges at the time that Building Permits are required, pursuant to appropriate County Ordinances and Regulations in effect at the time of Permit request. This requirement shall be made known to all prospective buyers of properties for which building permits will be required to the start of building construction.
 - f) The County at its option may lease for operation and maintenance the water distribution and/or sewer collection and transmission system to the project owner or his assigns for the sum of \$10.00 per year. Terms of the lease shall be determined upon completion of the proposed utility construction and prior to activation of the water supply, treatment and distribution facilities and/or the sewage collection, transmission and treatment facilities.
6. Data required under County Ordinance No. 80-112 showing the availability of sewage service, must be submitted and approved by the Utilities Division prior to approval of the construction documents for the project. Submit a copy of the approved DER permits for the sewage collection and transmission systems and the wastewater treatment facility to be utilized, upon receipt thereof.
7. If an off-site wastewater treatment facility is utilized to handle the sewage generated by the project, the following stipulations must be addressed:
- a) The treatment facility owner shall enter into an Agreement with the County Water-Sewer District regarding sewer service to the County customers within the Lago Verde project. The Agreement shall be finalized and executed between the District and the treatment facility owner prior to activation of the on-site sewer facilities and connection of customers to those facilities.
 - b) A hydraulic analysis shall be prepared which confirms that the off-site sewer facilities available for conveyance of the Lago Verde wastewater to the proposed treatment facility have adequate capacity to transport the additional wastewater without adverse impact to the existing customers served by the facility.

6-5

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8. The developer shall connect to the Kings Lakes Unit 3 Boca Ciega Village and Hawaii Boulevard water systems. In addition, the developer shall construct the required water line up to the easterly project development line (westerly boundary of drainage easement) in one location within an appropriately dedicated easement to the County. The developer agrees to cooperate with the County in its attempt to obtain utility easements through the Riviera Golf Estates property so that the water distribution system may be looped into existing Riviera Colony Golf Estates Unit 2 water system.

The Developer agrees to place into an escrow account, to be held in escrow for the County Water-Sewer District, a sum equal to \$18,000. The escrow agent shall be acceptable to both the County Water-Sewer District and the Developer. This money shall be available for the design and construction of a 6 inch water main loop from the Lago Verde project to the existing water distribution system within Riviera Colony Golf Estates.

The Developer shall have the primary responsibility for the design and construction of this water line loop, provided the District is successful in obtaining the utility easement rights necessary to cross the Riviera Colony Golf Estates property. The escrow account shall be established prior to the approval of the construction documents for this project and be maintained for a period of at least two (2) years from the date of approval of the construction documents. If at the end of the two (2) year period the District has not obtained the necessary easement rights mentioned above, the escrow money shall be returned to the Developer and his obligation to design and construct the water main loop shall terminate. Regardless of the outcome of the easement negotiations by the District, the Developer shall be responsible for the initial construction of a 6" water main stub to the easterly property boundary of this project in a location mutually agreeable to the District.

6.08 WATER MANAGEMENT

- A. Detailed site drainage plans shall be submitted to the County Engineer for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by the County Engineer.
- B. An Excavation Permit will be required for the proposed lakes in accordance with Collier County Ordinance No. 80-26, as amended by Ordinance No. 83-3.
- C. Relative to the existing ditch along the north property line, the following shall be observed:
 - 1) Re-establish ditch grade @ 0.05% with elevation 2.0 feet on west end, and elevation 3.0 feet on east end. This will require an average cleanout of 1 - 1 1/2 feet.
 - 2) Re-establish a 12 foot bottom width with provisions for a future widening to 16 feet.
 - 3) Side Slopes:
North side (Kings Lake) - do not disturb.
South side (Lago Verde) - clear of trees and brush, and, where necessary, shape to a 2:1 slope.
 - 4) Provide for a 20 foot wide travelway on the south side of the ditch for future maintenance activities. With the possibility of a future widening of the bottom width, a 16 foot travelway would remain.
 - 5) Considering the above items, a 45 foot wide easement will be necessary along the north end of this project to allow for improvements of the ditch during initial project construction and future widening of the ditch.

6.09 BUFFER AREA

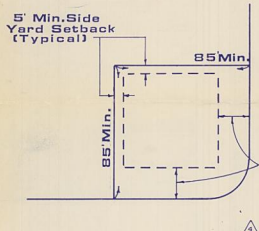
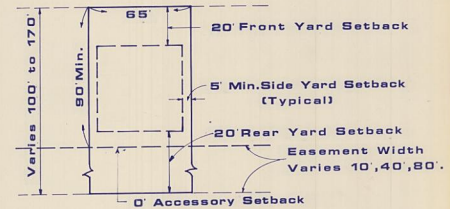
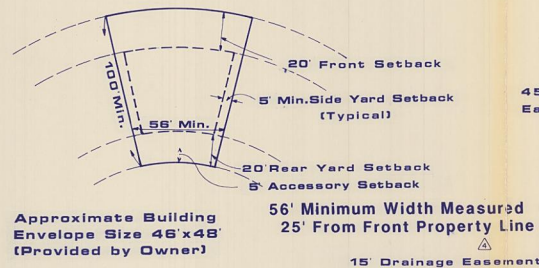
A fifteen foot (15') wide buffer area shall be provided within the multi-family area that is located along the easterly boundary line of Lakewood (Boca Ciega Village).

6-7

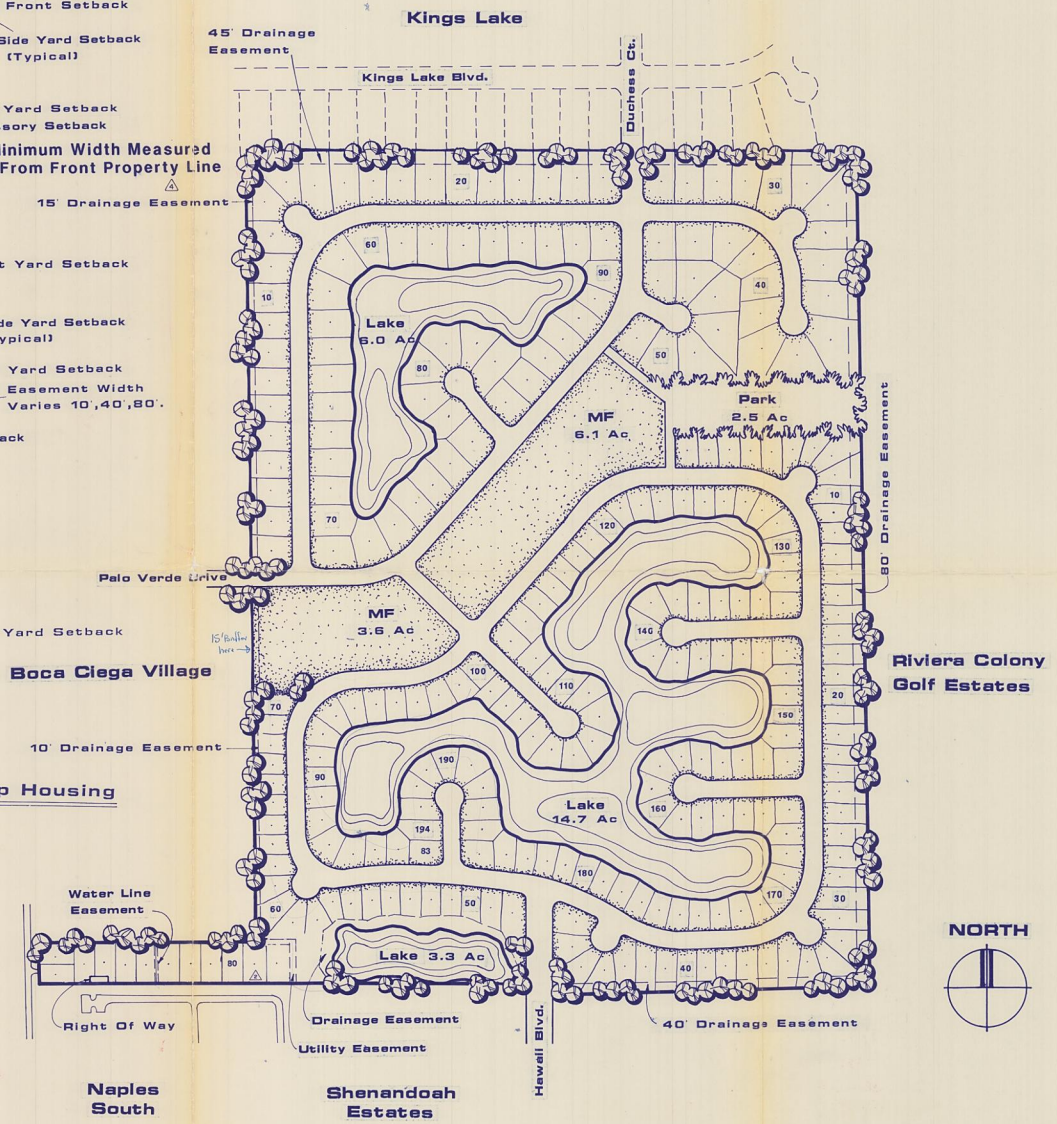
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FILED
NOV 9 1 25 PM '84
CLERK OF STATE

Attachment: Attachment D - Ordinance 84-81 (25681 : PL20210001172 VA 3631 Kent Drive - Days)



Typical Lot Layout For Group Housing



LAND USE SUMMARY			
Residential Area			67.2 Ac
Single Family	90 units (90'x130')	26.6 Ac	Density= 3.4 u/a
Group Housing	194 units (65'x100')	30.9 Ac	Density= 6.3 u/a
Multi Family	100 units	9.7 Ac	Density= 10.3 u/a
Lake Area			24.0 Ac
Park Area			2.5 Ac
Right of Way			19.5 Ac
Drainage Easement			8.5 Ac
TOTAL AREA			121.7 Ac
TOTAL DWELLING UNITS			384 units
PROJECT DENSITY			3.16 U/A

Note: All acreages are approximate and subject to change.

Queens Park
(LAGO VERDE P.U.D.)
Master Site Plan **PRINT**

SITE PLAN SCALE: 1" = 200'

SITE PLAN APPROVAL
Kenneth Bagshaw
KENNETH BAGSHAW
PLANNING SERVICES MANAGER

8/28/89 ADDED 85' x 85' LOT LAYOUT SECTION PER PLANNING SERVICES.
Revised to add accessory structure setback and modify front yard setback 11/18/87.
11/1/86 Revised lot numbers & added SITE PLAN APPROVAL. S.J.G.
11/5/85 Revised from Zero lot lines to Group Housing S.J.G.

prepared for: KENT Development Inc.
prepared by: Wilson Miller Barton Soll & Peak, Inc.
July 1986 WO# 25
Section 18 Township
AUG 29 1986
WILSON MILLER BARTON SOLL & PEAK, INC.

Attachment: Attachment E - Revised Master Site Plan-Queens Park (25681 : PL20210001172)

Permit Number: 89-00898
 General Location: Four
 Subdivision: Queens Park Phase II
 Job Address: 3631 Kent Drive
 Project Name: Queens Park Phase II - residence
 Type of Structure: Single-Family
 Purpose: Frame residence - 200 amps
 Owner: Sheeley, Harold
 General Contractor: Ryan Operations General
 General Contractor's Phone No. 643-3699
 Tract: Lot: 165 & 166 Block: Unit:
 Occupancy: Residential

Date Permit Issued: 04/12/89
 Date Permit Approved: 04/07/89
 Water: Collier County
 Sewer: Collier County
 S.D.C. Receipt No.: 17237
 S.D.A. Number:
 Number of Dwelling Units: 1
 Flood Zone: AE-07'
 Bench Mark Elevation: 07.41
 Bench Mark Nail in: Center of road
 Legal:

mce
 ✓

	DATE REC'D	TIME REC'D	TIME READY	CALLED IN BY	DATE PASSED	REINSP. FEE	INSPECTOR
STRUCTURAL							
Footings:							
Slab:	5/10/89	Rec	Thur	dan	5/11/89		Harry C.
SURVEY: Rc'vd 6/1/89							
Framing:	6/21/89	Rec	Thur	Bill	6/22/89		Ed G.
Insulation:	6/29/89	Rec	Fri	Gary	6/30/89		Elmer H.
ROOFING							
Tin Tab:	6/16/89	rec	mon	gary	6/19/89		Ed G. 10:20
MECH							
Rough A/C:	6/21/89	Rec	Thur	Bill	6/22/89		ralph r. 10
PLUMBING							
Rough:	5/9/89	Rec	Wed	lisa	5/10/89		Dick N. 2:15
Tub Set:	6/21/89	Rec	Thur	Bill	reject	16.00	ralph r. 10
reject 6/22/89 more stud guards							
RE Tub Set:	6/22/89	Rec	Fri	Gary	6/23/89		Dick N. 12:
ELECTRICAL							
Temporary Pole:	5/18/89	Rec	Fri	Dan	5/19/89		Kermit M. 2
Called Power Co. on: 5/22/89							
Rough:	6/21/89	Rec	Thur	Bill	6/22/89		ken b. 11:0
FINAL							
Roofing:	8/3/89	Rec	Fri	Gary	8/4/89		Harry C.
Plumbing:	8/3/89	Rec	Fri	Gary	Reject	16.00	Dick N.
Reject 8/4/89 No access							
2 Bath							
RE: Plumbing:	8/4/89	rec	mon	gary	Cancelled		
Re Plumbing:	8/7/89	rec	tues	Gary	8/8/89		Dick N. 11:
Sewer Tap:	7/17/89	Rec	Tues	Gary	Reject	16.00	Dick N. 9:1
Reject 7/18/89 Backfilled							
Re Sewer Tap;	7/19/89	rec	Thurs	Lisa	7/20/89		Dick N.
Mech-A/C:	8/3/89	Rec	Fri	Gary	8/4/89		Dick N.
Electrical:	8/3/89	Rec	Fri	Gary	Reject	16.00	Sonny D.
Reject 8/4/89 Tub pump ground & access missing9							
RE: Electrical:	8/4/89	rec	mon	gary			
Re Electrical:	8/7/89	rec	tues	Gary	8/8/89		Ken B. 11:1
Called Power Co. on: 8/9/89							
Building:	8/3/89	Rec	Fri	Gary	8/4/89		Harry C.
Engr. Dept:	8/3/89	Rec	Fri	Gary	8/4/89		Mark B.
Finish Floor El. Cert: Rc'vd 6/1/89 13.0'							
Total Reinspection Fee:					8/7/89	64.00pd	
C.O. Issued on:	8/9/89						

Attachment: Attachment F - Building Permit 89-0098 (25681 : PL20210001172 VA 3631 Kent Drive - Days)

PRINTS

COLLIER



COUNTY

CERTIFICATE OF OCCUPANCY

Permit No. 89-00898General Contractor: Ryan Operations GeneralOwner: Shooley, HaroldProject Name: Queens Park Phase II - residenceJob Address: 3631 Kent DriveGeo Code: 106500B

Tract: Lot: 165 & 166 Block: Unit:

Subdivision: Queens Park Phase II

or legal description:

Type of Occupancy: Single-FamilyNo. of Dwelling Units: 1Purpose: Frame residence - 200 amps

YOU ARE HEREBY AUTHORIZED TO OCCUPY AS NOTED ABOVE.

Date: 08/07/89Issued By: J. E. Magri
Building Code Compliance Director*Sonny Dvorak*

BUILDING



PERMIT

MBP

SDP

Permit Number:

89-00898

Application Date.....

03/10/89

Last Name of Owner.....

Sheeley

First Name.....

Harold

Middle Initial.....

Project Name.....

Queens Park Phase II - residence

Job Address.....

3631 Kent Drive

Geo-Code.....

General Contractor.....

Ryan Operations General

Contractor's Address.....

9200 Bonita Beach Road, Ste.210

Person to Contact.....

Pamela Dapcic

Telephone Number.....

643-3699

General Location.....

Four

Subdivision.....

Queens Park Phase II

Tract.....

Lot.....

165 & 166

Block.....

Unit.....

Legal Description.....

Type of Structure.....

Single-Family

Construction.....

New

Purpose of Construction.....

Frame residence - 200 amps

Number of Dwelling Units.....

1

Sewer.....

Collier County

Water.....

Collier County

Occupancy Class.....

Residential

Cost of Construction.....

\$79,335

Flood Zone.....

AE-09'

Bench Mark Elevation.....

07.41

Bench Mark Nail in.....

Center of road

Date Permit Approved.....

04/07/89

Water Meter Size

The above application has been examined and is hereby approved subject to the payment of \$ 145.15, as provided by the Collier County Building Code.

Payment Received by: FS Date Issued: 4/12/89 Receipt No. 11616

All work under the approved building permit shall comply with all applicable laws, codes, ordinances and additional stipulations and/or Conditions of Permit. The approved permit expires if work authorized is not commenced within six (6) months from date of issue. If the permit fee will be quadrupled, plus a maximum daily penalty of \$500.00 if work is started without an approved permit. The permittee further understands that only licensed contractors may be employed and that the structure shall not be used or occupied until a Certificate of Occupancy is issued.

Signature of Contractor

White Applicant
Green Property Appraiser
Yellow Record Section
Pink Environmental Health
Goldenrod Lobby File

**"FAILURE TO COMPLY WITH THE
MECHANICS' LIEN LAW CAN RESULT IN
THE PROPERTY OWNER PAYING TWICE
FOR BUILDING IMPROVEMENTS."**

BUILDING PERMIT APPLICATION

MBP

SDP

Permit Number: 89-00898
 Application Date: 03/10/89
 Last Name of Owner: Sheeley
 First Name: Harold
 Middle Initial:
 Project Name: Queens Park Phase II - residence
 Job Address: 3631 Kent Drive
 Geo-Code:
 General Contractor: Ryan Operations General
 Contractor's Address: 9200 Bonita Beach Road, Ste. 210
 Person to Contact: Pamela Dapcic
 Telephone Number: 643-3699
 General Location: Four
 Subdivision: Queens Park Phase II
 Tract:
 Lot: 165 & 166
 Block:
 Unit:
 Legal Description:
 Type of Structure: Single-Family
 Construction: New
 Purpose of Construction: Frame residence - 200 amps
 Number of Dwelling Units: 1
 Sewer: Collier County
 Water: Collier County
 Occupancy Class: Residential
 Cost of Construction: \$51,198 *79,355*
 Flood Zone: AE-09'
 Bench Mark Elevation: 07.41
 Bench Mark Nail in: Center of road
 Date Permit Approved:

Water Meter Size

ZONING:

Preliminary Approval

Land Zoned _____
 Proposed Use _____
 Approved by _____ Date ____/____/____

BUILDING DEPARTMENT

Building Permit	\$ <u>508.71</u>	Approved By: _____	Date ____/____/____
Electrical Permit	\$ <u>94.00</u>	Approved By: _____	Date ____/____/____
Plumbing Permit	\$ <u>43.00</u>	Approved By: _____	Date ____/____/____
Mechanical Permit	\$ <u>43.00</u>	Approved By: _____	Date ____/____/____
Gas Permit	\$ _____	Approved By: _____	Date ____/____/____
Swimming Pool or Spa Permit	\$ _____	Approved By: _____	Date ____/____/____
_____	\$ _____	Approved By: _____	Date ____/____/____
"Building Code Compliance Department" Permit	\$ <u>688.71</u>	Approved By: <i>Malen</i>	Date <u>3/14/89</u>

FIRE DISTRICT (Circle One) N. Naples — East Naples — Marco — Golden Gate — Little Hickory/Bonita Shores — Immokalee — Big Cypress

Fire Prevention Permit \$ _____ Approved By: _____ Date ____/____/____

Checked By: _____ Date ____/____/____

RECEIVED

MAR 14 1989

White: Building
 Green: Fire
 Yellow: Utilities
 Pink: Health
 Goldenrod: Public Works

3/01/84

PLANS CO
 SECTION

Packet Pg. 47

Attachment: Attachment F - Building Permit 89-0098 (25681 : PL20210001172 VA 3631 Kent Drive - Days)

BUILDING PERMIT APPLICATION

MBP

SDP

Permit Number: 89-00898
 Application Date: 03/10/89
 Last Name of Owner: Shesley
 First Name: Harold
 Middle Initial:
 Project Name: Quocan Park Phase II - residence
 Job Address: 3631 Kent Drive
 Geo-Code:
 General Contractor: Ryan Operations General
 Contractor's Address: 9200 Bonita Beach Road, Ste. 210
 Person to Contact: Pamela Dapic
 Telephone Number: 643-3699
 General Location: Four
 Subdivision: Quocan Park Phase II
 Tract:
 Lot: 165 & 166
 Block:
 Unit:
 Legal Description:
 Type of Structure: Single-Family
 Construction: New
 Purpose of Construction: Frame residence - 200 sq.
 Number of Dwelling Units: 1
 Sewer: Collier County
 Water: Collier County
 Occupancy Class: Residential
 Cost of Construction: \$51,198
 Flood Zone: AE-09'
 Bench Mark Elevation: 07.41
 Bench Mark Nail In: Center of Road
 Date Permit Approved:

RECEIVED
 MAR 14 89
 PLANNING/ZONING

Water Meter Size

ZONING:

Preliminary Approval

Land Zoned PUD
 Proposed Use SF Res
 Approved by NR Date 3/14/89

Final Approval

Lot Area PUD
 Front Yard Set Back 20
 Rear Yard Set Back N/A
 Side Yards Set Back 5
 Parking Spaces 2/DU
 Inspection Required: Yes ☐ No ☒
 Approved By: SS Date 3/15/89

PUBLIC WORKS DIVISION

Water Management Department
 Water Management Permit

\$ _____ Inspection Required: Yes ☐ No ☐
 Approved By: _____ Date 1/1/

Engineering Department
 Right-of-Way Permit

\$ 100 Inspection Required: Yes ☒ No ☐
 Approved By: GR Date 3/16/89

Seawall/Dock Permit

\$ _____ Inspection Required: Yes ☐ No ☐
 Approved By: _____ Date 1/1/

Impact Fee

\$ 318.00 Fund Number 335 113 3650 3635

White: Building
 Green: Fire
 Yellow: Utilities
 Pink: Health
 Goldenrod: Public Works

3/01/84

Approved By GR Date 3/16/89

Approved By GR Date 3/16/89

Packet Pg. 48

Attachment: Attachment F - Building Permit 89-0098 (25681 : PL20210001172 VA 3631 Kent Drive - Days)

RECEIVED

3.A.g

Contr. Lic. _____

APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA

8900893

Permit No. _____

MAR 10 1989

TO THE APPLICANT Please complete the following form by typing or printing

BUILDING DEPARTMENT 89
Application Date _____
Name of Owner HAROLD SHEELEY
Project Name RYAN OPERATIONS GENERAL
Job Address 3631 KENT DRIVE
Water Management Engineer _____ Telephone Number _____
Architect _____ Telephone Number _____
Engineer (Structural) _____ Telephone Number _____

CONTRACTORS':
General Contractor: Name RYAN OPERATIONS GENERAL STATE REGISTRATION NO. CBCA 29088 COMPETENCY CARD NO. _____
General Contractor's Address 9200 Bonita Beach Road Suite 210
Person to Contact Pamela Dapcic Phone _____
Electrical Contractor: Name DESEARS ELECTRIC ER 0005271 040 ME
Plumbing Contractor: Name BRIANT PLUMBING RF 0050737 309 M
A/C Mech. Contractor: Name N & M HEATING & COOLING AOB 16657 016 AC
Roofing Contractor: Name C & D ROOFING SERVICE CC C032470 _____

GENERAL LOCATION: (Check One) 1 2 3 4 5 6 7 8 9 10 11

LEGAL:
Subdivision Name _____ OR Complete Description: LOTS 165; AND 166
Tract _____ Lot _____ QUEENS PARK PHASE II
Block _____ Unit _____
Private legal covenants may exist regulating this property. It is the owner's obligation to ensure that this construction would not violate these legal covenants. -Resolution 82-51-1
☐ if attached sheets

TYPE OF STRUCTURE: (Circle One) Single Family Mobile Home Duplex Multi-Family Church Motel/
Commercial Industrial Service Station Office/Bank School Ho
Pool/Spa Seawall/Dock Miscellaneous

CONSTRUCTION: (Circle One) New Alteration ... Addition

PURPOSE OF CONSTRUCTION:
Explain: FRAME HOME # Baths 3 # Bedrooms 3 Electrical: 200 AMP.
(Examples: Frame Home, Concrete Block Structure (CBS), Interior Partitions, Bath Addition, Room Addition, Enclose Porch, etc.)

No. of New Residential Dwelling Units 1 Maximum Height of Proposed Structure _____ No. of Stories 1

SEWER: (Circle One) Septic Collier County City of Naples Private System Name _____

WATER: (Circle One) Well Collier County City of Naples Private System Name _____

OCCUPANCY CLASSIFICATION:
Residential
Living Area 1801 Sq. Ft.
Porch Areas L Sq. Ft.
Carport Areas _____ Sq. Ft.
Garage 443 Sq. Ft.
Total 2244 Sq. Ft.
Assembly _____ Sq. Ft.
Business _____ Sq. Ft.
Educational _____ Sq. Ft.
Storage _____ Sq. Ft.
Hazardous _____ Sq. Ft.
Mercantile _____ Sq. Ft.
Factory Industrial _____ Sq. Ft.
Institutional _____ Sq. Ft.
Total _____ Sq. Ft.

ENERGY CODE: E.P.I. Number 99.3
VALUATION OF CONSTRUCTION \$ 57,198.00

FLOOD INSURANCE INFORMATION
1. Flood Zone AE Bench Mark Elevation 7.41
2a. A Zone - lowest habitable floor elevation: 9.00 Location CENTER OF ROAD
2b. V Zone - lowest horizontal support member elevation: _____
Date Permit Approved 1/1/89 by _____ Date Permit Issued 1/2/89 by _____

All work under the approved building permit shall comply with all applicable laws, codes, ordinances and additional stipulations and/or Conditions of the approved permit expires if work authorized is not commenced within six (6) months from date of issue. The permit fee will be quadrupled, plus a maximum daily penalty of \$500.00 if work is started without an approved permit. The permittee further understands that only licensed contractors may be employed and that the structure shall not be used or occupied until a Certificate of Occupancy is issued.

Sworn to and Subscribed before me
this 10 day of MARCH, 1989.
Kimberly Cruise
Notary Public

Signature of Contractor Harold Sheeley

**"FAILURE TO COMPLY WITH THE
MECHANICS' LIEN LAW CAN RESULT IN
THE PROPERTY OWNER PAYING TWICE
FOR BUILDING IMPROVEMENTS"** ES 713 13
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Building Code Compliance
5-87
Notary Public, State of Florida
My Commission Expires Feb. 14, 1992
Kimberly Cruise Insurance Inc.

Attachment: Attachment F - Building Permit 89-0098 (25681 : PL20210001172 VA 3631 Kent Drive - Days)

RECEIVED

APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA

MAR 10 1989

TO THE APPLICANT Please complete the following form by typing or printing

BUILDING DEPARTMENT 89
Application Date
Name of Owner HAROLD SHEELEY
Project Name RYAN OPERATIONS GENERAL
Job Address 3631 KENT DRIVE
Water Management Engineer _____ Telephone Number _____
Architect _____ Telephone Number _____
Engineer (Structural) _____ Telephone Number _____

CONTRACTORS:
General Contractor: Name RYAN OPERATIONS GENERAL STATE REGISTRATION NO. CBCA 29088 COMPETENCY CARD NO. _____
General Contractor's Address 9200 Bonita Beach Road Suite 210
Person to Contact Pamela Dapcic Phone _____
Electrical Contractor: Name DESEARS ELECTRIC ER 0005271 040 MC
Plumbing Contractor: Name BRIANT PLUMBING RF 0050737 309 MC
A/C Mech. Contractor: Name N3M HEATING & COOLING AOB 16657 016 AC
Roofing Contractor: Name C&D ROOFING SERVICE CC C032470

GENERAL LOCATION: (Check One) 1 2 3 4 5 6 7 8 9 10 11

LEGAL:
Subdivision Name _____ OR Complete Description: LOTS 165; AND 166
Tract _____ Lot _____ QUEENS PARK PHASE II
Block _____ Unit _____
Private legal covenants may exist regulating this property. It is the owner's obligation to ensure that this construction would not violate these legal covenants. -Resolution 82-51-
☐ if attached sheets

TYPE OF STRUCTURE: (Circle One) Single Family Mobile Home Duplex Multi-Family Church Motel
Commercial Industrial Service Station Office/Bank School Hotel
Pool/Spa Seawall/Dock Miscellaneous

CONSTRUCTION: (Circle One) New Alteration Addition

PURPOSE OF CONSTRUCTION:
Explain: FRAME HOME # Baths 3 # Bedrooms 3 Electrical: 200 AMP
(Examples: Frame Home, Concrete Block Structure (CBS), Interior Partitions, Bath Addition, Room Addition, Enclose Porch, etc.)

No. of New Residential Dwelling Units 1 Maximum Height of Proposed Structure _____ No. of Stories 1

SEWER: (Circle One) Septic Collier County City of Naples Private System Name _____

WATER: (Circle One) Well Collier County City of Naples Private System Name _____

OCCUPANCY CLASSIFICATION:
Residential
Living Area 1801 Sq. Ft.
Porch Areas L Sq. Ft.
Carport Areas _____ Sq. Ft.
Garage 443 Sq. Ft.
Total 2244 Sq. Ft.
Assembly _____ Sq. Ft.
Business _____ Sq. Ft.
Educational _____ Sq. Ft.
Storage _____ Sq. Ft.
Hazardous _____ Sq. Ft.
Mercantile _____ Sq. Ft.
Factory Industrial _____ Sq. Ft.
Institutional _____ Sq. Ft.
Total _____ Sq. Ft.

ENERGY CODE: E.P.I. Number 99.3

VALUATION OF CONSTRUCTION \$ 54,198.00

FLOOD INSURANCE INFORMATION AE 79.335 Bench Mark Elevation 7.41
1. Flood Zone AE Location CENTER OF ROAD
2a. A Zone - lowest habitable floor elevation: 9.00
2b. V Zone - lowest horizontal support member elevation: _____

Date Permit Approved ____/____/____ by _____ Date Permit Issued ____/____/____ by _____

All work under the approved building permit shall comply with all applicable laws, codes, ordinances and additional stipulations and/or Conditions of the approved permit expires if work authorized is not commenced within six (6) months from date of issue. The permit fee will be quadrupled, plus a minimum daily penalty of \$500.00 if work is started without an approved permit. The permittee further understands that only licensed contractors may be employed that the structure shall not be used or occupied until a Certificate of Occupancy is issued.

Sworn to and Subscribed before me
this 10 day of MARCH, 19 89.
Kimberly Cruise
Notary Public

Signature of Contractor [Signature]

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS." FS 715.135

Attachment: Attachment F - Building Permit 89-0098 (25681 : PL20210001172 VA 3631 Kent Drive - Days)

CONTRACTOR PERMIT AFFIDAVIT FORM

PERMIT # _____

The processing of the attached Permit Application is contingent upon the swearing of the facts below:

The below signed affiant swears that the below listed contractors of record on Permit # _____ are the contractors of fact that are being used on this project. Below signed affiant also swears that if any change from the below listed contractors or sub-contractors is desired, the affiant will first provide the necessary notarized letters and a new affidavit.

CONTRACTORS:	STATE REGISTRATION NO.	COMPETENCY CARD NO.
Gen'l Contr. Name <u>Ryan Operations General</u>	<u>CBCA 29088</u>	_____
Gen'l Contr. Address <u>9200 Bonita Beach Road Building A, Suite 210</u>		
Person to Contact <u>Pamela Dapcic</u>	Phone <u>992-7822</u>	
Elect. Contr. Name <u>DESEARS ELECTRIC</u>	<u>ER 0005271</u>	<u>040ME</u>
Plmb. Contr. Name <u>BRIANT PLUMBING</u>	<u>RF 0050737</u>	<u>209 M</u>
A/C Mech. Contr. Name <u>N&M HEATING & COOLING</u>	<u>RAOB 16657</u>	<u>016 A</u>
Roofing Contr. Name <u>C&D ROOFING</u>	<u>CC 0032470</u>	_____

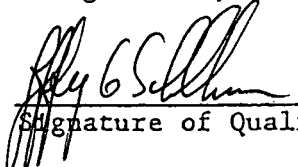
NOTICE
BE-AWARE-THAT:

Florida Statute #837.06 - False Official Statements 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 dollars and/or maximum of a sixty day jail term.

Chapter 489 of the Florida State Licensing Laws and Collier County Ordinance #85-42, Section 4.1.10 - state that it is a violation to "Do any Fraudulent Act as a Contractor by which another is substantially injured." Violations of these Laws are punishable by the State and County Contractors Licensing Boards, in addition to the criminal court

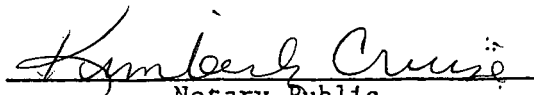
STATE OF (Florida)
COUNTY OF (Collier)


Signature of Qualifier or Owner-Builder
Jeffrey G. Schnellmann
NAME - (Typed or Printed)

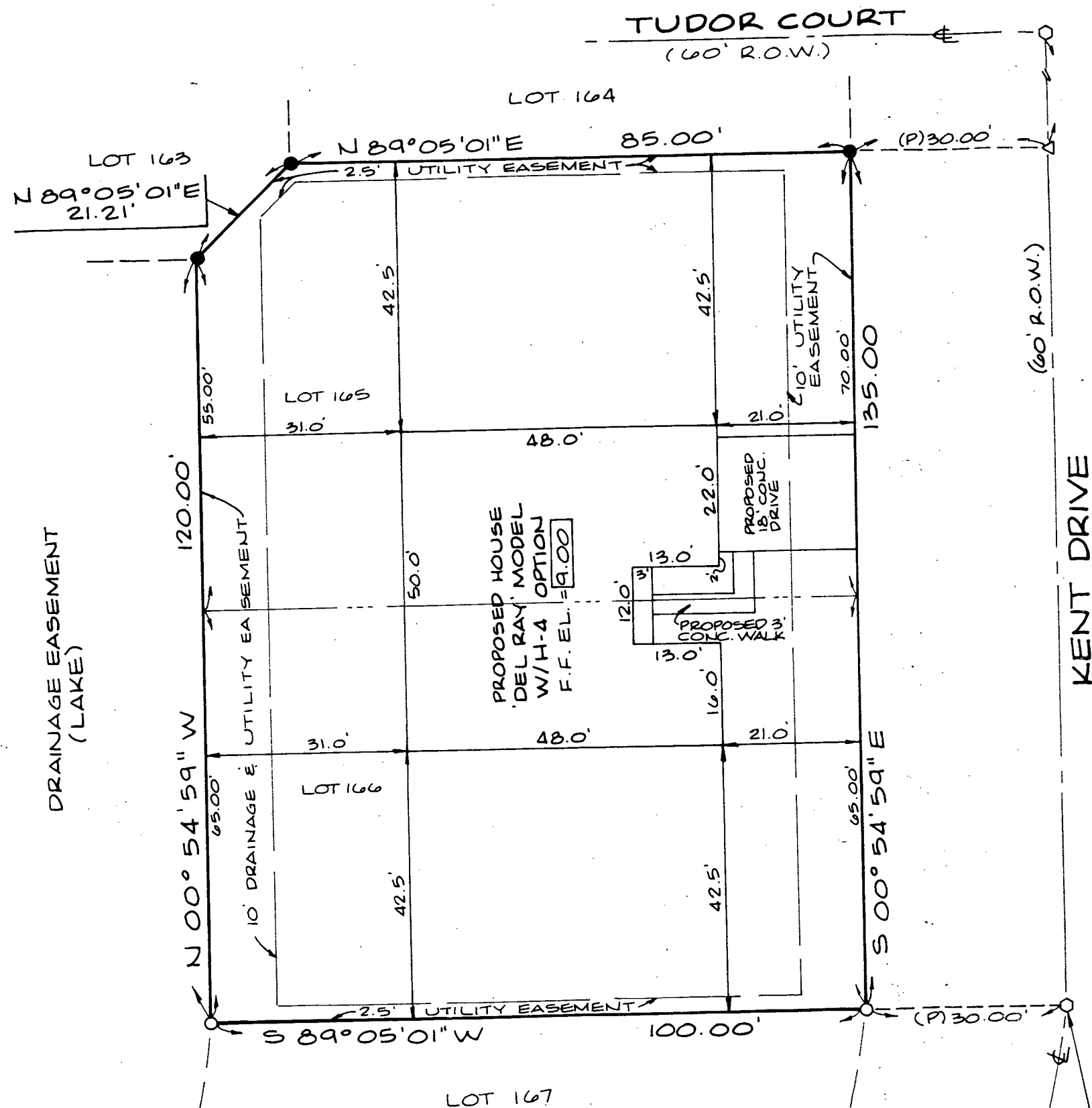
SWORN to and subscribed before me this 10 day of March, 1989
under the penalty of law.

MY COMMISSION EXPIRES:

Notary Public, State of Florida
My Commission Expires March 14, 1992
Bonded thru Troy Pain - Insurance Inc.


Notary Public

Attachment F - Building Permit 89-0098 (25681 : PL20210001172 VA 3631 Kent Drive - Days)



W. LAMAR EVERS, INC.

3560 TAMiami TRAIL NORTH
NAPLES, FLORIDA 33940

FOR

RYAN HOMES (SHEELEY QP 165A)

DESCRIPTION

MAP OF BOUNDARY SURVEY OF
LOTS 165 & 166, PHASE TWO
QUEENS PARK AT LAGO VERDE
AS RECORDED IN PLAT BOOK 14,
PAGES 94 & 95, PUBLIC RECORDS
OF COLLIER COUNTY, FLORIDA

BEARINGS BASED ON THOSE SHOWN IN
PLAT BOOK 14 PAGE 94 & 95
COLLIER COUNTY, FLORIDA

CERTIFICATE

I HEREBY CERTIFY TO
N.V.R.

THAT A SURVEY OF THE HEREON DESCRIBED
PROPERTY WAS MADE UNDER MY DIRECTION
AND TO THE BEST OF MY KNOWLEDGE AND
BELIEF MEETS THE MINIMUM TECHNICAL
STANDARDS AS PER CHAPTER 21HH-6 FAC

FLA. CERT. NO. 3865

P.L.S.

DATE 2/20/19

THIS CERTIFICATION IS ONLY FOR THE LANDS AS
DESCRIBED ABOVE.
IT IS NOT A CERTIFICATION OF TITLE, ZONING OR
FREEDOM OF ENCUMBRANCES.
THIS CERTIFICATION IS NOT VALID UNLESS SEALED
WITH THE EMBOSSED SEAL.
ABSTRACT NOT REVIEWED.

- = FOUND CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = FOUND IRON PIN
- = SET IRON PIN
- ⦿ = FOUND OR SET NAIL
- = FOUND OR SET DRILL HOLE

REVISIONS

DATE OF SURVEY 15 FEBRUARY 1989

F.B. 104 PAGE 23

SCALE 1" = 20'

DRAWN RCL CHECKED

FILE NO. A-89.0237-1



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

LDC section 9.04.00 & Code of Laws section 2-83 – 2-90
Chapter 3 J. of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Joseph M. & Cynthia A. Days

Name of Applicant if different than owner: _____

Address: 3631 Kent Drive City: Naples State: FL ZIP: 24112

Telephone: _____ Cell: 508-246-6455 Fax: _____

E-Mail Address: jandcdays@gmail.com

Name of Agent: Michael Bullard

Firm: ACGC Development Corp.

Address: 2300 Krape Rd. City: Naples State: FL ZIP: 34120

Telephone: 239-825-8326 Cell: _____ Fax: _____

E-Mail Address: ACGCDEV@aol.com

BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF ACCORDINGLY AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

PROPERTY INFORMATION

Provide a detailed legal description of the property covered by the application: (If space is inadequate, attach on separate page)

Property I.D. Number: 69002502107 Section/Township/Range: ____/____/____

Subdivision: Queens Park @ Lago Verde PH 2 Unit: ____ Lot: 165, 166 Block: ____

Metes & Bounds Description: _____ Total Acreage: ____

Address/ General Location of Subject Property: 3631 Kent Dr.

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	Single family dwelling
S	PUD	Single family dwelling
E	PUD	Kent Drive (Right of way)
W	PUD	LAKE (water retention)

Minimum Yard Requirements for Subject Property:

Front: 20' Corner Lot: Yes ☐ No ☒

Side: 5' Waterfront Lot: Yes ☒ No ☐

Rear: 20'

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

ASSOCIATIONS

Complete the following for all registered Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at <http://www.colliergov.net/Index.aspx?page=774>.

Queens Park Community Services Association Inc.
Name of Homeowner Association: C/O Vesta Property Services
Mailing Address: 12250 Tamiami Tr E City: Naples State: FL ZIP: 34113
Suite 207 239-747-7227

Name of Homeowner Association: _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____

NATURE OF PETITION

On a separate sheet, attached to the application, please provide the following:

1. A detailed explanation of the request including what structures are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce front setback from 25 ft. to 18 ft.; when property owner purchased property; when existing principal structure was built (include building permit number(s) if possible); why encroachment is necessary; how existing encroachment came to be; etc.
2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.
3. Pursuant to LDC section 9.04.00, staff shall be guided in their recommendation to the Hearing Examiner, and the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the criteria (a-h) listed below. Please address the following criteria:
 - a) Are there special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure, or building involved.



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- b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.
 - c) Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.
 - d) Will the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare.
 - e) Will granting the variance requested confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district.
 - f) Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
 - g) Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, etc.
 - h) Will granting the variance be consistent with the Growth Management Plan?
4. Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☐ Yes ☒ No If yes, please provide copies.



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Pre-Application Meeting and Final Submittal Requirement Checklist for:
Variance
Chapter 3 J. 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 time of 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)	☐	☐	☐
Pre-Application Meeting Notes	1	☐	☐
Project Narrative	☐	☐	☐
<u>Completed Addressing Checklist</u>	1	☐	☐
<u>Property Ownership Disclosure Form</u>	1	☒	☐
Conceptual Site Plan 24" x 36" and one 8 ½" x 11" copy	☐	☐	☐
Survey of property showing the encroachment (measured in feet)	2	☐	☐
<u>Affidavit of Authorization</u> , signed and notarized	2	☐	☐
Deeds/Legal's	3	☐	☐
Location map	1	☐	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☐	☐
Historical Survey or waiver request	1	☐	☐
Environmental Data Requirements or exemption justification	3	☐	☐
<i>Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification</i>	1	☐	☐
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.	1	☐	☐

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:

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review
☐	City of Naples: Robin Singer, Planning Director	☐	Immokalee Water/Sewer District
☐	Conservancy of SWFL: Nichole Ryan	☐	Parks and Recreation: David Berra
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	School District (Residential Components): Amy Lockheart
☒	Other: Zoning	☐	

FEE REQUIREMENTS

- ☒ Pre-Application Meeting: \$500.00
- ☒ Variance Petition:
 - ☒ Residential- \$2,000.00
 - ☐ Non-Residential- \$5,000.00
 - ☐ 5th and Subsequent Review- 20% of original fee
- ☐ Estimated Legal Advertising Fee for the Office of the Hearing Examiner: \$1,125.00
- ☐ After The Fact Zoning/Land Use Petitions: 2x the normal petition fee
- ☐ Listed Species Survey (if EIS is not required): \$1,000.00

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 the permit fee shall be submitted to:

Growth Management Department
Zoning Division
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104


Applicant Signature
Joseph M. Days

Printed Name

8 - 2 - 2021

Date



ACGC Development Corp.
2300 Krape Rd.
Naples, FL 34120

Date: 07/30/22

TO: Collier County Growth Management
ATTENTION: Zoning Dept. (Hearing Examiner)
 2800 N. Horseshoe Dr.
 Naples, FL 34104

CONTACT: Michael Bullard
CELL: (239) 825-8326
E-MAIL: acgcdev@aol.com

REFERENCE: Variance Petition (PL202110001272)

Joseph & Cynthia Days
 3631 Kent Dr.
 Naples, FL 34112

Project Narrative

Extend front of existing garage footprint/ roofline 10' toward the East (Right of Way) for the sole purpose to enlarge garage area enough to accommodate full size vehicles related to newly unanticipated handicap situation. The garage would not encroach onto a 10' Utility Easement but encroach a 20' setback by 10' yet leaving 26' to the edge of road and total of 40' to center point of Right of Way (Kent Drive). Adjacent neighboring homeowners and Queens Park Community Services Members have signed off on the project per plans and specifications.

Nature of Petition

1. The original Permit for the principle structure, single family home is 89-898. The Owners are requesting a variance to encroach and extend front of existing garage footprint/ roofline 10' toward the East (Right of Way) The garage would encroach onto a 20' setback by 10' but not the 10' Utility Easement that is part of the 20' setback, yet, after addition still leaving 26' to the edge of road and total of 40' to center point of Right of Way (Kent Drive). When the Owners bought the property, they were unaware of the additional setback other than Utility Easement and one day planned

2. Nature of Petition continued

on enlarging the garage in this way. The Owners unknowingly installed a generator and propane tank on North of garage in hopes they would be able to add to the front of garage later when needed. Now having other accessories installed to the North would make it impractical to extend the garage to the North. Building to the East will be the least amount of construction and change to the building to keep it within the overall design of homes in this community.

3. N/A

4. a) Impractical reasons to build to the North have caused the request for the variance. The original survey did not show the 20' setback from property line only the 30' of ROW when the Owners purchased the property in March of 2002. They were under the impression they only had the 30' setback from Right of Way and was the only area they could not build upon.
- b) No, there are no special circumstances or pre-existing conditions. The Owner has recently become handicapped and the need for the enlarged garage is urgently needed for easier access and building to the East in lieu of West is less obtrusive and cost efficient.
- c) Yes, provisions of this zoning would create either a hardship of irrelevant cost increase of building to the North and/or not affording the cost increase and living with the fact that the Owner's can't fit (2) full sized vehicles into the existing garage that are needed for medical reasons from aging disabilities.
- d) Yes, the variance is in part of a set-back, but not an additionally added Utility Easement. There is a 10' Utility easement and 20' overall set-back from property line. The Owner's proposes to increase depth of garage by 10' overall which still leaves over 26' to edge of road per survey. Not to encroach on utility easement and still having over 40' to center of asphalt pavement (Kent Drive).
- e) No, granting of this variance in this neighborhood has not been denied to others of the same conditions as being presented.
- f) No, there would be no disruption of the neighborhood, in fact the Home Owners Association has already approved in writing the variance in question and written and signed statements from all adjacent neighbors to welcome the addition as the alternative to building a full sized garage to the North of property would take the view from the lake from those adjacent neighbors and would be more disruptive and sight sore to the neighborhood than the open area of the lot has appealed to so many as it is.
- g) No, there are no man made or natural conditions that the variance would impede upon.

Nature of Petition continued

- h) Yes, the variance would be consistent with Growth management plan as set forth to obtain the proper assessment of the variance, filling out and providing the proper paperwork set forth by the Variance guidelines. This Variance does not show bias from one's condition to another's and the addition are less obtrusive to the neighborhood than the alternative. As Growth management has rules and regulations to abide by, the overall action of this variance is clearly better for the Owner in question and all surrounding neighbors.
5. No, there has been no Interpretations or Zoning Verifications in the last year.

SEE ALL ATTACHMENTS FOR VERIFICATIONS

Thank you,

Michael Bullard

Owners Agent

Reasons for building toward the street

1. The current garage is inadequate to accommodate the size of vehicle needed for the physical requirements of the homeowner.
2. This construction plan is the least disruptive to the community and current neighborhood aesthetics.
3. Garage size was reduced per county suggestion from the original 12 feet to 10 feet to avoid intrusion on the utility easement while encroaching only 9 ½ feet of the 20 foot setback (less than 50%.

Reasons for not building toward the North

1. For safety and health reasons, a 62" X 29" whole house generator was installed on the North sidewall of the garage.
2. Moving the 500 gallon gas tank and re-piping the gas to the generator and the house would risk interrupted power during a major storm.
3. The corridor from the roofline over the generator to the new construction would cause a dangerous wind tunnel in the event of a high velocity wind storm.



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PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

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.

Please complete the following, use additional sheets if necessary.

- 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:

Name and Address	% of Ownership
Joseph M. Days	50%
Cynthia A. Days	50%

- 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	% of Ownership

- 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	% of Ownership



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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	% of Ownership

- 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	% of Ownership

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

- g. Date subject property acquired 03/2002

☐ Leased: Term of lease _____ years /months

If, Petitioner has option to buy, indicate the following:



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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public 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.

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

Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Joseph M. Days
Agent/Owner Signature

10/1/21
Date

Joseph M. Days
Agent/Owner Name (please print)

Prepared By: Heather T. Day
 Sunset Title Agency
 250 6th Ave. S., Naples, FL 34102
 Phone: (941) 263-6800
 File Number: 15-03111-02
 Parcel ID #: 00002302107

*** 2946310 OR: 2997 PG: 0043 ***

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
 03/12/2002 at 00:31AM DWIGHT B. SHOCK, CLERK

COMB 245000.00
 REC 123 6.00
 DOC-.70 1715.00

WARRANTY DEED (Individual)

Date:
 SUNDRELY TITLE AGENCY
 850 6TH AVE S #102
 NAPLES FL 34102

This Warranty Deed, dated this 11th day of March, 2002

By Harold E. Sheeley and Madeline V. Sheeley, husband and wife

whose post office address is: 3631 Kent Drive, Naples, Florida 34112-3753, hereinafter called the GRANTOR,

To Joseph M. Days and Cynthia A. Days, husband and wife

whose post office address is: PO Box 157, N. Truro, MA 02652, hereinafter called the GRANTEE,

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the Grantor, for an in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Collier County, Florida, viz:

Lots 165 and 166, Queens Park at Lago Vista, Phase Two, according to the plat thereof as recorded in Plat Book 14, Page(s) 94 and 96, Public Records of Collier County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2002 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

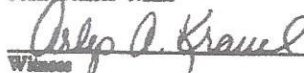
AND THE GRANTOR hereby covenants with said Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

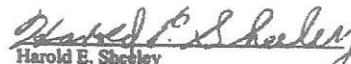
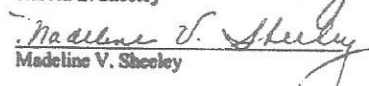
Signed, sealed and delivered in the presence of:


 Witness

EILEEN P. DUFF
 Print Witness' Name


 Witness

ARLYS A. KRAUEL
 Print Witness' Name


 Harold E. Sheeley

 Madeline V. Sheeley

State of: FLORIDA
 County of: COLLIER

The foregoing instrument was acknowledged before me this 11th day of March, 2002, by Harold E. Sheeley and Madeline V. Sheeley, who are personally known to me or who have provided driver's license as identification and who did not take an oath.

(Seal)



Eileen P. Duff
 Commission 61014843
 Expires May 14, 2003
 Notary Public
 Atlantic Bonding Co., Inc.


 Notary:
 Commission Expires:

Collier County Property Appraiser Property Detail

3.A.h

Parcel No	69002502107	Site Address *Disclaimer	3631 KENT DR	Site City	NAPLES	Site Zone *Note	34112
-----------	-------------	------------------------------------	--------------	-----------	--------	---------------------------	-------

Name / Address	DAYS, JOSEPH M=& CYNTHIA A 3631 KENT DR					
City	NAPLES	State	FL	Zip	34112	

Permits (Provided for reference purposes only. ***Full Disclaimer.**)

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
0	COUNTY	PRBD20180424662	01/07/19			ROOF
1989	COUNTY	89-898	08/07/89			RESIDENCE
2003	COUNTY	0311-0117	11/21/03			ROOF
2013	COUNTY	PRBD20111106565	02/13/12			OTHER

Land

#	Calc Code	Units
10	RESIDENTIAL FF	55
20	RESIDENTIAL FF	15

Building/Extra Features

#	Year Built	Description	Area	Adj Area
10	1989	RESIDENTIAL	1804	2169
20	2018	ALUM SCREEN ENC	1712	1712
30	1989	SWIMMING POOL	250	250
40	1989	KEYSTONE DECK	510	510

Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive - Days)



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AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL202110001272

I, Cynthia A. Days (print name), as N/A (title, if applicable) of N/A (company, If applicable), swear or affirm under oath, that I am the (choose one) owner X applicant contract purchaser and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Renee M. Smith ESQ. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trust, then they must include the trustee's name and the words "as trustee".
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

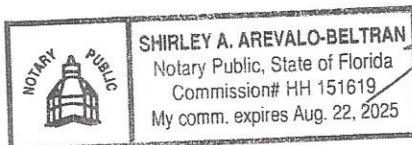
Cynthia A. Days
Signature

5/20/22
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 05/20/2022 (date) by Cynthia A. Days (name of person providing oath or affirmation), as owner who is personally known to me or who has produced FLDL (type of identification) as identification.

STAMP/SEAL



Shirley A. Arevalo-Beltran
Signature of Notary Public

CP\08-COA-00115155

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AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL202110001172

I, Joseph M. Days (print name), as - N-A - (title, if applicable) of - N-A - (company, if applicable), swear or affirm under oath, that I am the (choose one) owner X applicant contract purchaser and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Renee M. Smith ESO to act as our/my representative in any matters regarding this petition including 1 through 2 above.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trust, then they must include the trustee's name and the words "as trustee".
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

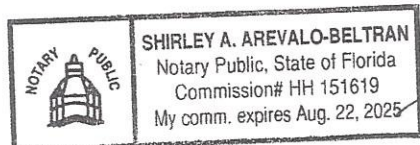
Joseph M. Days
Signature

5/20/22
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 05/20/22 (date) by Joseph M. Days (name of person providing oath or affirmation), as Owner who is personally known to me or who has produced FLDL (type of identification) as identification.

STAMP/SEAL



Shirley A. Arevalo-Beltran
Signature of Notary Public

CP08-COA-00115155

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AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL202110001172

I, Cynthia A. Days (print name), as N/A (title, if applicable) of N/A (company, if applicable), swear or affirm under oath, that I am the (choose one) owner X applicant contract purchaser and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Michael Bullard ACGC Dev. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
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- If the applicant is a trust, then they must include the trustee's name and the words "as trustee".
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

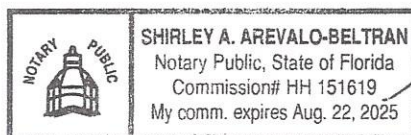
Cynthia A. Days
Signature

5/20/22
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 05/20/22 (date) by Cynthia A. Days (name of person providing oath or affirmation), as owner who is personally known to me or who has produced FLDL (type of identification) as identification.

STAMP/SEAL



Shirley A. Arevalo-Beltran
Signature of Notary Public

CP08-COA-00115155

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AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210001172

I, Joseph M. Days (print name), as N/A (title, if applicable) of N/A (company, if applicable), swear or affirm under oath, that I am the (choose one) owner X applicant contract purchaser and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Michael Bullard ACGC Dev. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trust, then they must include the trustee's name and the words "as trustee".
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

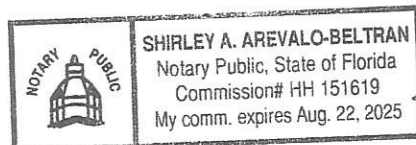
Joseph M. Days
Signature

5/20/22
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 05/20/22 (date) by Joseph M. Days (name of person providing oath or affirmation), as owner who is personally known to me or who has produced FLDL (type of identification) as identification.

STAMP/SEAL



Shirley A. Arevalo-Beltran
Signature of Notary Public

CP08-COA-00115155

Rev. 3/2/17

Page 6 of 9

ARCHITECTURAL CHANGE FORM
Queens Park Community Services Association Inc.
C/O VESTA PROPERTY SERVICES
12250 Tamiami Trail E., Suite 207
NAPLES, FL 34113
PHONE. 239-747-7227 FAX. 239-919-3178

Name of Applicant / Homeowner Address in Queens Park: Joseph M. Days / 3631 Kent Drive

Address of Applicant (if different) Date of Application: 02/27/2022

Telephone Number - Daytime Evening or Mobile: 508-246-6455

E-Mail Address: jandcdays@gmail.com

DESCRIPTION OF ADDITION, CHANGE, MODIFICATION, ETC. Submit this form for all proposed elevations (all views) and site plans (showing applicable setbacks, dimensions from property lines to proposed structures, etc.) In addition, submissions will include proposed colors, patterns, materials and all additional information necessary for the Board of Directors and the Collier County Building Department (when involved) to make an informed decision. If all required information is not received with this complete application, the BOARD WILL AUTOMATICALLY REJECT THE APPLICATION UNTIL ALL INFORMATION RECEIVED. All work must be completed within 180 days from the approval of the ARB or the application MUST BE RESUBMITTED FOR APPROVAL.

DESCRIPTION:

I would like to extend my garage 10 ft. toward the street using the same roofline and footprint. Enclosed find a copy of my most recent survey to show that I won't be encroaching on any utility easements or neighbors.

The undersigned acknowledges that they have read and understand this application. They also understand that until a signed approval is received, NO work is to be started.

Applicant's Signature

Applicant's Signature

CONDITIONS OF APPROVAL:

1. All required permits must be obtained and displayed by owner prior to work beginning.
2. Homeowner is responsible for maintaining and trimming all landscaping approved by the ARB. Landscaping materials may NOT encroach on neighboring properties or common areas.
3. Antenna: NO AERIAL OR SATELLITE DISH EXCEEDING 18" shall be placed or erected upon any lot or affixed in any manner to the exterior of any building without written approval of the ARB. Satellite dishes must be installed and properly screened from street view.

PROPOSED START DATE: unsure at this time

ADDITIONAL CONDITIONS: _____

ARB MEMBERS SIGNATURE Date ☒ APPROVED ☐ REJECTED

ARB MEMBERS SIGNATURE Date ☒ APPROVED ☐ REJECTED

ARB MEMBERS SIGNATURE Date ☒ APPROVED ☐ REJECTED

[Handwritten signatures and dates]
03/05/22
03/05/22
03/05/22

Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive - Days)

April 6, 2021

Collier County
4420 Mercantile Ave.
Naples, FL 4104

RE: Garage Construction 3631 Kent Drive

To whom it may concern:

I am Mr. Days' next door neighbor at 3635 Kent Drive and have discussed his addition to the front of his garage. My family and I have no problems, objections, or concerns with the construction of said addition.

You can reach me at the number listed below if you have any questions for me.

Yours truly,

A handwritten signature in black ink, appearing to read "Craig Forsyth", with a stylized flourish at the end.

Craig Forsyth 239-707-2288
3635 Kent Drive
Naples, FL 34112

Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive - Days)

March 29, 2021

Collier County Government
4420 Mercantile Avenue
Naples, FL 34104

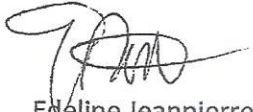
Re: Joe and Cindy Days - Renovation Consent

To Whom It May Concern:

This is to inform you that I give full consent to all construction/renovation activities that will occur at ~~4631~~ 3631 Kent Drive, which is just opposite from me. The renovation of our neighbor's garage will not affect me. I am fully aware that I might have to endure some dust and noise issues for selected hours during the day.

If you have any questions or concerns, you can reach me at the number listed below.

Yours truly,



Edeline Jeanpierre
3632 Kent Drive
Naples, FL 34112
PH: 239-272-0227
Email: edelinedavis@yahoo.com

Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive - Days)

April 5, 2021

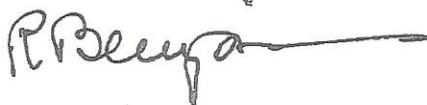
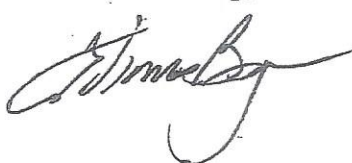
Collier County
4420 Mercantile Ave.
Naples, FL 4104

To whom it may concern:

We reside next door, north side, to Joseph Days at 3631 Kent Drive. We have discussed with Mr. Days his addition to the front of his garage, and we have no objection to the construction.

If you have any questions, please feel free to call me at the number below.

Yours truly,



Thomas Benjamin (239) 289-2500
Rebecca Benjamin
3629 Kent Drive
Naples, FL 34112

Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive - Days)

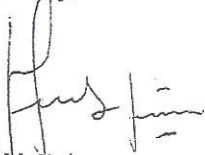
April 4, 2021

Collier County Building Enforcement
4420 Mercantile Ave.
Naples, FL 4104

To whom it may concern:

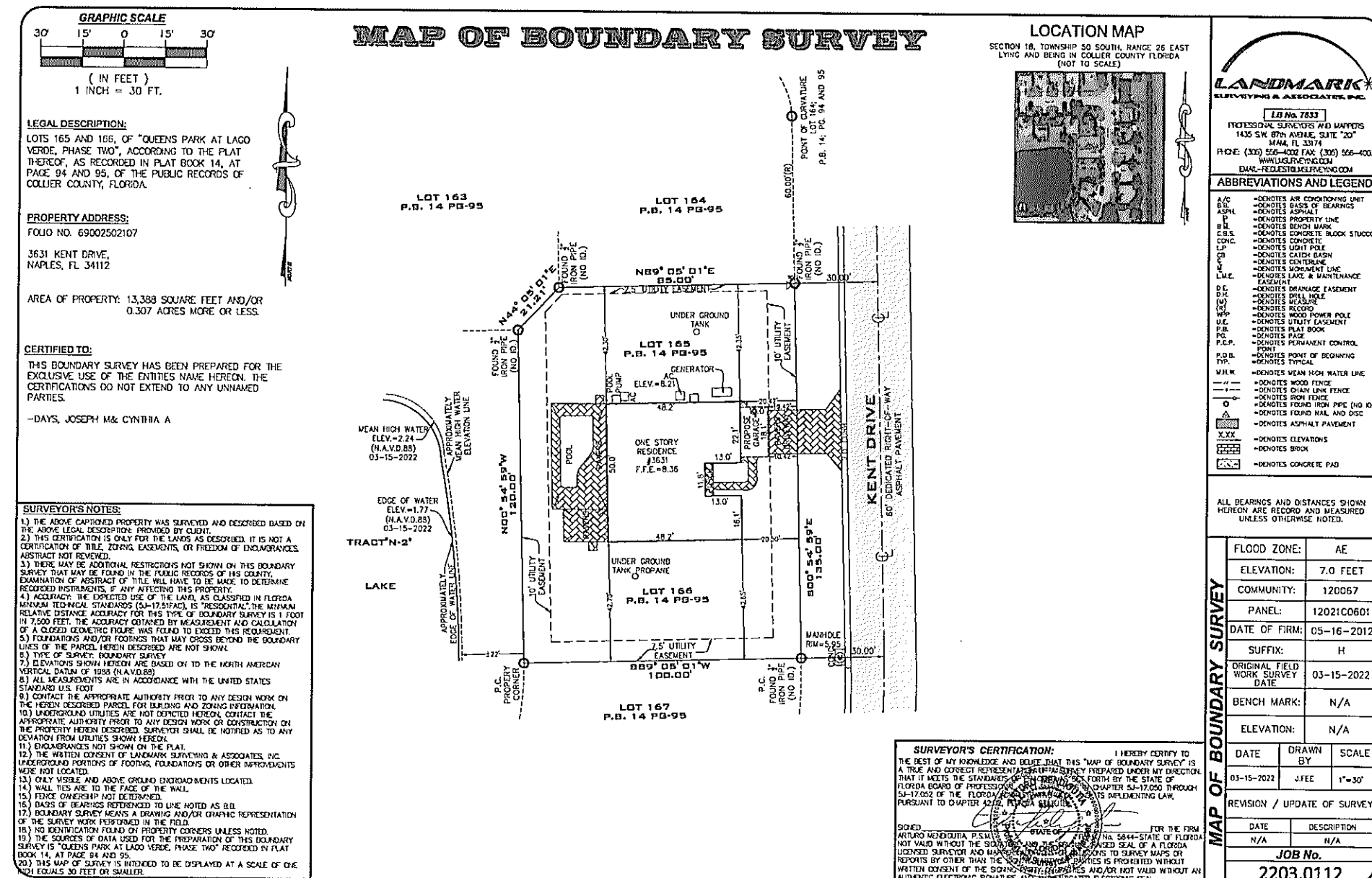
I live at 3630 Kent Drive (directly across the street from 3631 Kent Drive). Mr. Days has explained to me about the extension that he would like to put on the front of his garage. I have no objection to the extension. It will not, in any way, shape, or form, affect or hinder me or my family.

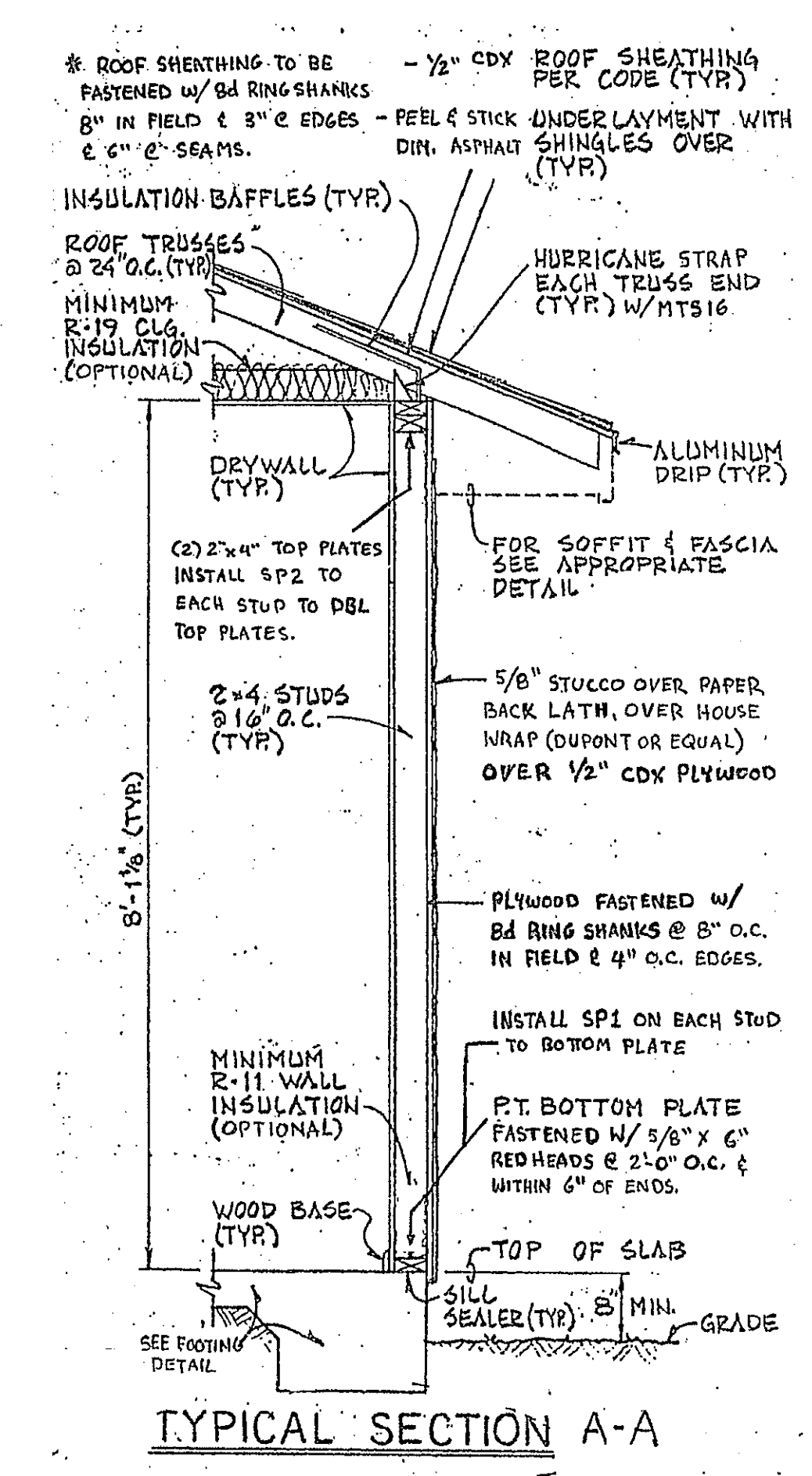
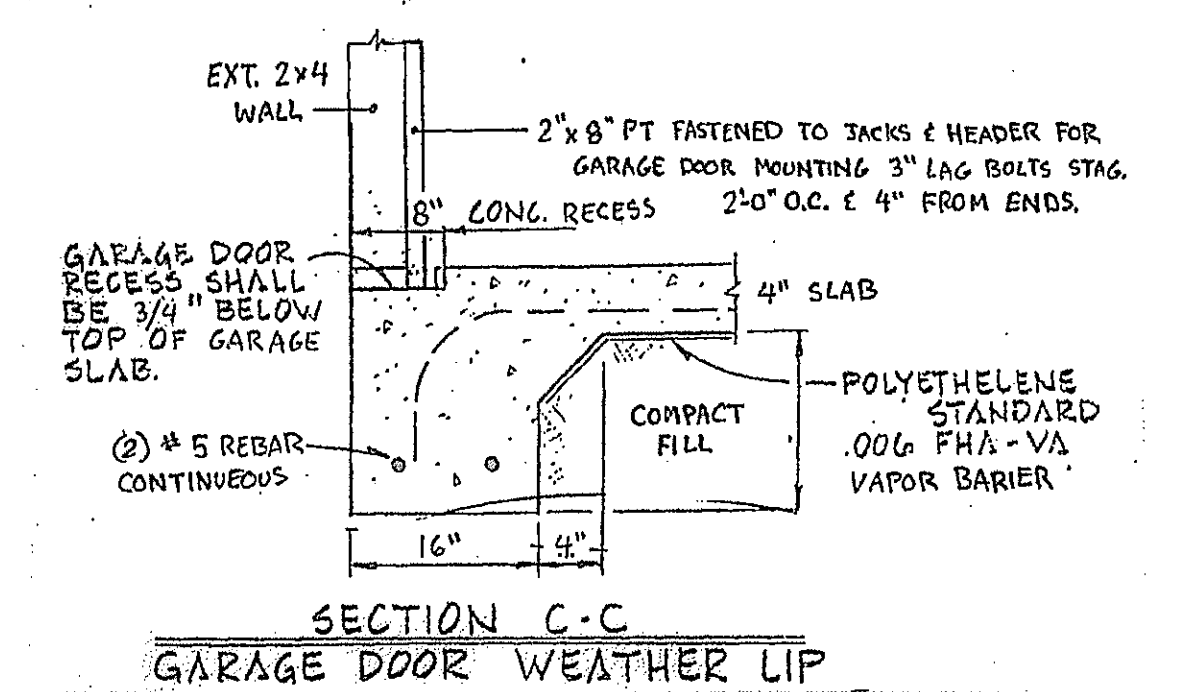
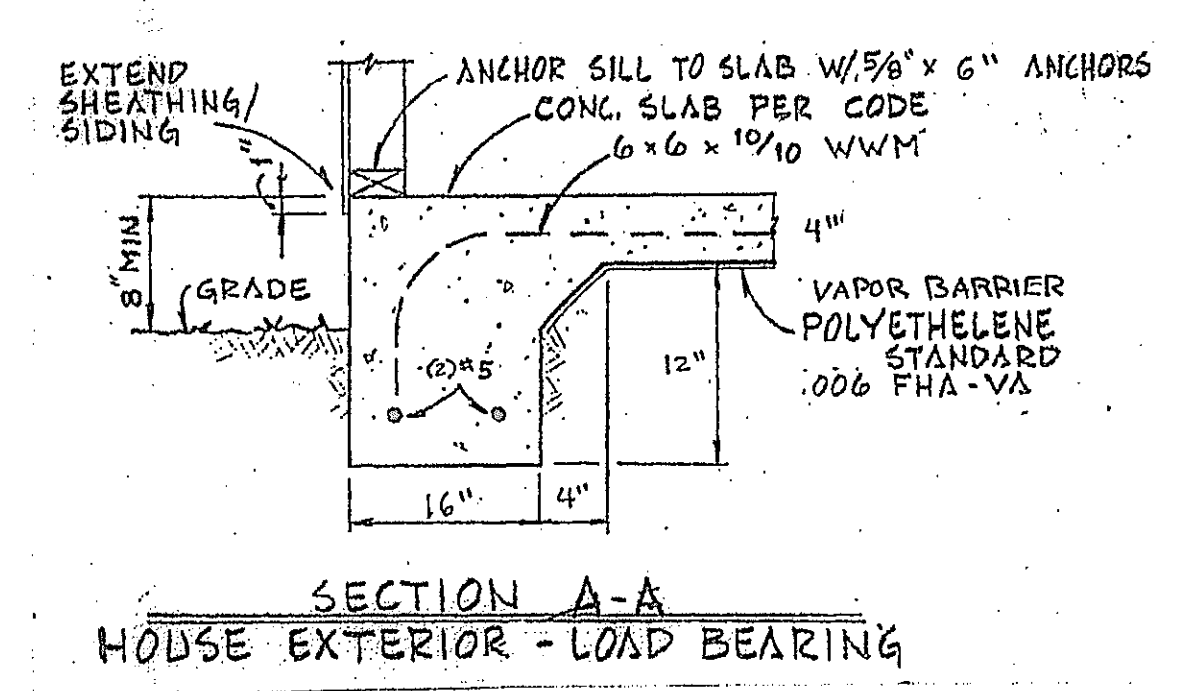
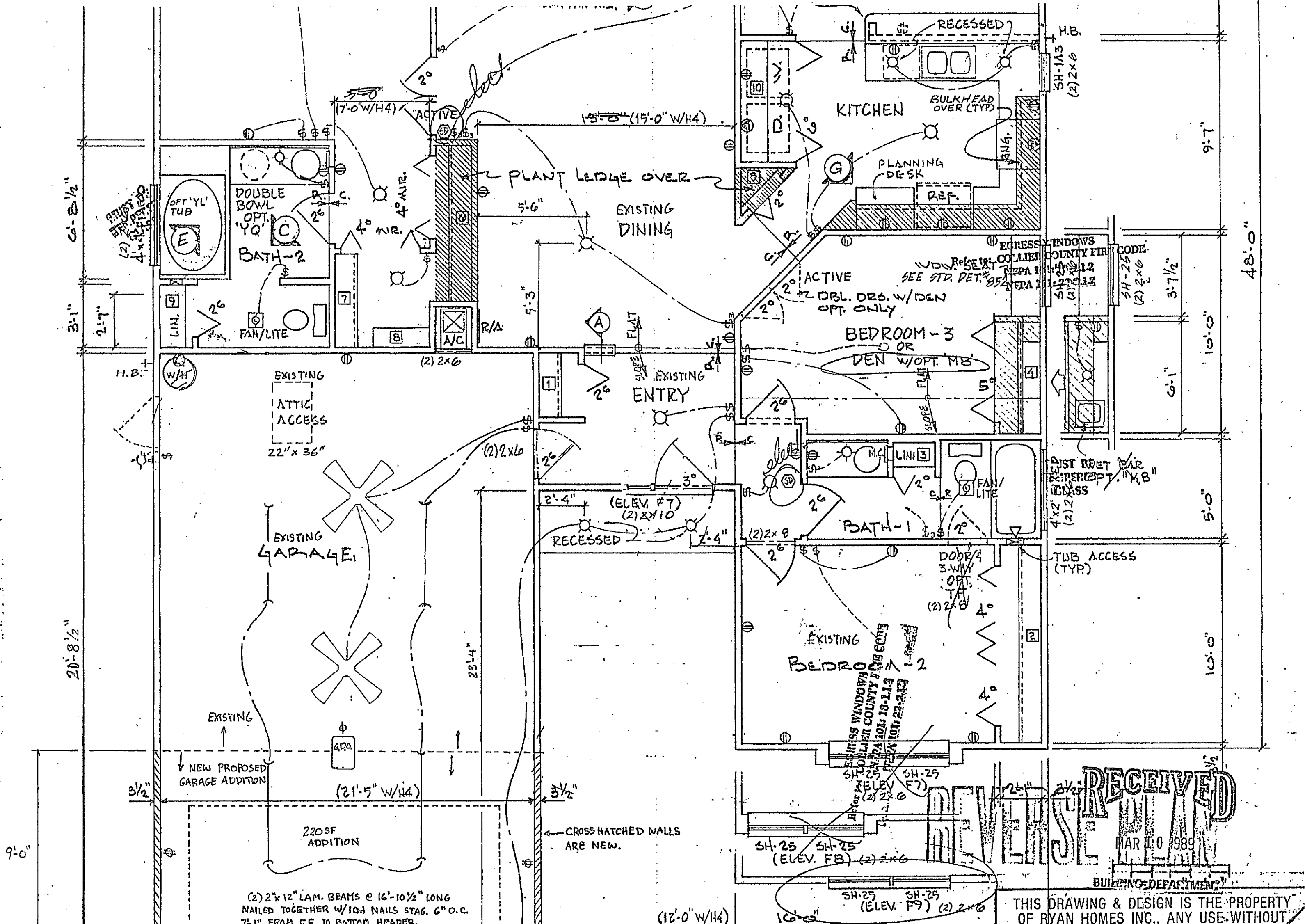
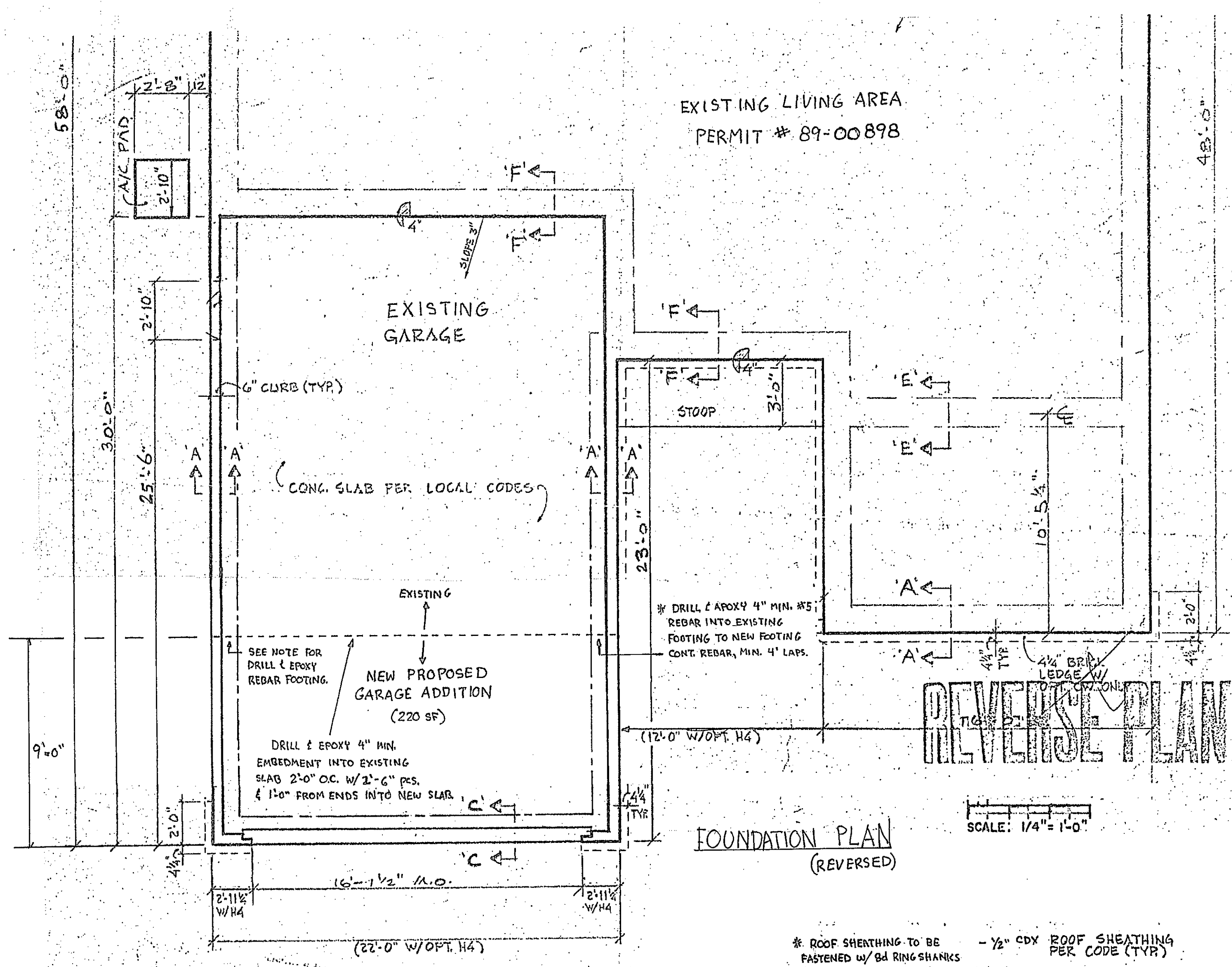
Yours truly,

A handwritten signature in black ink, appearing to read 'Fritz Mettelus', with a stylized flourish at the end.

Fritz Mettelus
3630 Kent Drive
Naples, FL 34112

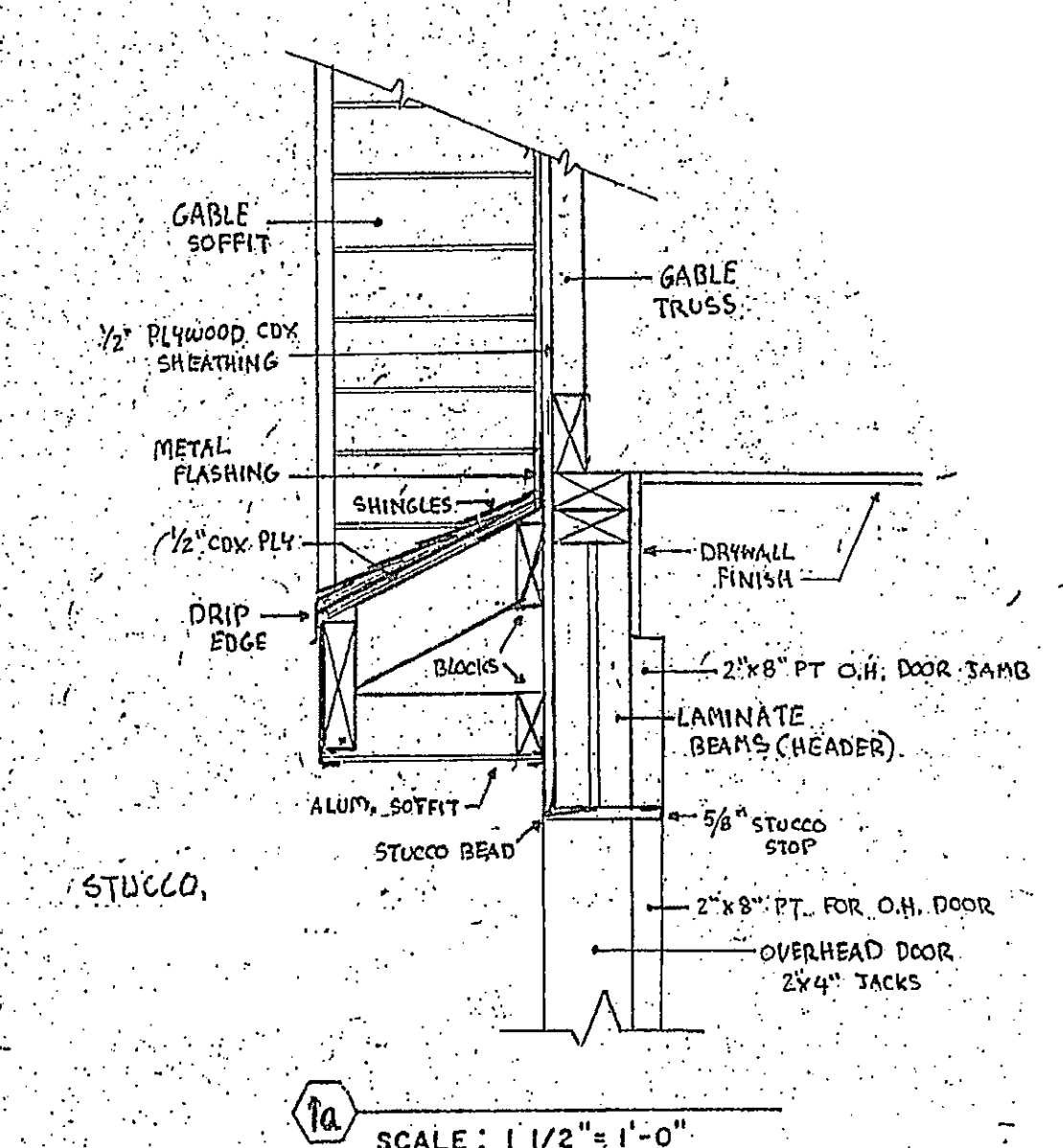
Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive - Days)





PROJECT INFORMATION:
ATTACHED GARAGE ADDITION
198 SQ FT OF NON-LIVING WORK AREA ADDITION
GROUP R-3 OCCUPANCY/ TYPE IV CONSTRUCTION
ADDRESS: JOSEPH & CYNTHIA DAYS
3631 KENT DRIVE
NAPLES, FL 34112
ALL ASPECTS TO STANDARD BUILDING PRACTICES SHALL MEET 2020 F.B.C. 7TH EDITION.

② ALUM. SOFFIT / WOOD FASCIA
TYPICAL ROOF OVERHANG DETAILS



A.C.C.C. Development Corp.

City: Michael Bullard
Cell (239) 825-3328
WWW.ACCDEV.COM
ACGDEV@aol.com

ACCC
DEVELOPMENT CORP.
6025 PAINTED LEAF LN.
NAPLES, FL 34116

Contractor Lic. # CGC 1509448
Building Inspector Lic. # FI 2828
Mold Remediation Lic. # MRSR 1197
Member of B.B.B. Contractors Inst.
P.L.A.R.B., C.B.I.A. & S.W.F.B.A.

ENGINEERING SEAL

AN ADDITION FOR

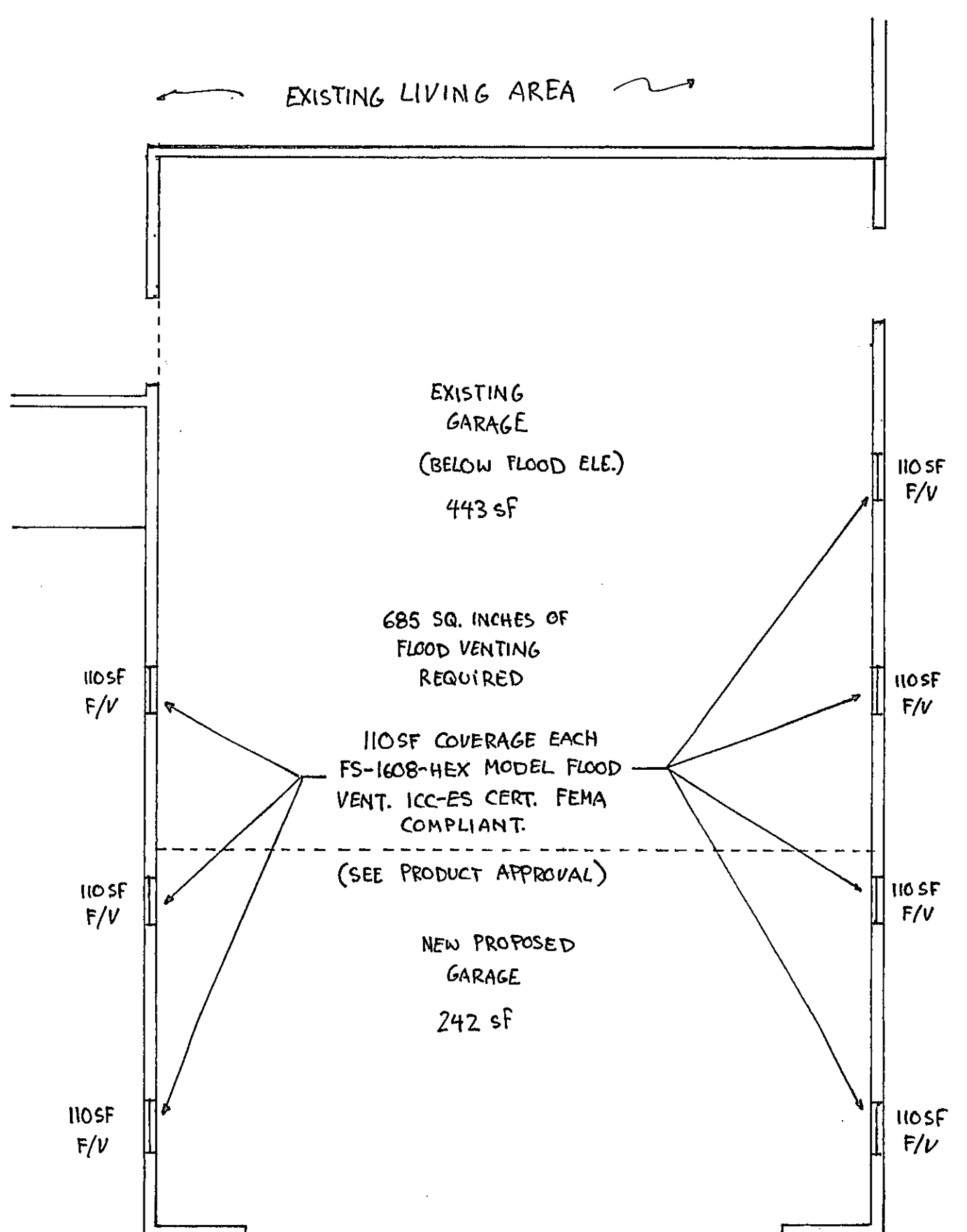
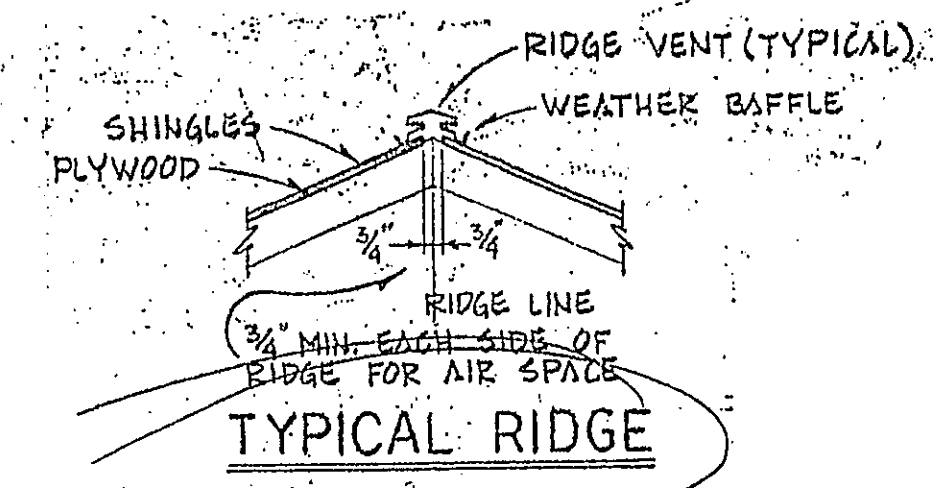
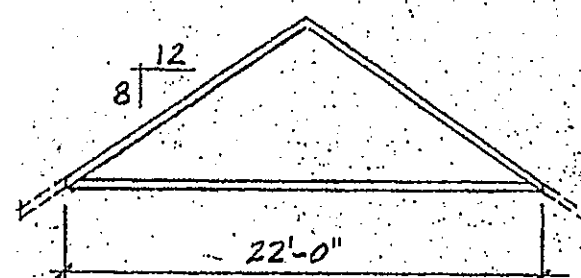
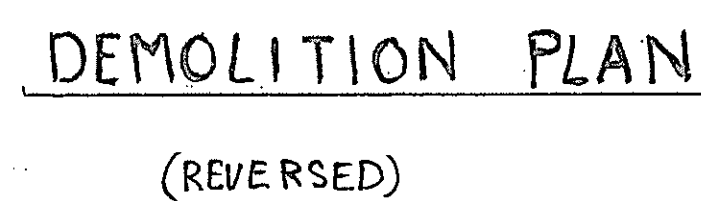
JOSEPH & CYNTHIA DAYS
3631 KENT DRIVE
NAPLES, FL 34112

Reference: Drawn By: _____
Date: _____

Revisions: _____

Date: _____

SHEET
A-2



FEMA COMPLIANCE

ENGINEERING SEAL:

AN ADDITION FOR

JOSEPH & CYNTHIA DAYS
3631 KENT DRIVE
NAPLES, FL 34112

Reference: _____
 Date: _____ Drawn By: _____
 # _____ Revisions: _____
 # _____ Date: _____
 # _____ Date: _____

SHEET
A-3

A.C.G.C. Development Corp.

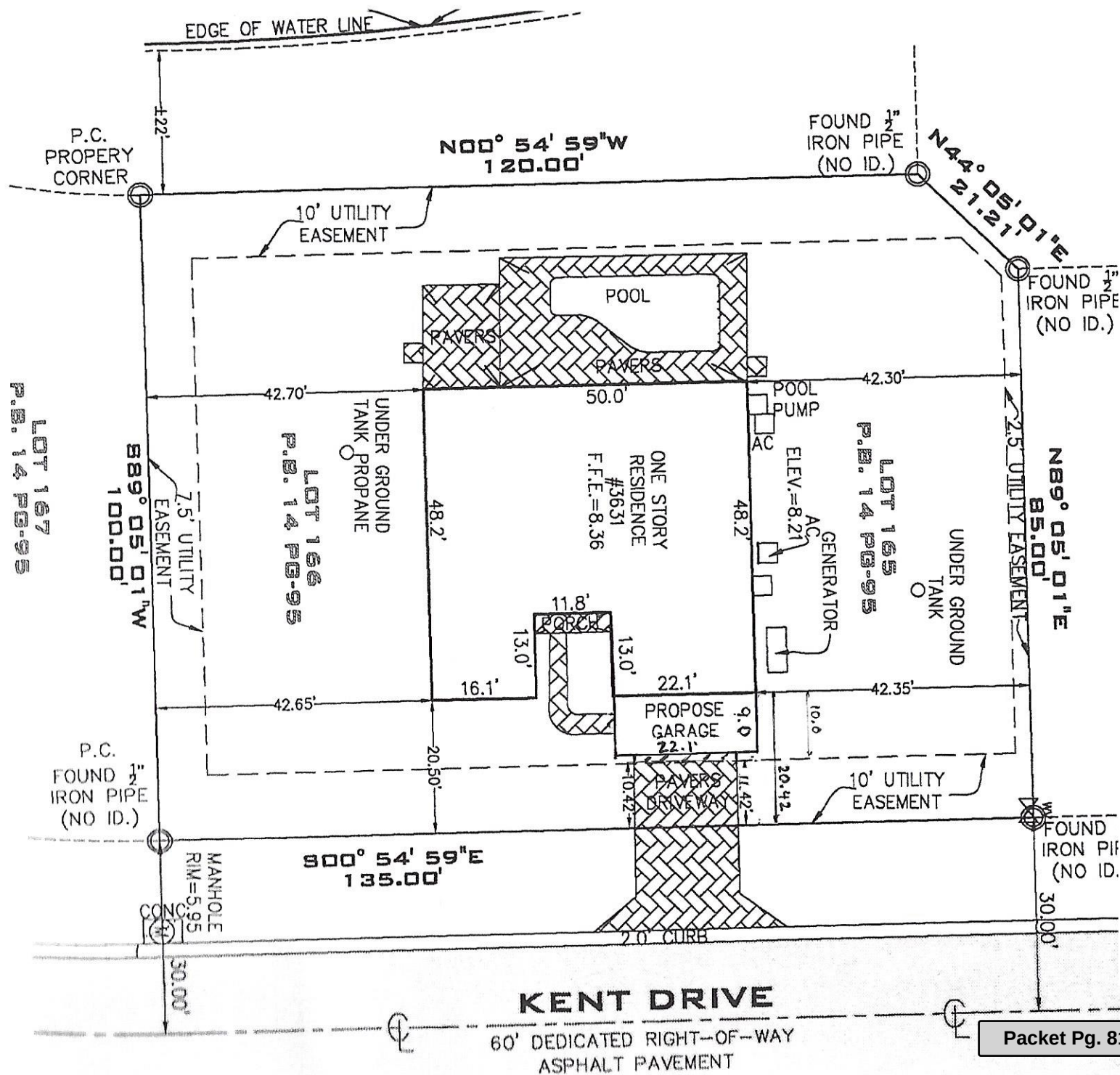
Qlfy: Michael Bullard
Cell (239) 825-8326
WWW.ACGCDEV.COM
ACGCDEV@aol.com

ACGC
DEVELOPMENT CORP.
6025 PAINTED LEAF LN.
NAPLES, FL 34116

112

"BUILDING YOUR FUTURE"

Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive - Days)

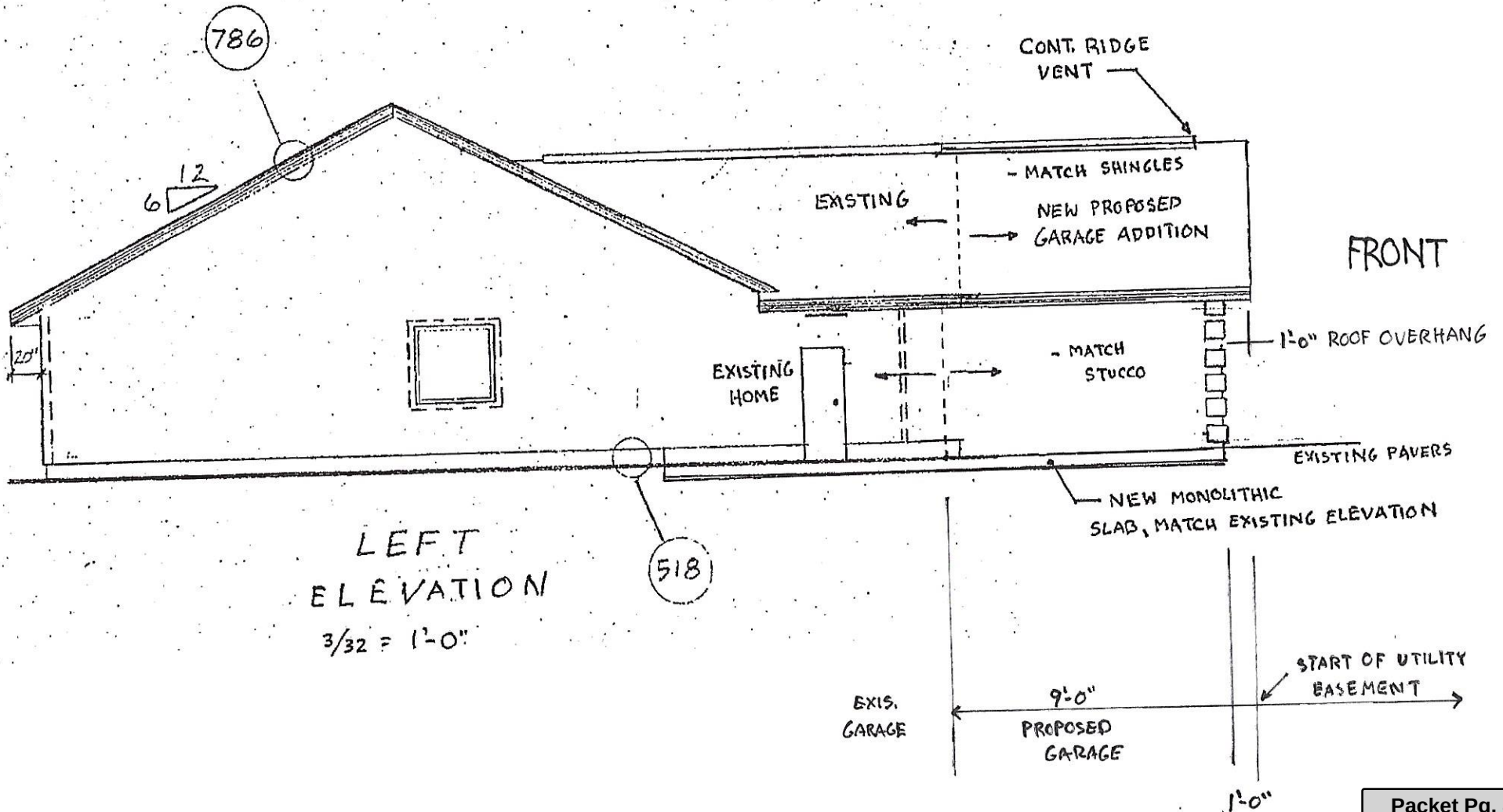


EXISTING
FRONT ELEVATION F9

SCALE: 1/4" = 1'-0"

REVERSE PLAN

3.A.h



GRAPHIC SCALE



MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 165 AND 166, OF "QUEENS PARK AT LAGO VERDE, PHASE TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 94 AND 95, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 69002502107

3631 KENT DRIVE,
NAPLES, FL 34112

AREA OF PROPERTY: 13,388 SQUARE FEET AND/OR
0.307 ACRES MORE OR LESS.

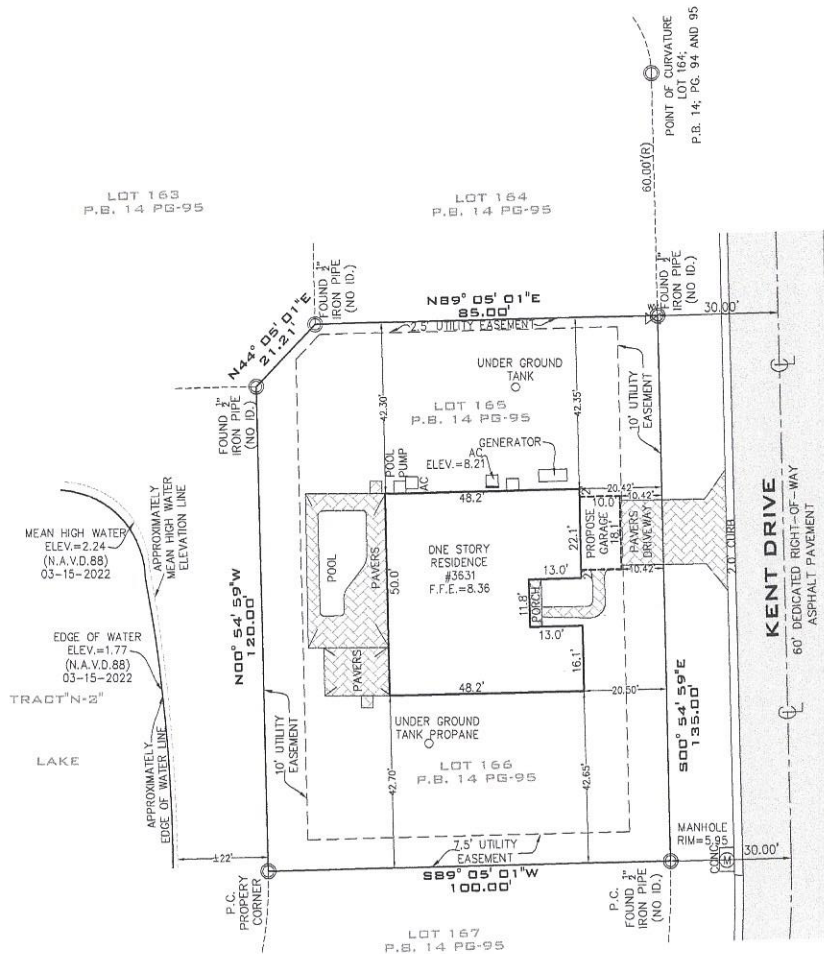
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

—DAYS, JOSEPH M& CYNTHIA A

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (SJ-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "QUEENS PARK AT LAGO VERDE, PHASE TWO" RECORDED IN PLAT BOOK 14, AT PAGE 94 AND 95.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



LOCATION MAP

SECTION 18, TOWNSHIP 50 SOUTH, RANGE 26 EAST
LYING AND BEING IN COLLIER COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL 33174
PHONE: (305) 555-4002 FAX: (305) 555-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
M	=DENOTES CENTERLINE
L.M.E.	=DENOTES MONUMENT LINE
	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(S)	=DENOTES MEASURE
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.G.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
—	=DENOTES WOOD FENCE
—	=DENOTES CHAIN LINK FENCE
—	=DENOTES IRON FENCE
—	=DENOTES FOUND IRON PIPE (NO ID)
—	=DENOTES FOUND NAIL AND DISC
—	=DENOTES ASPHALT PAVEMENT
X XX	=DENOTES ELEVATIONS
—	=DENOTES BRICK
—	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		AE	
ELEVATION:		7.0 FEET	
COMMUNITY:		120067	
PANEL:		12021C0601	
DATE OF FIRM:		05-16-2012	
SUFFIX:		H	
ORIGINAL FIELD WORK SURVEY DATE		03-15-2022	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY	SCALE	
03-15-2022	J.FEE	1"=30'	
REVISION / UPDATE OF SURVEY			
DATE	DESCRIPTION		
N/A	N/A		
JOB No.			
2203.0112			

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17.050 THROUGH SJ-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 4202, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUETA, P.S.M., No. 5844—STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

BUILDING PHOTOGRAPHS

See Instructions for Item A6. 2203.0112EC

OMB No. 1660-0008
Expiration Date: November 30, 2022**ELEVATION CERTIFICATE**

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
3631 KENT DRIVE			
City	State	ZIP Code	Company NAIC Number
NAPLES	FLORIDA	34112	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View

Front View Date: 03/15/2022



Rear View

Rear View Date: 03/15/2022



Right Side View

Right Side View: 03/15/2022



Left Side View

Left Side View: 03/15/2022

Collier County Property Appraiser Property Aerial

Parcel No 69002502107

Site Address 3631 KENT
DR
[*Disclaimer](#)

Site City NAPLES

Site Zone 34112
[*Note](#)[Open GIS in a New Window with More Features.](#)

Map Size: **SMALL** | MEDIUM | LARGE |



- Introduction
- Search for Parcels by
- Search Results
- Layers
- Legend
- Print

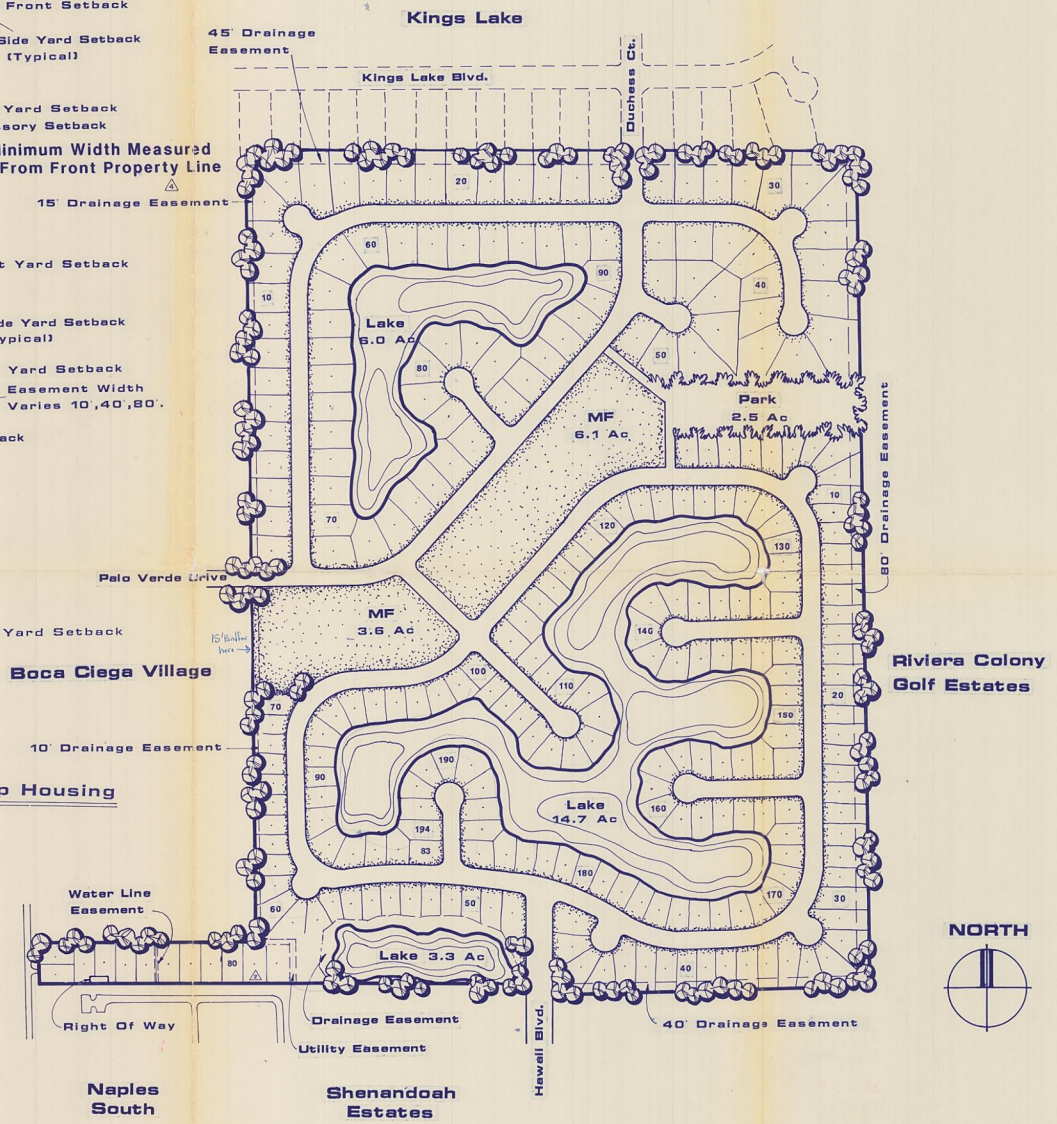
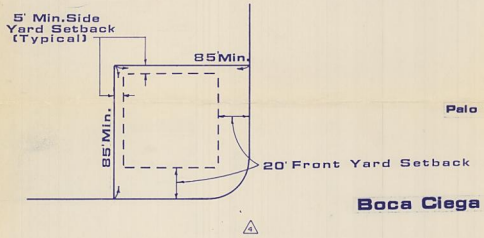
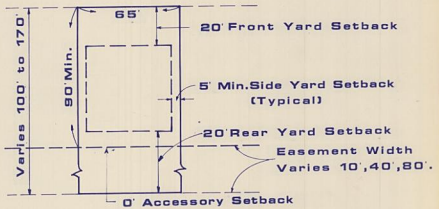
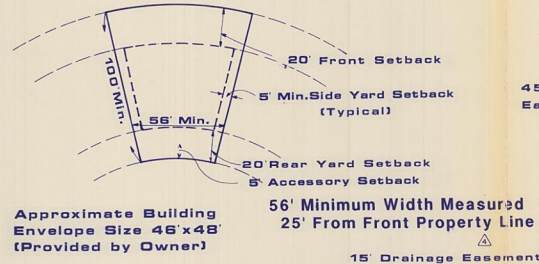
Collier County Property Appraiser

Total: Segment:



Aerial Photography: January - 2021 Urban [5M] - 2021 Rural [2FT] - 2021 Rural [10FT] - 2021 Rural [50FT]

- Zoom In
 - Zoom Out
 - Identify
 - Print
 - Measure
 - Full County View
 - Previous View
 - Zoom To Selected
 - Clear Map Graphics
 - Overview
- Aerial Year:
2021 ▼
- Sales Year:
OFF ▼



LAND USE SUMMARY			
Residential Area			67.2 Ac
Single Family	90 units (90'x130')	26.6 Ac	Density= 3.4 u/a
Group Housing	194 units (65'x100')	30.9 Ac	Density= 6.3 u/a
Multi Family	100 units	9.7 Ac	Density= 10.3 u/a
Lake Area			24.0 Ac
Park Area			2.5 Ac
Right of Way			19.5 Ac
Drainage Easement			8.5 Ac
TOTAL AREA			121.7 Ac
TOTAL DWELLING UNITS			384 units
PROJECT DENSITY			3.16 U/A

Note: All acreages are approximate and subject to change.

Queens Park
(LAGO VERDE P.U.D.)

Master Site Plan **PRINT**

SITE PLAN SCALE: 1" = 200'

SITE PLAN APPROVAL
Kenneth Bagshaw
KENNETH BAGSHAW
PLANNING SERVICES MANAGER

8/28/89 ADDED 85' x 85' LOT LAYOUT SECTION PER PLANNING SERVICES.
Revised to add accessory structure setback and modify front yard setback 11/18/87.
11/11/86 Revised lot numbers & added SITE PLAN APPROVAL. S.J.G.
11/5/85 Revised from Zero lot lines to Group Housing S.J.G.

prepared for: KENT Development Inc.
prepared by: Wilson Miller Barton Soll & Peak, Inc.
July 1986 WO# 25
Section 18 Township

Attachment: Attachment G - Applicant's Backup (25681 : PL20210001172 VA 3631 Kent Drive -

From: KellyJohn
Sent: Thursday, June 1, 2023 4:24 PM
To: KellyJohn
Subject: VA-PL20210001172 - 3631 Kent Drive - Sign Posting 06012023
Attachments: image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg

At approximately 2:00 PM this date, I, John Kelly, posted notice of a public hearing to be held on June 22, 2023, adjacent to the public right-of-way in front of the subject property, per LDC Section 10.03.06.F.2.d, as evidenced by the attached photos.

Respectfully,
John Kelly
 Planner III

Zoning Division – Zoning Services Section
 2800 North Horseshoe Drive, Naples Florida 34104
 Phone: 239.252.5719 Fax: 239.252.6363
 Email: John.Kelly@colliercountyfl.gov

Tell us how we are doing by taking our Zoning Division Survey at <http://bit.ly/CollierZoning>



size=2 width="100%" align=center>

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.



