COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

May 13, 2021

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 Thomas.Clarke@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. BDE-PL20200002539 – 168 Pago Pago Drive West – Request for a 31-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for a total protrusion of 51 feet to accommodate a boat dock facility with two vessels for the benefit of property described as Lot 190, Isles of Capri No. 2 subdivision, also described as 168 Pago Pago Drive West, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commissioner District 1

B. PETITION No. BDE-PL20200002151 - Request for a 26-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility with two slips, each with a boat lift, protruding a total of 46 feet into a waterway that is 400 +/- feet wide for the benefit of property described as Lot 13, Block G, Replat of Unit No. 3 Little Hickory Shores subdivision, also known as 267 3rd Street West Lot 13, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. (Companion Petition PL20200002152) [Coordinator: John Kelly, Senior Planner] Commission District 2

C. PETITION No. VA-PL20200002152 - Request for a variance from Land Development Code Section 5.03.06.E.6 to reduce the minimum side yard riparian setbacks from 7.5 feet to zero, to accommodate a boat dock facility with two slips, for the benefit of Lot 13, Block G, Replat of Unit No. 3 Little Hickory Shores subdivision, also known as 267 3rd Street West Lot 13, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. (Companion Petition PL20200002151) [Coordinator: John Kelly, Senior Planner] Commission District 2

D. *Discussion to defer petition to a future hearing date.* PETITION NO. PDI-L20200001294 – Request for an Insubstantial Change to Ordinance Number 11-41, the Hacienda Lakes MPUD, to modify Exhibit B – Development Standards, Operational Characteristics for Senior Housing, to remove operational characteristics related to on-site dining facilities, group transportation, and devices for emergency service provider notifications, specific to affordable senior housing units for households with less than 80% Annual Median Income. [Coordinator: Ray Bellows, Zoning Manager] (Commission District 1)

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: PETITION NO. BDE-PL20200002539 – 168 Pago Pago Drive West – Request for a 31-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for a total protrusion of 51 feet to accommodate a boat dock facility with two vessels for the benefit of property described as Lot 190, Isles of Capri No. 2 subdivision, also described as 168 Pago Pago Drive West, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commissioner District 1

Meeting Date: 05/13/2021

Prepared by:
Title: – Zoning
Name: Tim Finn
04/26/2021 8:44 AM

Submitted by:
Title: Planner, Principal – Zoning
Name: Anita Jenkins
04/26/2021 8:44 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/27/2021 10:46 AM
Zoning	Diane Lynch	Review Item	Skipped	04/27/2021 10:15 AM
Zoning	Ray Bellows	Review Item	Completed	04/27/2021 11:41 AM
Zoning	Anita Jenkins	Zoning Director Review	Completed	05/03/2021 10:11 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/13/2021 9:00 AM	

MEMORANDUM

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: MAY 13, 2021

SUBJECT: BDE-PL20200002539, 168 PAGO PAGO DRIVE WEST

PROPERTY OWNER/APPLICANT:

Joe Castrogiovanni
168 Pago Pago Drive West
Naples, FL 34113

AGENT:

Jeff Rogers
Turrell, Hall & Associates, Inc.
3584 Exchange Avenue
Naples, FL 34104

REQUESTED ACTION:

The applicant is requesting a 31-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Land Development Code (LDC) to allow a total protrusion of 51 feet in order to accommodate a boat dock facility with two vessels on a parcel zoned Single Family Residential (RSF-4).

GEOGRAPHIC LOCATION:

The subject site is located at 168 Pago Pago Drive West. The site is further described as Lot 190, Isles of Capri No. 2 subdivision, also described as 168 Pago Pago Drive West, in Section 32, Township 51 South, Range 26 East, Collier County (see location map on the following page).

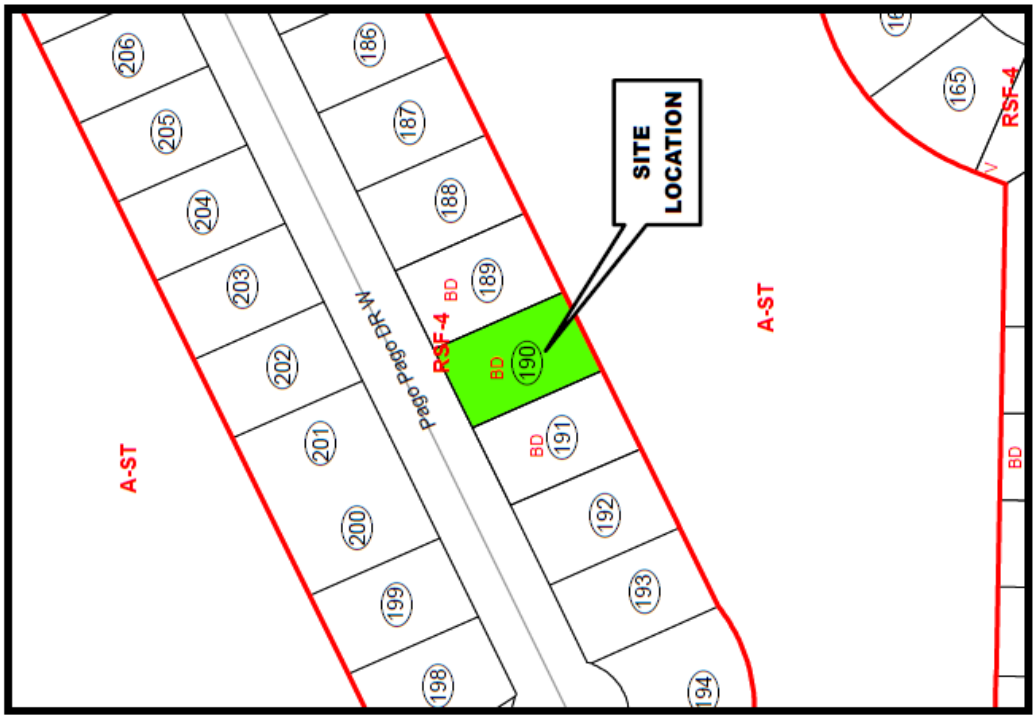
PURPOSE/DESCRIPTION OF PROJECT:

The purpose of the request is to allow an extension for a boat dock facility that protrudes 51 feet into the waterway in order to accommodate a 47-foot long vessel. At the April 13, 2017 HEX meeting, this property was previously approved for a 22-foot boat dock extension over the maximum 20 feet allowed for a total protrusion of 42 feet to accommodate a docking facility for two vessels. This approval was memorialized via HEX No. 2017-10. There are two BDE applications that were previously approved by the HEX neighboring immediately to the west and east of the subject property. The property to the east, 164 Pago Pago Drive West was approved on June 25, 2015 for a 42-foot total protrusion into the waterway which was memorialized via HEX No. 2015-26. The

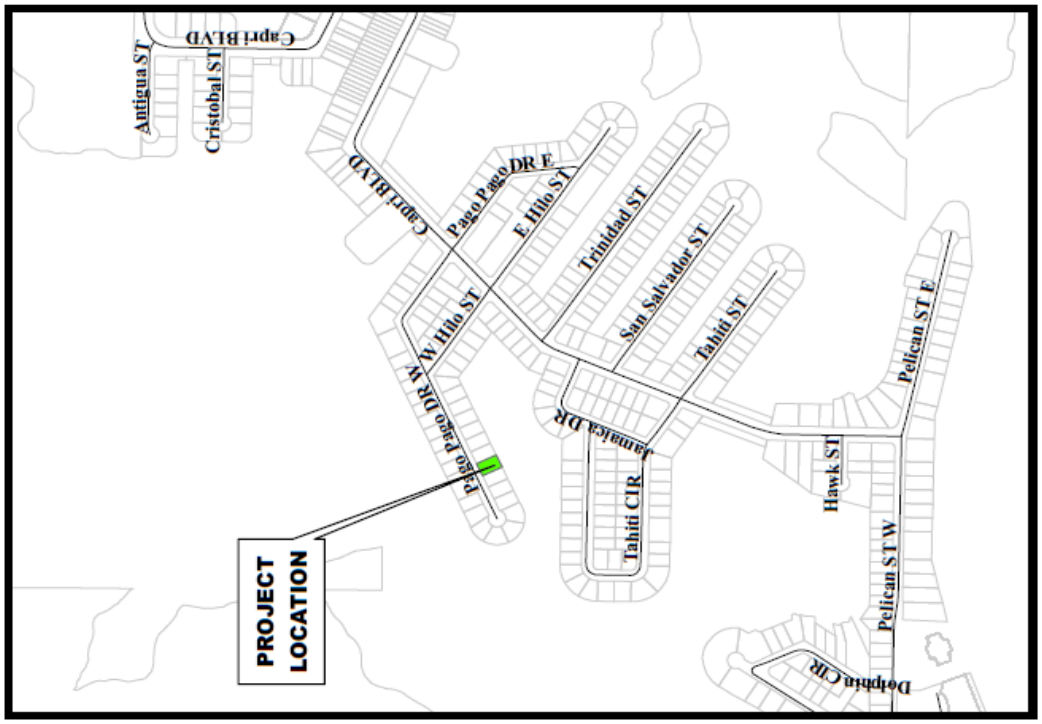
Attachment: Staff Report - Castrogiovanni BDE (15580 : Castrogiovanni Dock)

Attachment: Staff Report - Castrogiovanni BDE (15580 : Castrogiovanni Dock)

property to the west, 172 Pago Pago Drive West was approved on December 10, 2015 for a total 38.3-foot protrusion into the waterway which was memorialized via HEX No. 2015-45.



Zoning Map



Location Map

Petition Number: PL20200002539

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the subject site.

North: Pago Pago Drive West (local road) then single-family residence, zoned Single-Family Residential (RSF-4)

South: Johnson Bay, zoned Special Treatment (ST) overlay zone

East: Single-family residence, zoned Single Family Residential (RSF-4)

West: Single-family residence, zoned Single Family Residential (RSF-4)

Aerial (County GIS)

Attachment: Staff Report - Castrogiovanni BDE (15580 : Castrogiovanni Dock)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to an ST overlay zone (Johnson Bay), which will require an ST-permit for the proposed docking facilities prior to issuance of the building permits. The proposed docking facilities will be constructed waterward of the existing seawalled shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 7 of 9 provides an aerial with a note stating that no seagrasses were observed within 200 feet. This project does not require an Environmental Advisory Council Board (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

ANALYSIS:

In accordance with LDC Section 5.03.06.H., the Collier County Hearing Examiner shall approve, approve with conditions, or deny a dock facility extension request based on certain criteria. In order for the Hearing Examiner to approve this request, at least four of the five primary criteria and four of the six secondary criteria must be met:

Primary Criteria:

1. **Whether the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use and zoning of the subject property. Consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)**

   Criterion met. Currently, the property has an existing dock to accommodate two vessels approved via HEX No. 2017-10 for a 42-foot dock protrusion into the waterway. The proposed nine-foot extension from 42-feet to 51-feet will continue to accommodate two vessels and is appropriate to the 70 feet of shoreline.

2. **Whether the water depth at the proposed site is so shallow that a vessel of the general length, type and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should establish that the water depth is too shallow to allow launching and mooring of the vessel(s) described without an extension.)**

   Criterion not met. The water depth is not an issue. The applicant states that "The reason for this BDE request is based on the size of vessel and applicant owned shoreline as the water depths on-site are sufficient."

Attachment: Staff Report - Castrogiovanni BDE (15580 : Castrogiovanni Dock)

3. **Whether the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel**. **(The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)**

Criterion met. The applicant stated, "The proposed docking facility is consistent with the other docks along the subject shoreline. As proposed the dock and boatlifts will not impact navigation as the subject bay does not have a marked navigational channel so therefore the entire bay is open." Staff concurs

4. **Whether the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether a minimum of 50 percent of the waterway width between dock facilities on either side is maintained for navigability. (The facility should maintain the required percentages.)**

Criterion met. The drawing in the applicant's support material labeled *Width of Waterway* shows the waterway is 300 feet wide at mean high water line (MHWL). The proposed dock protrusion is 51-feet which is 17% width of the waterway.

5. **Whether the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)**

Criterion met. The drawing in the applicant's support material labeled *Proposed Dock* shows the proposed dock would be 15 feet from the east riparian line and 15 feet from the west riparian line. The survey indicates the proposed dock facility will not interfere with the use of neighboring docks.

Secondary Criteria:

1. **Whether there are special conditions not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)**

Criterion met. A submerged resources survey was performed by Turell Hall and Associates on January 12, 2021. The survey indicates that negative impacts to the submerged resources are not expected with the proposed dock facility.

2. **Whether the proposed dock facility would allow reasonable, safe access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area).**

Criterion met. As shown on the drawings by the petitioner, the deck area is not excessive.

Attachment: Staff Report - Castrogiovanni BDE (15580 : Castrogiovanni Dock)

3. **For single-family dock facilities, whether the length of the vessel, or vessels in combination, described by the petitioner, exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)**

   Criterion not met. The subject property contains 70 feet of water and canal frontage, and the vessel is 47 feet or 67% of the water/canal frontage.

4. **Whether the proposed facility would have a major impact on the waterfront view of neighboring property owners. (The facility should not have a major impact on the view of a neighboring property owner.)**

   Criterion met. The proposed facility will be setback from the riparian lines in accordance with the requirements of the LDC. The drawing in the applicant's support material labeled *Width of Waterway* shows that the proposed facility will be comparable to the others along the same waterway.

5. **Whether seagrass beds will be impacted by the proposed dock facility. (If seagrass beds are present, compliance with subsection 5.03.06.J of the LDC must be demonstrated.)**

   Criterion met. The submerged resources survey provided indicates that no seagrass beds exists within the footprint of the dock. No seagrass beds will be impacted by the proposed dock facility.

6. **Whether the proposed dock facility is subject to the manatee protection requirements of subsection 5.03.06(E)(11) of this Code. (If applicable, compliance with section 5.03.06(E)(11) must be demonstrated.**

   Criterion not applicable. The provisions of the Collier County Manatee Protection Plan do not apply to individual docks behind individual residences.

Staff analysis finds this request complies with four of the five of the primary criteria and four of the six secondary criteria. Therefore, under the LDC provisions, the installation of a new boat dock facility requires approval by the Collier County Hearing Examiner. The recommendation by staff is approval.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner, may appeal such final action to the Board of County Commissioners. Such appeal shall be filed with the Growth Management Department Administrator within 30 days of the Decision by the Hearing Examiner. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

COUNTY ATTORNEY OFFICE REVIEW:

The County Attorney's Office reviewed this staff report on April 20, 2021.

Attachment: Staff Report - Castrogiovanni BDE (15580 : Castrogiovanni Dock)

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20200002539.

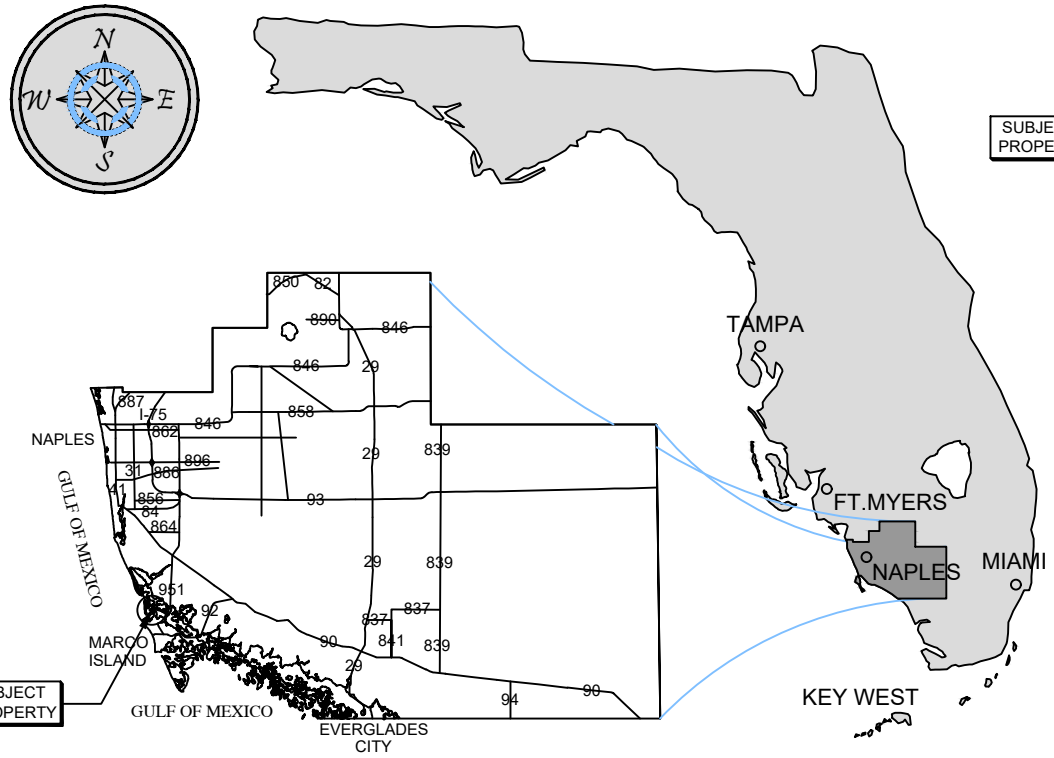
Attachments:

A) Proposed Dock Plans
B) Site Survey
C) Sign Postings
D) HEX Decision 2017-10
E) HEX Backup Materials
F) Hybrid Waiver

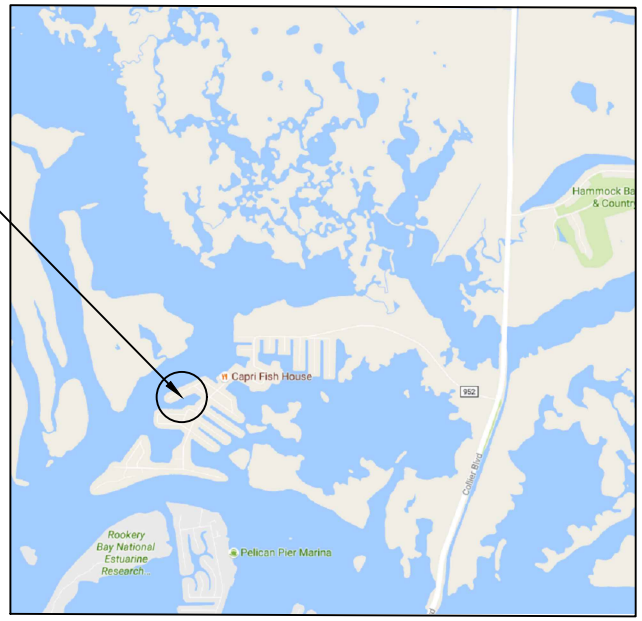
Attachment: Staff Report - Castrogiovanni BDE (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg LOCATION 2/25/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113

<> LATITUDE: N 25.9828181
<> LONGITUDE: W -81.7336093

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

LOCATION MAP

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

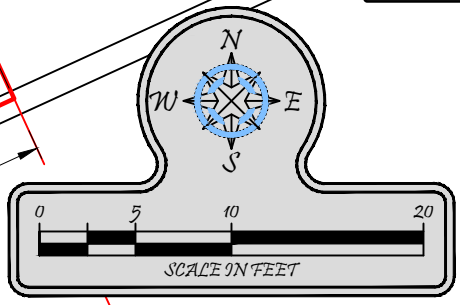
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	12-14-20	-	-
DRAWN BY:	BD	2.	-	01-04-21	-	-
CREATED:	02-10-21	3.	-	02-11-21	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	01 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51S

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 CON 2/25/2021

SITE ADDRESS:
168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113



EXISTING SEA WALL

PROPERTY LINE

70'

38'

16'

16'

43' TO PROP. LINE

42'

41' TO FACE OF SEAWALL CAP

42' TO PROP. LINE

EXISTING DOCK

32'

17'

15'

12'

14'

4'

4'

4'

RIPARIAN LINE

RIPARIAN LINE

EXISTING LIFT
TO BE REPLACED

DOCK PREVIOUSLY APPROVED
PER HEX # 2017-10

MARLIN BAY

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

EXISTING CONDITIONS

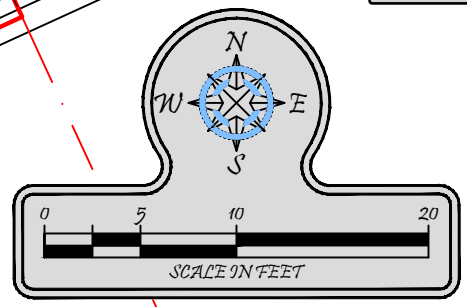
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	02 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg BDE 2/25/2021

SITE ADDRESS:
168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113



PROPERTY LINE

EXISTING SEA WALL

70'

38'

PROPERTY LINE

PROPOSED LIFT

SWING LIFT

14'

17'

18'

49'

RIPARIAN LINE

48'

24'

15'

15'

13'

32'

4'

RIPARIAN LINE

12'

17'

REINSTALL EXISTING DECKED OVER LIFT

5'

PROPOSED DOCK MODIFICATIONS

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

PROPOSED DOCK

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	03 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 2:25:21 PM EST

SITE ADDRESS:
168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113

PROPERTY LINE

EXISTING SEA WALL

PROPERTY LINE

RIPARIAN LINE

RIPARIAN LINE

PROPOSED DOCK MODIFICATIONS

49'

N W E S

0 5 10 20
SCALE IN FEET

NOTES:
- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

WATER DEPTHS

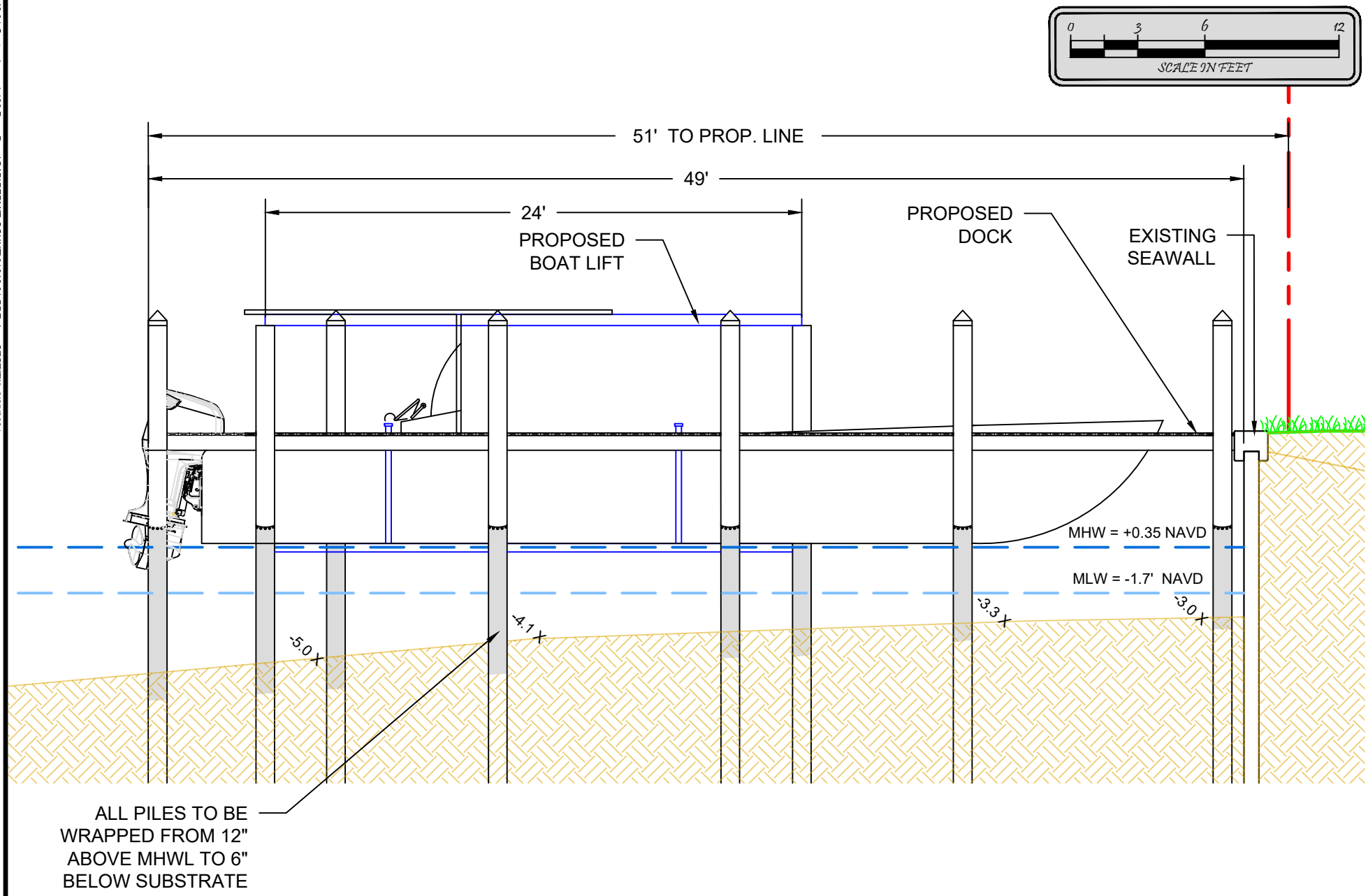
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	04 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021



Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

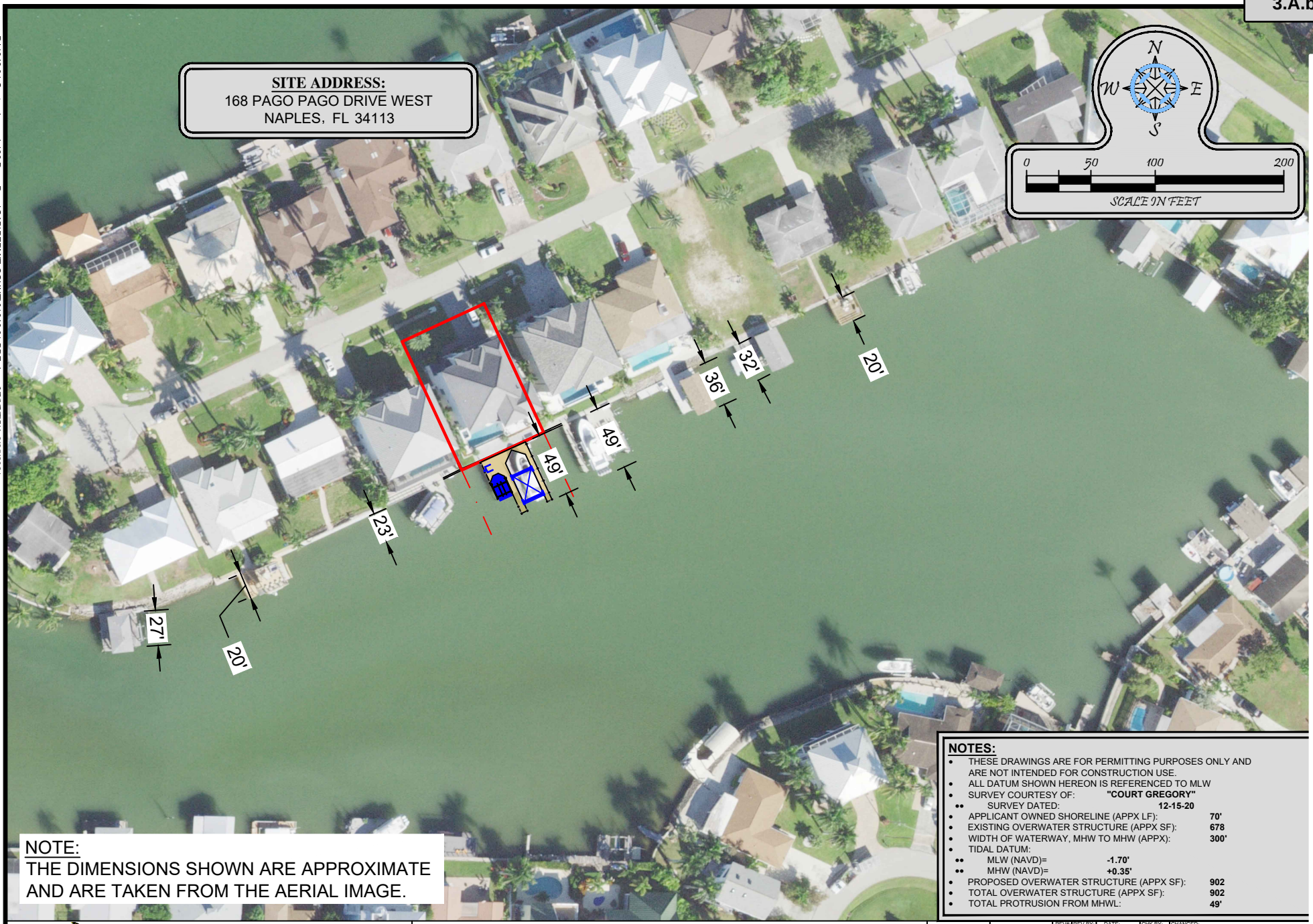
CROSS SECTION

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	05 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 BDE 2/25/2021



NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

ADJACENT DOCK PROTRUSIONS

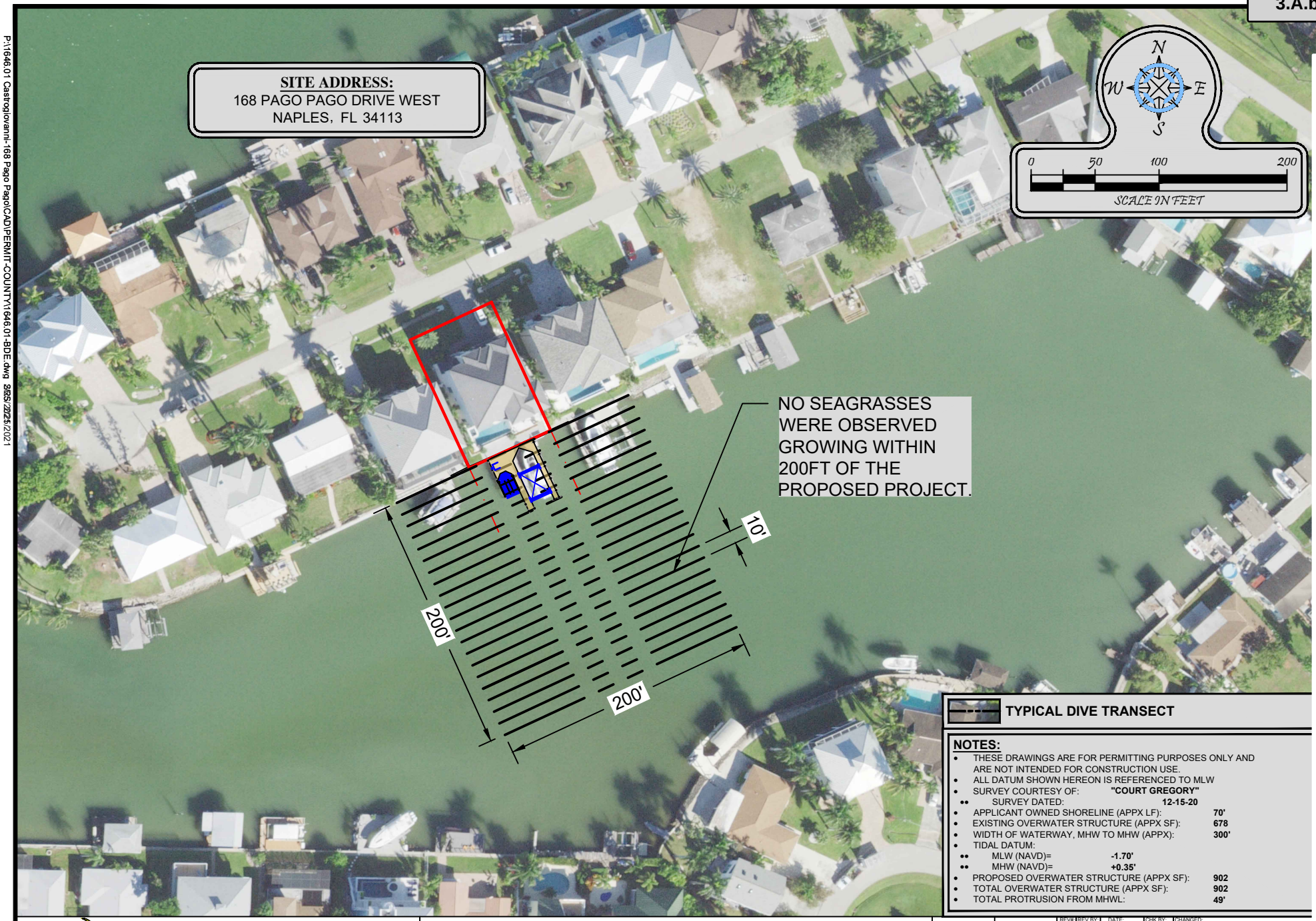
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	06 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 9/15/2021 9:26:26 AM



TYPICAL DIVE TRANSECT

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

SUBMERGED RESOURCE SURVEY

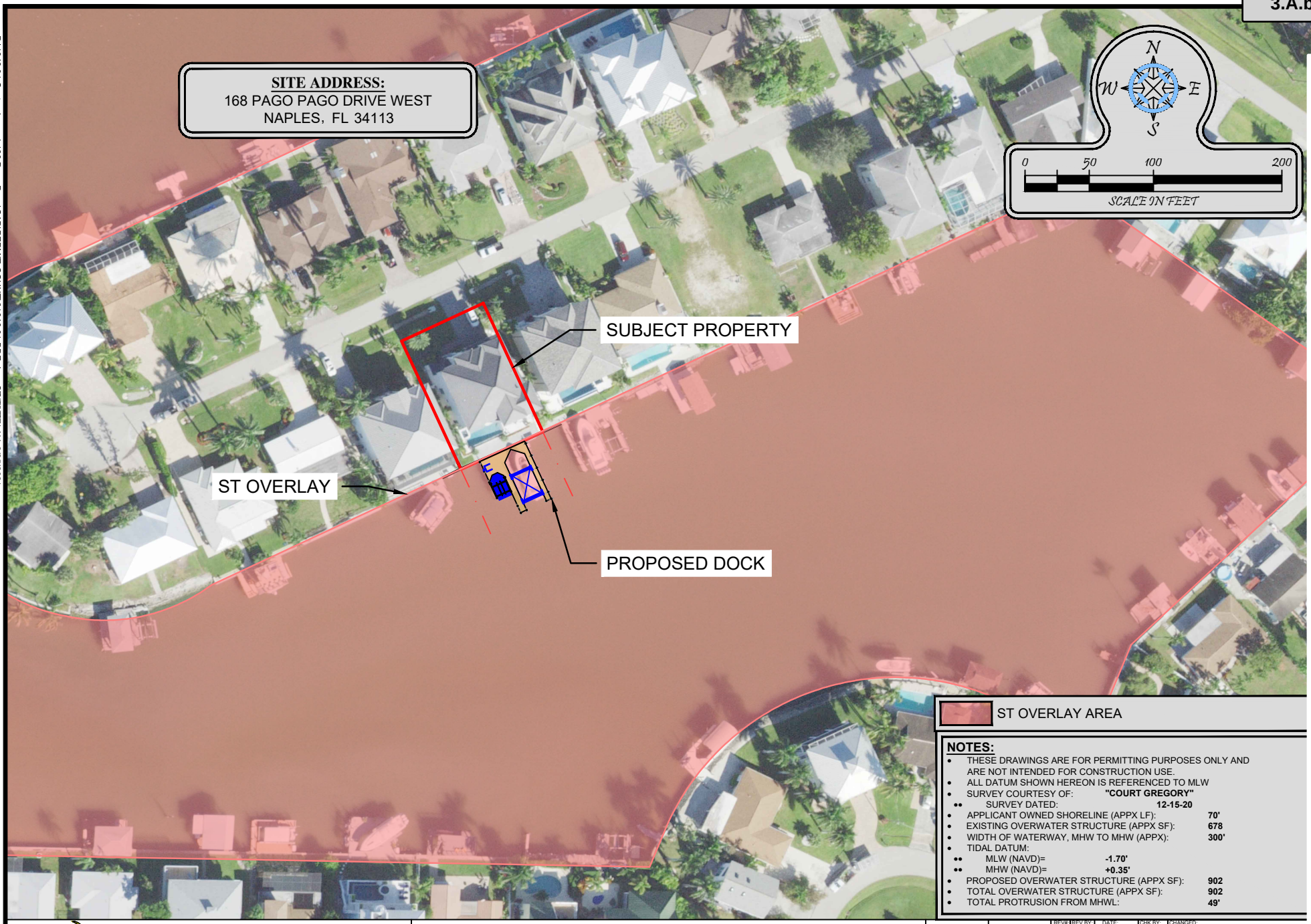
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	07 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 2:53:02 PM ST OVERLAY 2/25/2021



ST OVERLAY AREA

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

ST OVERLAY MAP

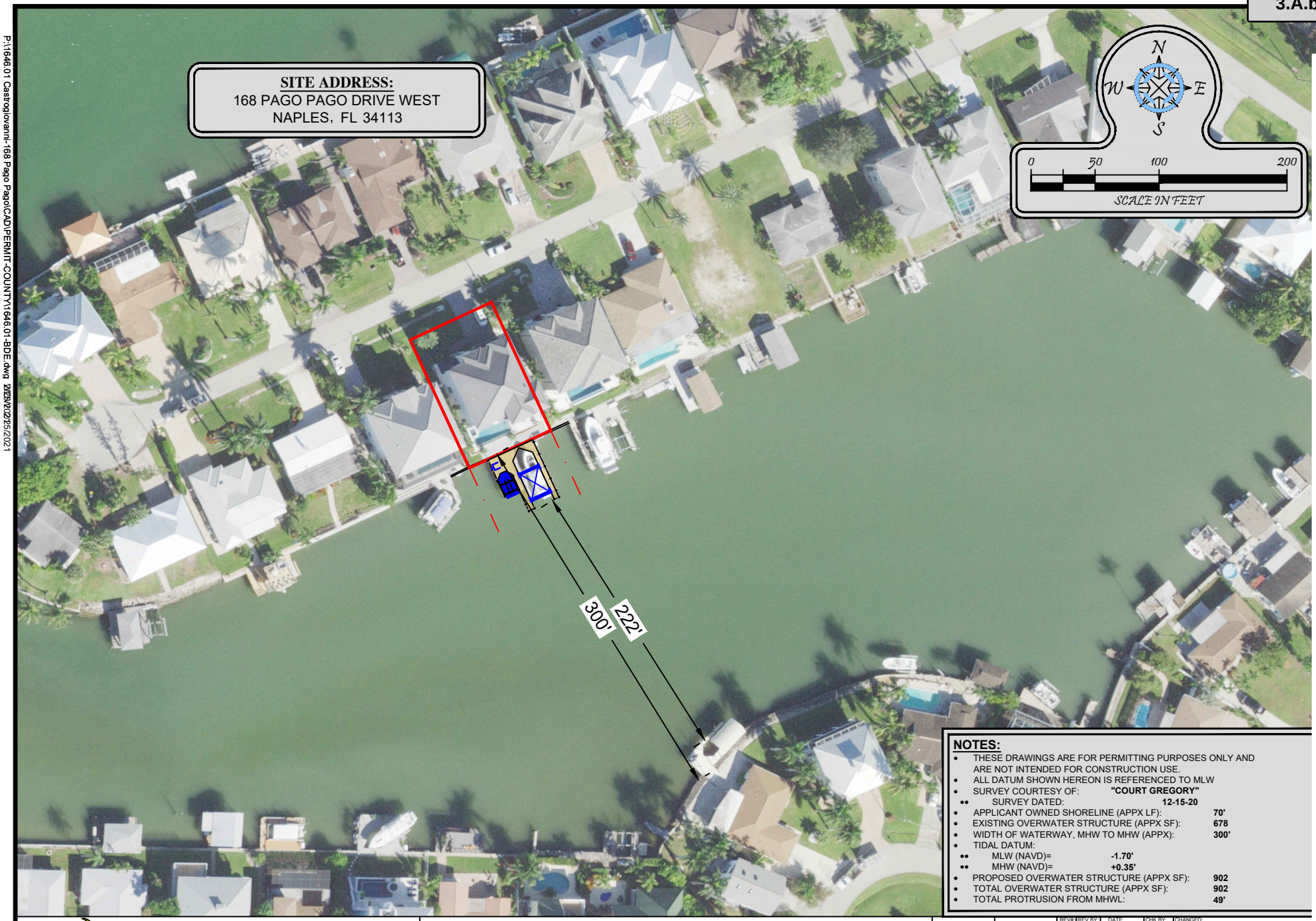
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	08 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 12/2/2021 12:25:25 PM



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

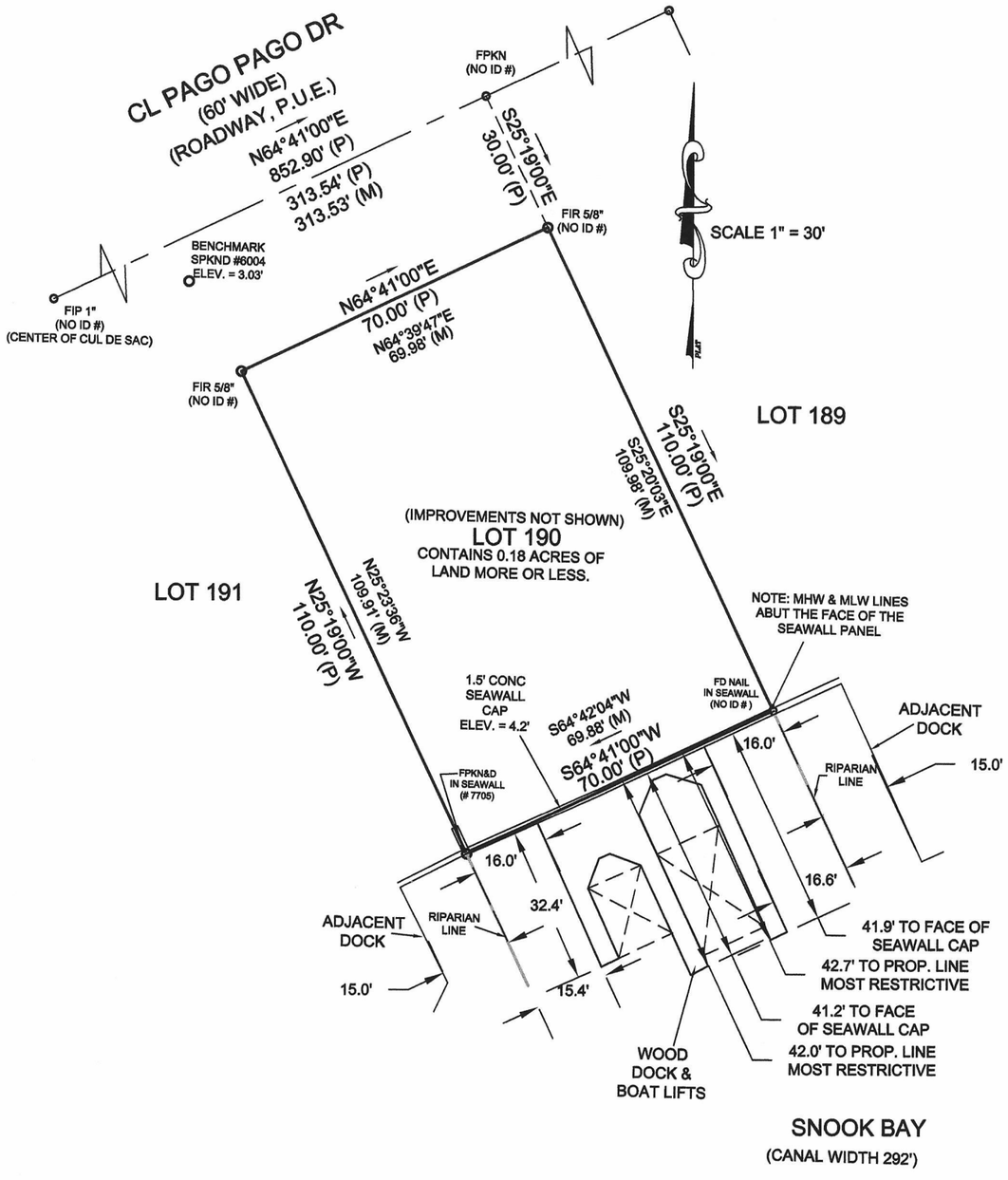
WIDTH OF WATERWAY

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	09 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Dock Plans (15580 : Castrogiovanni Dock)



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PAGO PAGO DR AS SHOWN IN PLAT BOOK 3 PAGE 46 OF COLLIER COUNTY, BEING NORTH 64D 41' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY DECEMBER 15, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN EAST EDGE OF ROAD AT RES # 168 PAGO PAGO WEST ELEV. = 3.03'

8. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DOCK AREA AND DEPTHS WITH RESPECT TO THE PROPERTY LINES. PROPERTY LINES ARE SHOWN AS PLAT

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO N/A
DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
CUE = COUNTY (U.E.)

MAP OF SPECIFIC PURPOSE SURVEY

LOT 190

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

168 PAGO PAGO DRIVE WEST

THIS SURVEY IS PREPARED FOR:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.17 14:00:46 -05'00'

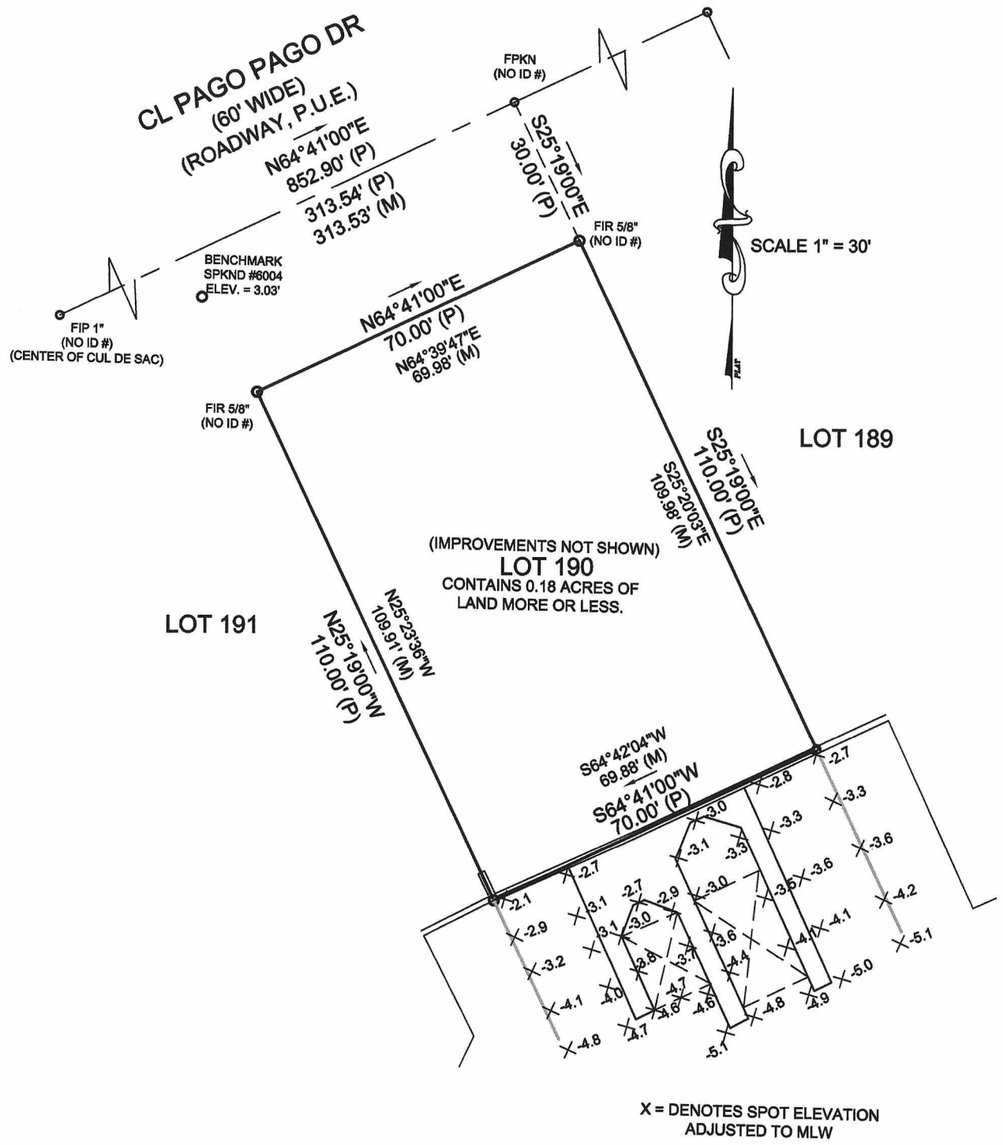
SIGNED_____
COURT H. GREGORY PSM #6004
DATE 12/17/2020
DATE OF FIELD SURVEY 12-15-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 12/17/2020
Job # EN40134M
Fb

Attachment: Attachment B - Site Survey (15580 : Castrogiovanni Dock)



MAP OF SPECIFIC PURPOSE SURVEY

LOT 190

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

168 PAGO PAGO DRIVE WEST

THIS SURVEY IS PREPARED FOR:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.17 14:01:22 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 12/17/2020
DATE OF FIELD SURVEY 12-15-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 12/17/2020
Job # EN40134M
Fb E

Attachment: Attachment B - Site Survey (15580 : Castrogiovanni Dock)

Attachment: Attachment C - Sign Postings (15580 : Castrogiovanni Dock)

Attachment: Attachment C - Sign Postings (15580 : Castrogiovanni Dock)

PUBLIC HEARING
FOR
168 Pago Pago Drive West -
Dock Facility Extension – To allow
a 51-foot protrusion
Petition No. 2020002539
HEX- MAY 13, 2021 - 9 a.m.
Growth Management Building
2800 Horseshoe Dr. N. Naples, FL 34104
Planner: Timothy Finn, AICP
239-252-4312

Attachment: Attachment C - Sign Postings (15580 : Castrogiovanni Dock)

HEX NO. 2017 – 10

HEARING EXAMINER DECISION

PETITION NO. BDE-PL20160002607 – Joe Castrogiovanni requests a 22-foot boat dock extension over the maximum 20 feet limit in Section 5.03.06 of the Land Development Code for a total protrusion of 42 feet to accommodate a boat dock facility with two vessels for the benefit of Lot 190, Isles of Capri No. 2 subdivision, also described as 168 Pago Pago Drive W. in Section 32, Township 51 South, Range 26 East, Collier County, Florida.

DATE OF HEARING: April 13, 2017

STAFF RECOMMENDATION: Approval.

FINDINGS:

Based on the applicant's written petition, testimony at the hearing of the applicant and the recommendation of staff, the Hearing Examiner finds that the criteria set forth in Section 5.03.06 of the Land Development Code has been met and the petition should be approved.

ANALYSIS:

No opposition to this application was received and no members of the public other than the applicant were in attendance for this application. The applicant supplied a revised dock configuration reducing the boat length and dock square footage.

DECISION:

The Hearing Examiner hereby approves Petition No. BD-PL20160002607, filed by Patrick Scheele of Turrell, Hall & Associates, Inc., representing Joe Castrogiovanni, for a 22-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 the Land Development Code for a total protrusion of 42 feet to accommodate a docking facility for two vessels on the property located at 168 Pago Pago Drive W. and further described herein, in accordance with the Proposed Site Plan attached as Exhibit "A", and as subject to the condition(s) set forth below.

ATTACHMENTS: Exhibit A – Proposed Site Plan

LEGAL DESCRIPTION: Lot 190, Isles of Capri No. 2, according to the map or plat thereof as recorded in Plat Book 3, Page 46, of the Public Records of Collier County, Florida.

Attachment: Attachment D - HEX Decision 2017-10 (15580 : Castrogiovanni Dock)

CONDITIONS:

1. All other applicable state or federal permits must be obtained before commencement of the development.

2. Subject to the approval of building permit PRBD20160621062 and the Certificate of Occupancy of the single family dwelling.

3. Total combined boat length (motorized vessels) shall not exceed 52 feet.

4. Total decking shall not exceed 678 square feet.

DISCLAIMER:

Pursuant to Section 125.022(5) F.S., issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

APPEALS:

This decision becomes effective on the date it is rendered. Pursuant to Ordinance 2013-25, as amended, a Hearing Examiner Decision may be appealed to the Board of County Commissioners or the Board of Zoning Appeals, as appropriate. Appeals must be filed within 30 days of the date the Hearing Examiner Decision is rendered.

RECORD OF PROCEEDINGS AND EXHIBITS: SEE CLERK OF COURT, MINUTES AND RECORDS DEPARTMENT. DECISIONS OF THE HEARING EXAMINER FOR VARIANCES, CONDITIONAL USES, AND BOAT DOCK EXTENSIONS SHALL BE NOTED ON THE ZONING MAP FOR INFORMATIONAL PURPOSES.

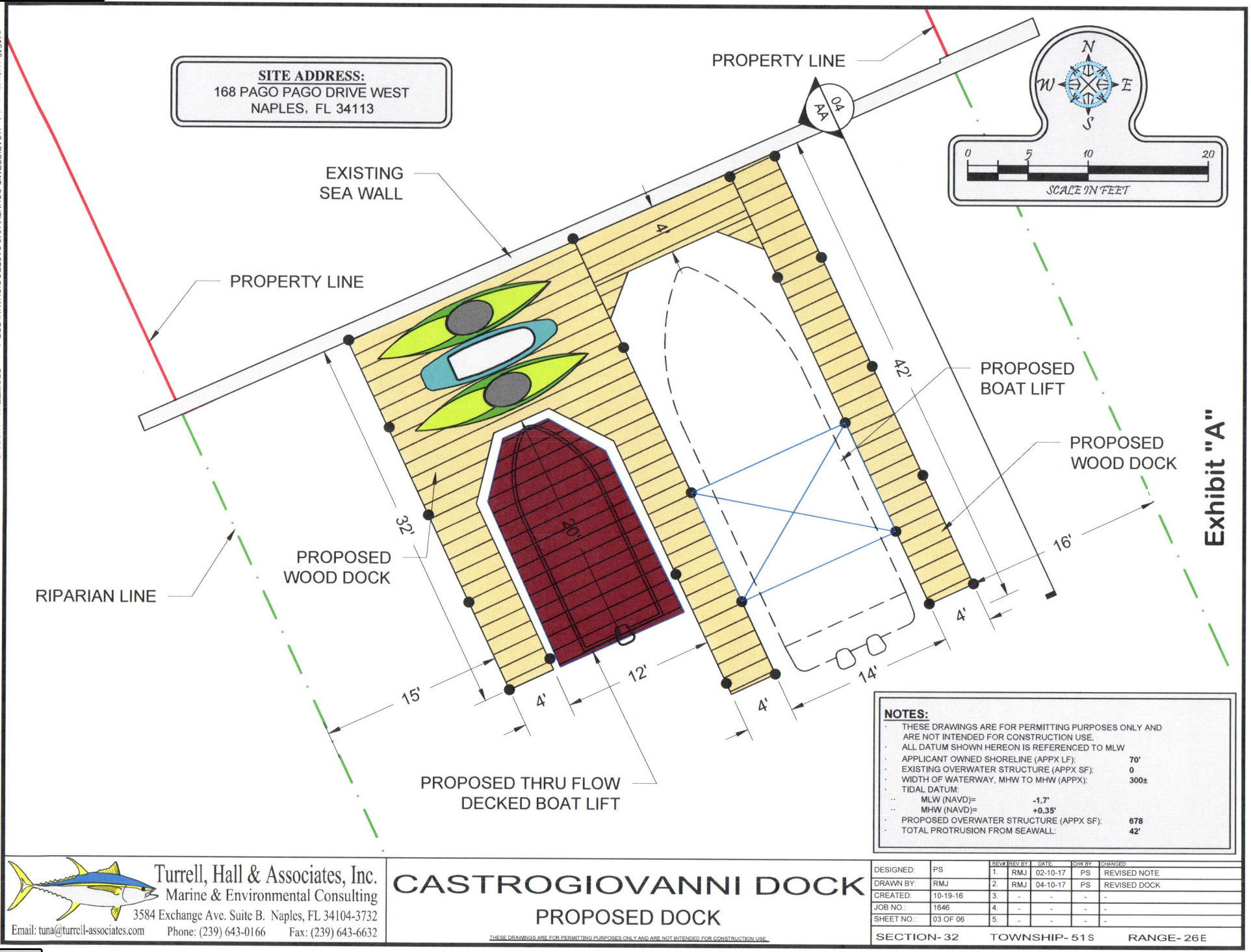
4-18-17
Date

Mark Strain, Hearing Examiner

Approved as to form and legality:

Scott A Stone
Assistant County Attorney

Attachment: Attachment D - HEX Decision 2017-10 (15580 : Castrogiovanni Dock)



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300±**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.7'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL PROTRUSION FROM SEAWALL: **42'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI DOCK

PROPOSED DOCK

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	PS	1.	RMJ	02-10-17	PS	REVISED NOTE
DRAWN BY:	RMJ	2.	RMJ	04-10-17	PS	REVISED DOCK
CREATED:	10-19-16	3.	-	-	-	-
JOB NO.:	1646	4.	-	-	-	-
SHEET NO.:	03 OF 06	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51S RANGE- 26E

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

LDC Section 5.03.06
Ch. 3 B. of the Administrative Code

THIS PETITION IS FOR (check one): ☒ DOCK EXTENSION ☐ BOATHOUSE

PROJECT NUMBER	*To be completed by staff*
PROJECT NAME	
DATE PROCESSED	

APPLICANT INFORMATION

Name of Property Owner(s): Joe Castrogiovanni

Name of Applicant if different than owner: _____

Address: 168 Pago Pago Drive West City: Naples State: FL ZIP: 34113

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: joe@giodine.com

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

Address: 3584 Exchange Ave City: Naples State: FL ZIP: 34104

Telephone: 239-643-0166 Cell: 239-784-0081 Fax: 239-643-06632

E-Mail Address: Jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 32 / 51S / 26E Property I.D. Number: 52392240005

Subdivision: 426700 - Isles of Capri Unit: 2 Lot: 190 Block: _____

Address/ General Location of Subject Property:
168 Pago Pago Drive Naples, FL 34113

Current Zoning and Land use of Subject Property:
Single-Family Residential - RSF 4

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Pago Pago Drive	RSF-4
S	Marlin Bay	A-ST
E	Residential Single-family	RSF-4
W	Residential Single-family	RSF-4

DESCRIPTION OF PROJECT

Narrative description of project (indicate extent of work, new dock, replacement, addition to existing facility, any other pertinent information):

The proposed project consist of removing the existing docking facility previously approved by HEX 2017-10 to then construct a new docking facility with two boat-lifts. The proposed dock will protrude approximately 51-feet from the most restrictive point being the property line. The BDE request is for a 31-foot extension from the allowed 20-feet in order to accommodate the applicant's new vessel.

SITE INFORMATION

1. **Waterway Width:**
   300 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ■ other (specify) aerial
2. **Total Property Water Frontage:**
   70 ft.
3. **Setbacks:**
   Provided: 16 & 16 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   51 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 47 ft.
   2. 20 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   There are numerous other existing docking facilities on the subject bay that extend out into the waterway ranging from 20-50'
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.18 Acres

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

8. 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.

PRIMARY CRITERIA

The following criteria, pursuant to LDC section 5.03.06, shall be used as a guide by staff in determining its recommendation to the Office of the Hearing Examiner. The Hearing Examiner will utilize the following criteria as a guide in the decision to approve or deny a particular Dock Extension request. In order for the Hearing Examiner to approve the request, it must be determined that at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria, must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Whether or not the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use, and zoning of the subject property; consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical, single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)

2. Whether or not the water depth at the proposed site is so shallow that a vessel of the general length, type, and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should show that the water depth is too shallow to allow launch and mooring of the vessel (s) described without an extension.)

3. Whether or not the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)

4. Whether or not the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether or not a minimum of 50 percent of the waterway width between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

SECONDARY CRITERIA

1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

4. Whether or not the proposed facility would have a major impact on the waterfront view of neighboring waterfront property owners. (The facility should not have a major impact on the view of either property owner.)

5. Whether or not seagrass beds are located within 200 feet of the proposed dock facility. (If seagrass beds are present, compliance with LDC subsection 5.03.06 I must be demonstrated.)

6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

☒ Dock Extension
☐ Boathouse
Chapter 3 B. 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)	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Signed and Sealed Survey	1	☐	☐
Chart of Site Waterway	1	☐	☐
Site Plan Illustration with the following: • Lot dimensions; • Required setbacks for the dock facility; • Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment); • Configuration, location, and dimensions of existing and proposed facility; • Water depth where proposed dock facility is to be located; • Distance of navigable channel; • Illustration of the contour of the property; and • Illustration of dock facility from both an aerial and side view.	1	☐	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Electronic copy of all required documents *Please be advised: 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.

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

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

FEE REQUIREMENTS:

- ☐ **Boat Dock Extension Petition:** $1,500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

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 fees shall be submitted to:

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

Jeff Boyer
Signature of Petitioner or Agent

1/13/21
Date

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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
Joseph J. Castrogiovanni	50%
Susan M. Castrogiovanni	50%

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 _____

☐ **Leased: Term of lease** _____ **years /months**

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

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Agent/Owner Signature

12/14/2020
Date

Joe Castrogiovanni
Agent/Owner Name (please print)

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

PRIMARY CRITERIA

The following criteria, pursuant to LDC section 5.03.06, shall be used as a guide by staff in determining its recommendation to the Office of the Hearing Examiner. The Hearing Examiner will utilize the following criteria as a guide in the decision to approve or deny a particular Dock Extension request. In order for the Hearing Examiner to approve the request, it must be determined that at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria, must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Whether or not the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use, and zoning of the subject property; consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical, single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed project consists of one boatlift for a 47-foot vessel and one 25-foot vessel. The existing dock was previously approved per HEX#2017-10 which allowed for a 22-foot dock extension. The applicant is now requesting for a 31-foot dock extension measured from the property line for a total of 51-feet out. Criteria met.

2. Whether or not the water depth at the proposed site is so shallow that a vessel of the general length, type, and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should show that the water depth is too shallow to allow launch and mooring of the vessel (s) described without an extension.)

   The reason for this BDE request is based on the size of vessel and applicant owned shoreline as the water depths on-site are sufficient. Criteria not met.

3. Whether or not the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)

   The proposed docking facility is consistent with the other docks along the subject shoreline. As proposed the dock and boatlifts will not impact navigation as the subject bay does not have a marked navigational channel so therefore the entire bay is open. Criteria met.

4. Whether or not the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether or not a minimum of 50 percent of the waterway width

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

The approximate waterway width is 300-feet wide. The proposed dock protrusion is 51-feet which is 17% width of the waterway. Criteria met.

5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

The existing docking facility currently provides 16-foot setbacks from the riparian lines which the required side yard setbacks are 15-feet. Therefore, this criterion has been met.

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

SECONDARY CRITERIA

1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)

   The subject property shoreline consists of a concrete seawall with 70-feet of usable shoreline. The required side yard setbacks of 15-feet for a total of 30-feet leaves only 40-feet of buildable area for the proposed dock and associated vessels. Due to the applicant's vessel sizes there is not enough space remaining after the setbacks to build a dock to accommodate their vessels all within the 20-foot limitations. Criteria met.

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

   The proposed docking facility consist of 706 square feet of decking. The proposed project consists of a new dock with two new boatlifts to accommodate one 47-foot vessel and one 25-foot vessel. As proposed the dock will provide adequate deck area for safe access to the vessels as well as still provide enough deck area for maintenance and recreational activities like fishing, kayaking, and paddle boarding. Criteria met.

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

   The proposed docking facility has been designed to moor two vessels one being 47-feet and the other being 25-feet in length. The total dimension length proposed to be stored on the subject dock is approximately 82-feet. The total shoreline length is 70-feet therefore this criterion is not met.

4. Whether or not the proposed facility would have a major impact on the waterfront view of neighboring waterfront property owners. (The facility should not have a major impact on the view of either property owner.)

   As proposed the existing dock which is very similar to the proposed dock and has been designed within the designated setbacks is consistent with others on this waterway. Therefore, no new impacts to neighboring property views of the waterway will result from the proposed project. Criteria met.

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

5. Whether or not seagrass beds are located within 200 feet of the proposed dock facility. (If seagrass beds are present, compliance with LDC subsection 5.03.06 I must be demonstrated.)

   There are no seagrass beds present on the property nor the neighboring properties within 200' of the existing dock structure.

6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

   The proposed work is a single-family dock facility and therefore not subject to Manatee Protection Requirements

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200002539

I, Joe Castrogiovanni (print name), as Trustee (title, if applicable) of Castrogiovanni Homestead Trust (company, if applicable), swear or affirm under oath, that I am the (choose one) owner [✓] 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 Turrell, Hall & Associates, Inc 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.

Signature

12/14/2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 12/14/2020 (date) by Joe Castrogiovanni (name of person providing oath or affirmation), as owner who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

Jordan Rice
Signature of Notary Public

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

CERTIFICATION

The undersigned, being first duly sworn, certifiy as follows:

1. We, **JOSPEH J. CASTROGIOVANNI** and **SUSAN M. CASTROGIOVANNI**, as Settlors, established the **CASTROGIOVANNI HOMESTEAD TRUST**, with ourselves as Co-Trustees, on May 31, 2018, and the Trust still exists.

2. We are currently acting as Co- Trustees and our address is 168 W. Pago Pago Dr., Naples, FL 34113.

3. The Trust is revocable and either Settlor has the power to revoke it.

4. The signatures of both Co-Trustees is required in order to exercise the powers of the Trustee.

5. The **CASTROGIOVANNI HOMESTEAD TRUST** has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification to be incorrect.

Dated this 5th day of April, 2021.

CASTROGIOVANNI HOMESTEAD TRUST

By: _____

JOSEPH J. CASTROGIOVANNI,
Co-Trustee

By: Susan M Castrogiovanni

SUSAN M. CASTROGIOVANNI,
Co-Trustee

SUBSCRIBED AND SWORN to before me this 5th day of April, 2021.

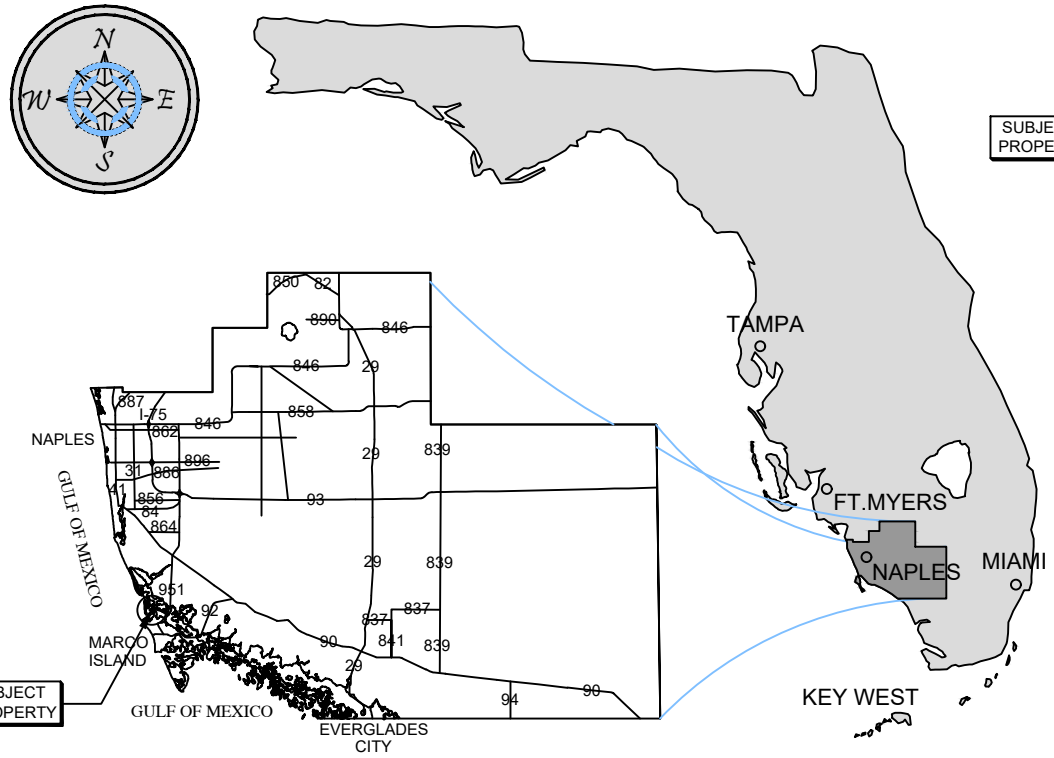
_____
Notary Public

RANDALL A WHITSON
Notary Public - State of Florida
Commission # GG 225479
My Comm. Expires Jun 5, 2022
Bonded through National Notary Assn.

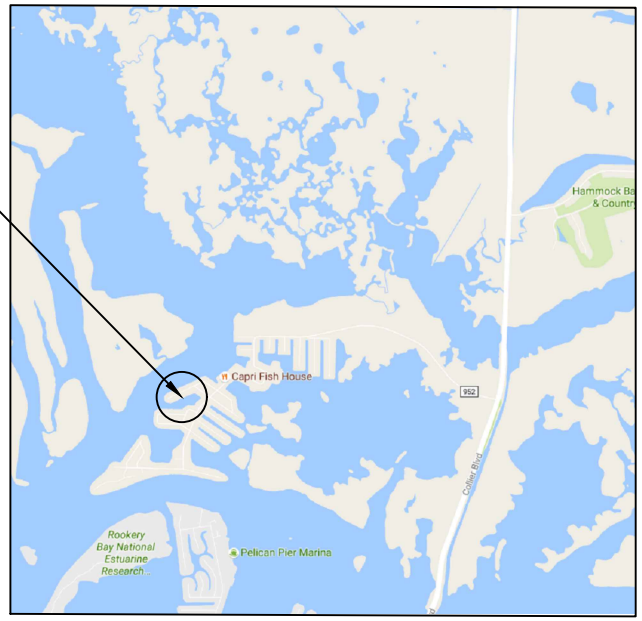
Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg LOCATION 2/25/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113

<> LATITUDE: N 25.9828181
<> LONGITUDE: W -81.7336093

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

LOCATION MAP

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

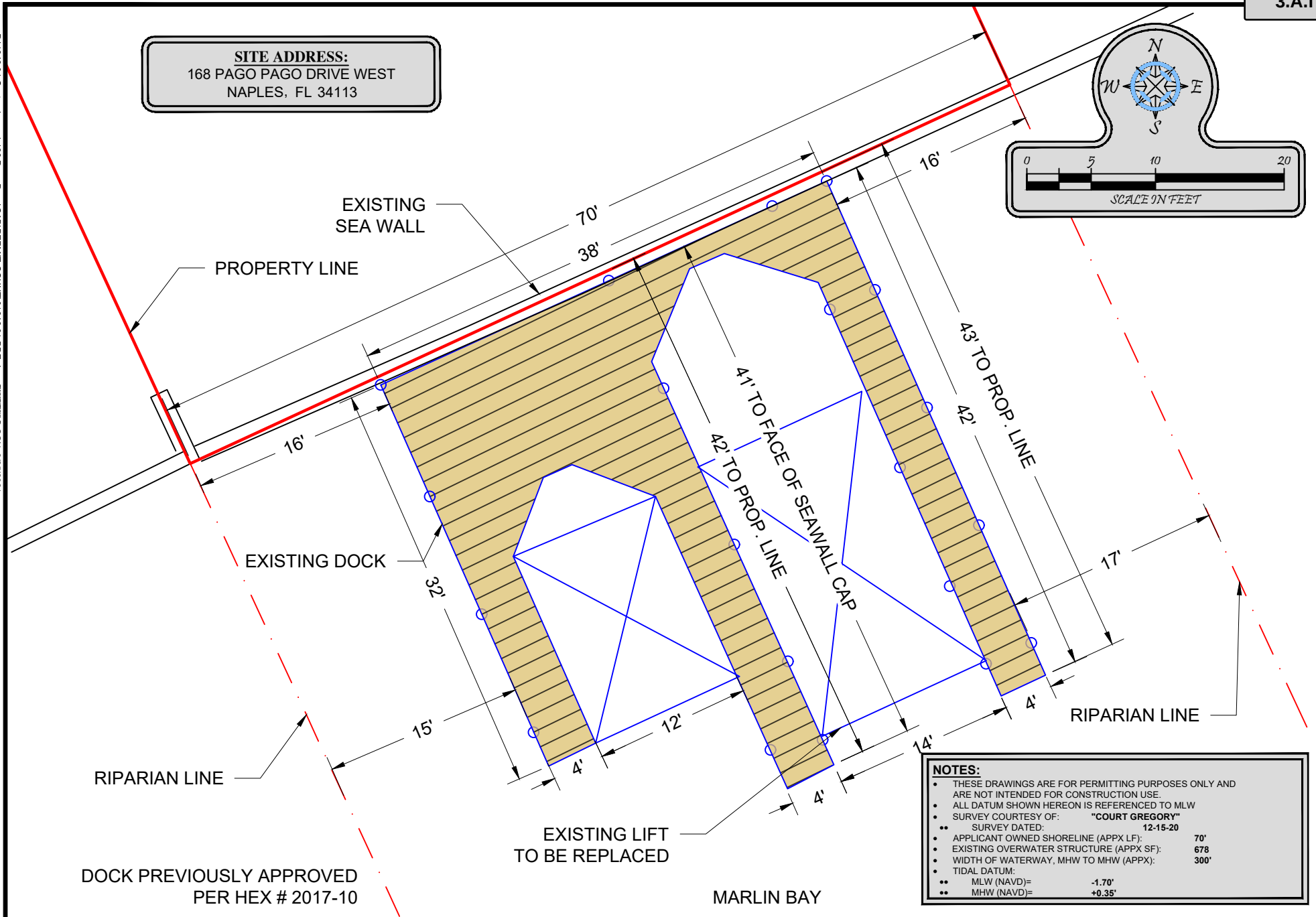
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	12-14-20	-	-
DRAWN BY:	BD	2.	-	01-04-21	-	-
CREATED:	02-10-21	3.	-	02-11-21	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	01 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 CON

SITE ADDRESS:
168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

EXISTING CONDITIONS

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

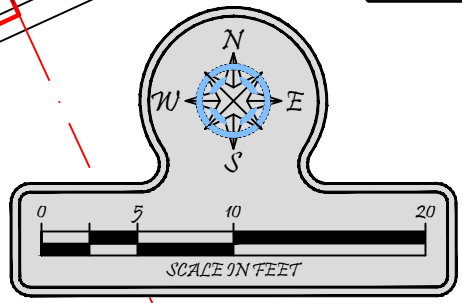
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	02 OF 09	5.	-	-	-	-

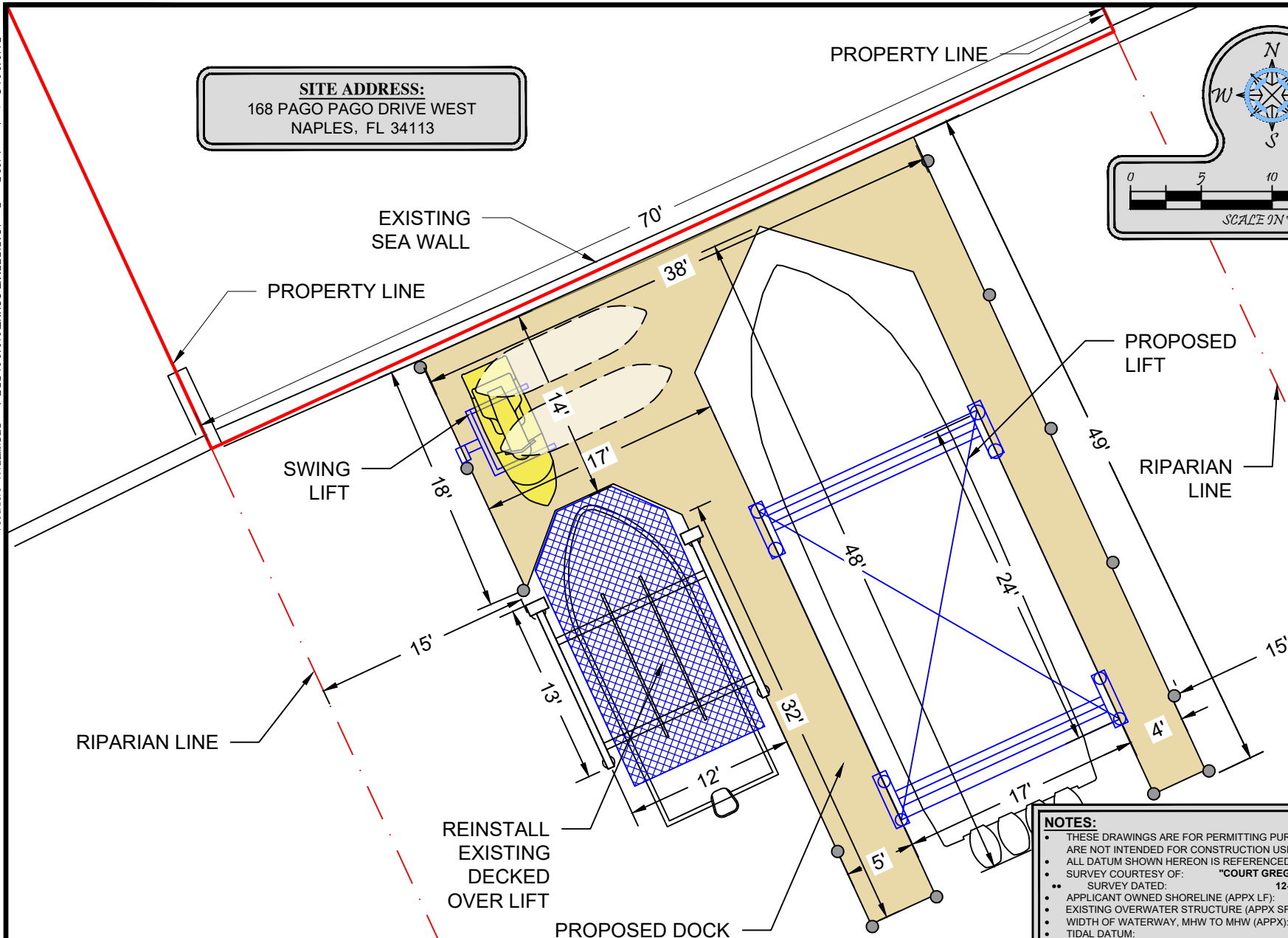
SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg BRIAN 2/25/2021

SITE ADDRESS:
168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113





NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

PROPOSED DOCK

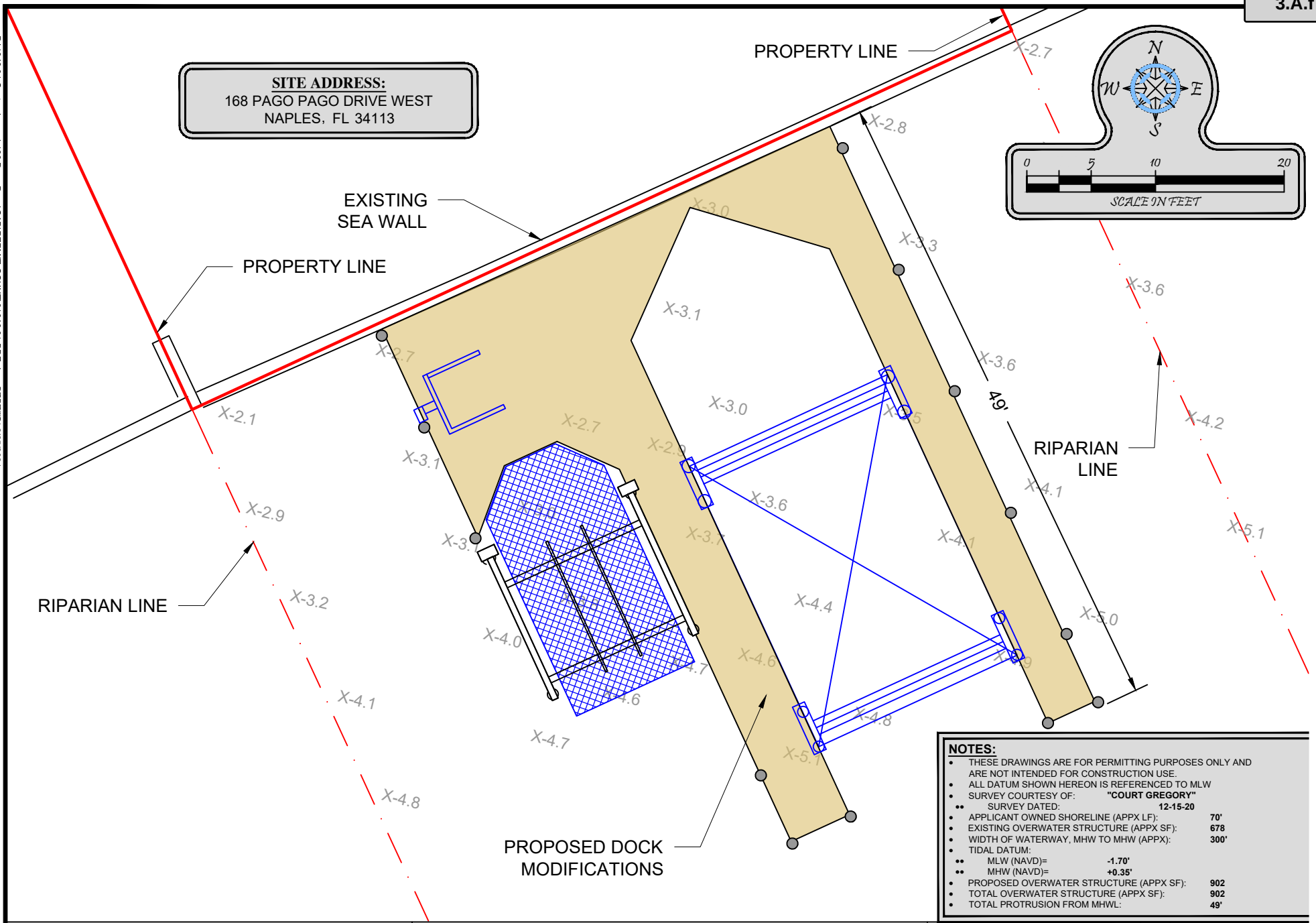
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	03 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 2/25/2021



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

WATER DEPTHS

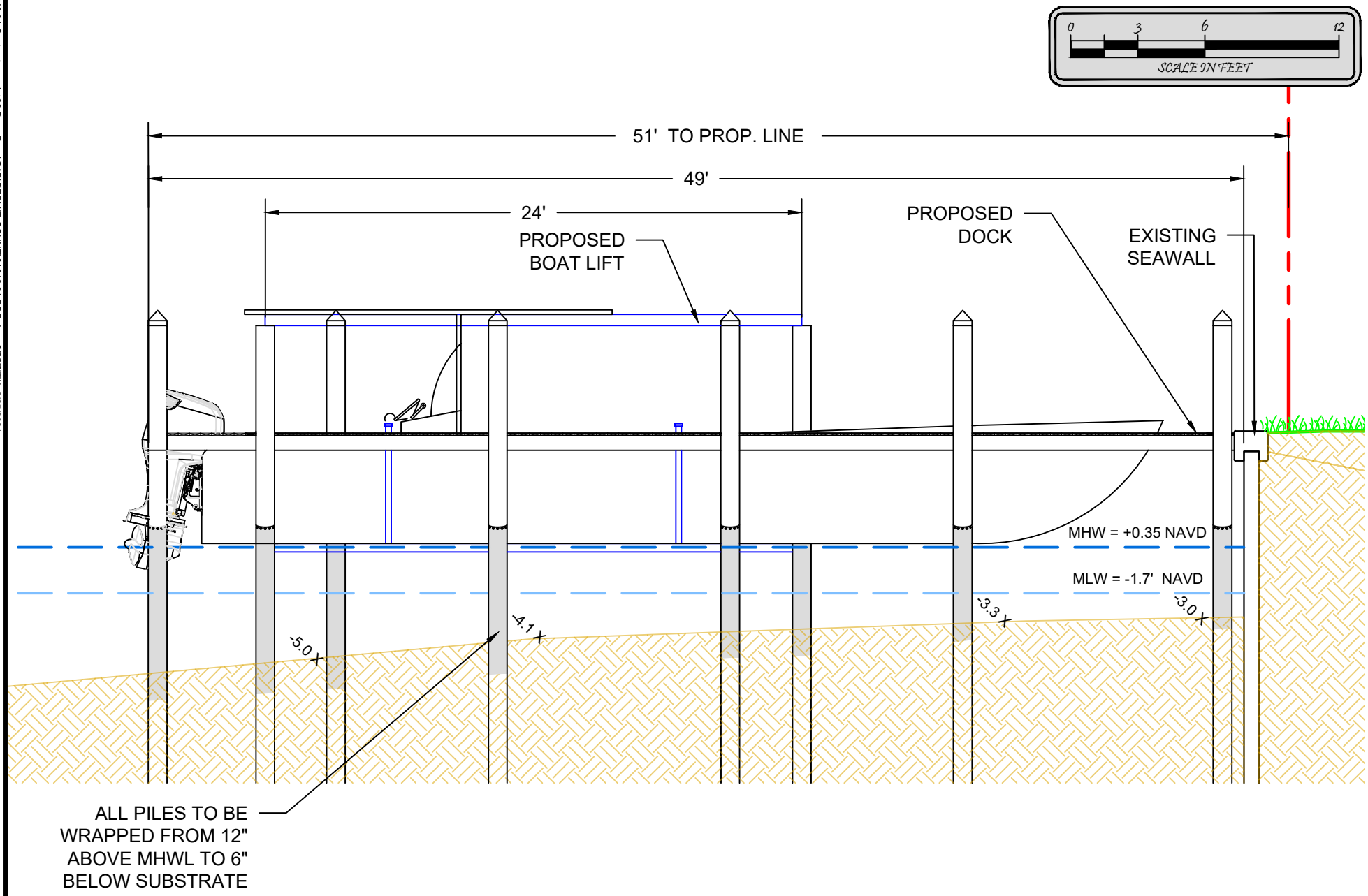
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	04 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 2:25:02 PM



Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

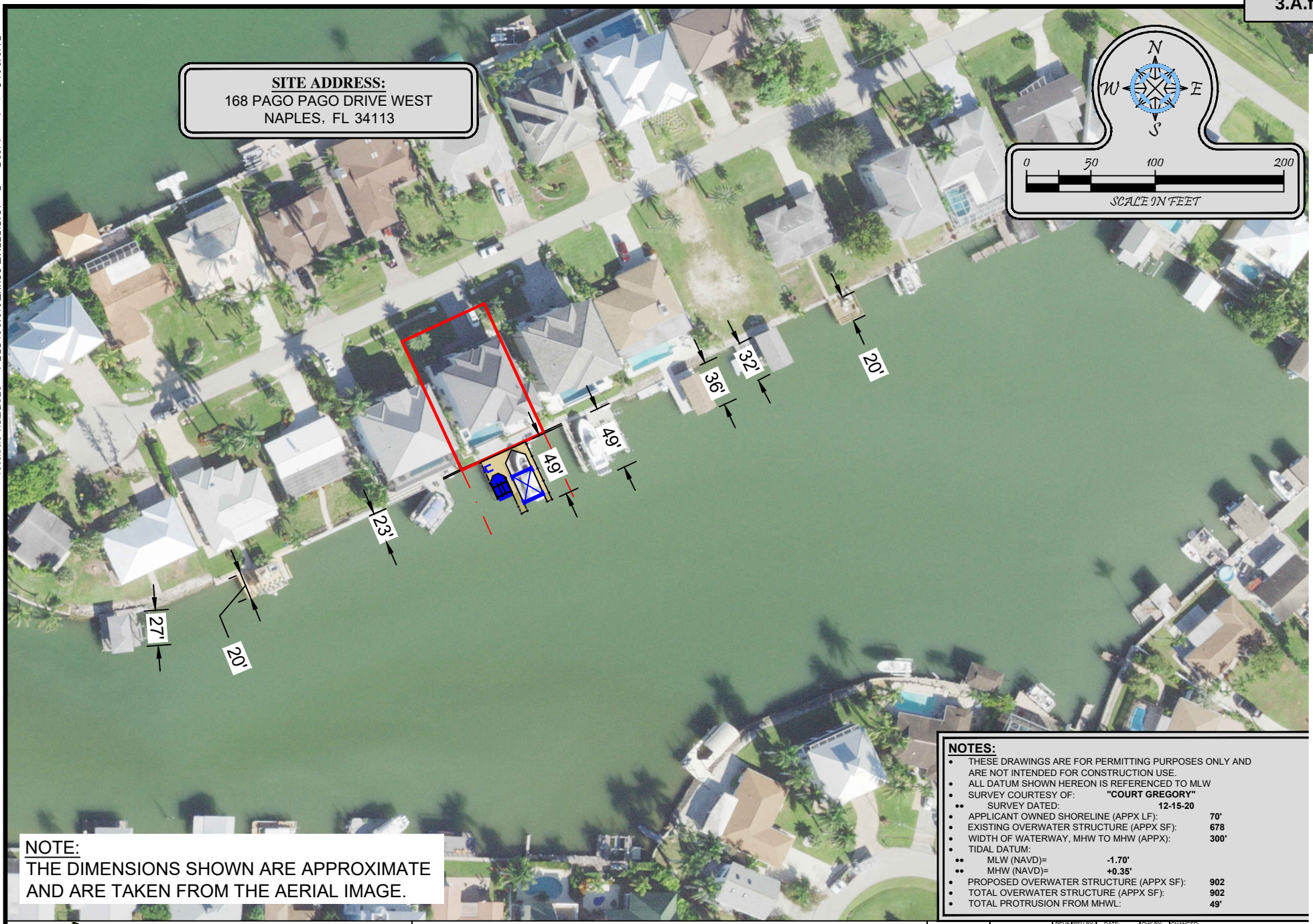
CROSS SECTION

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	05 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 BDE



NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

ADJACENT DOCK PROTRUSIONS

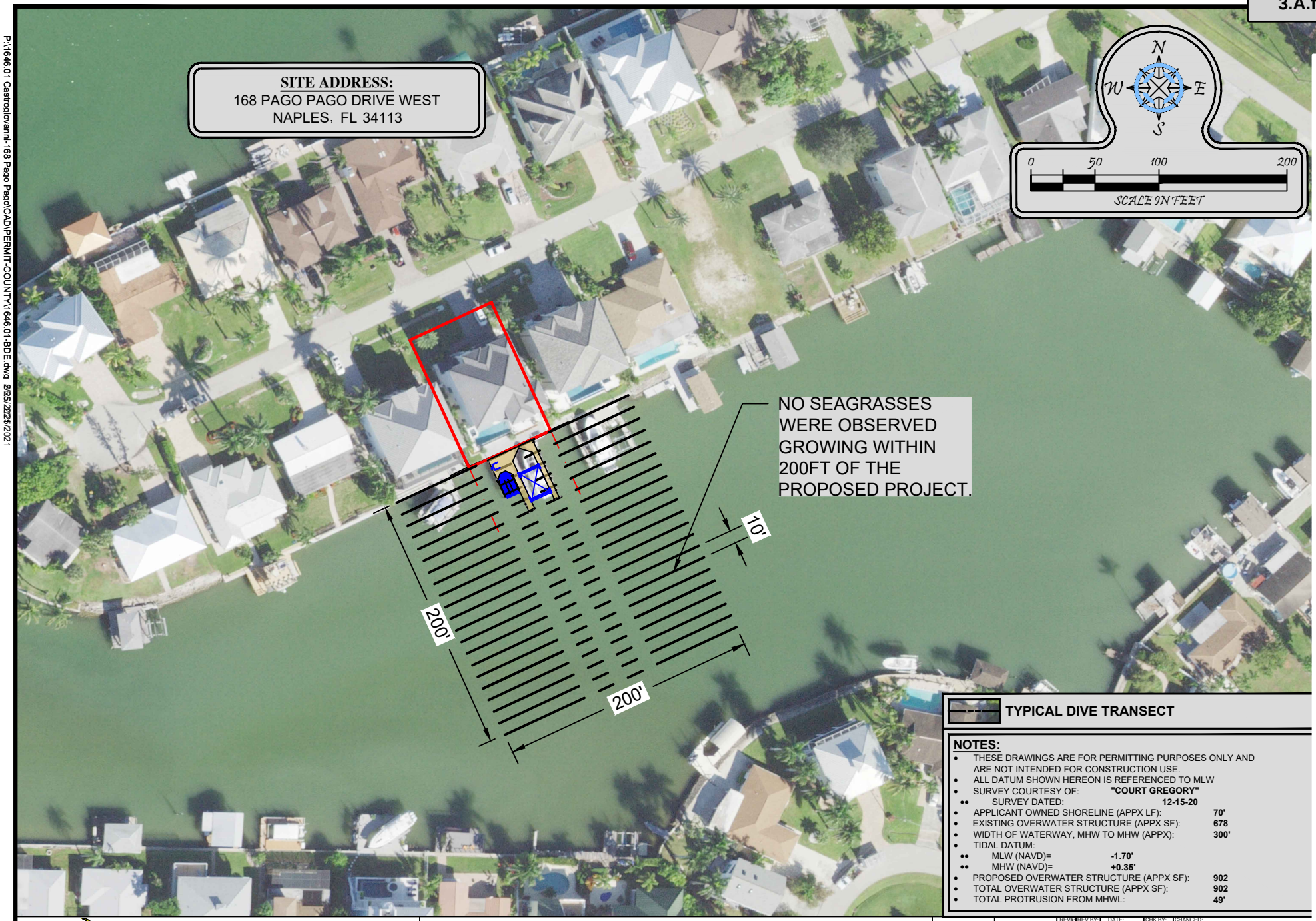
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	06 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 9/15/2021 9:26:26 AM



TYPICAL DIVE TRANSECT

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

SUBMERGED RESOURCE SURVEY

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

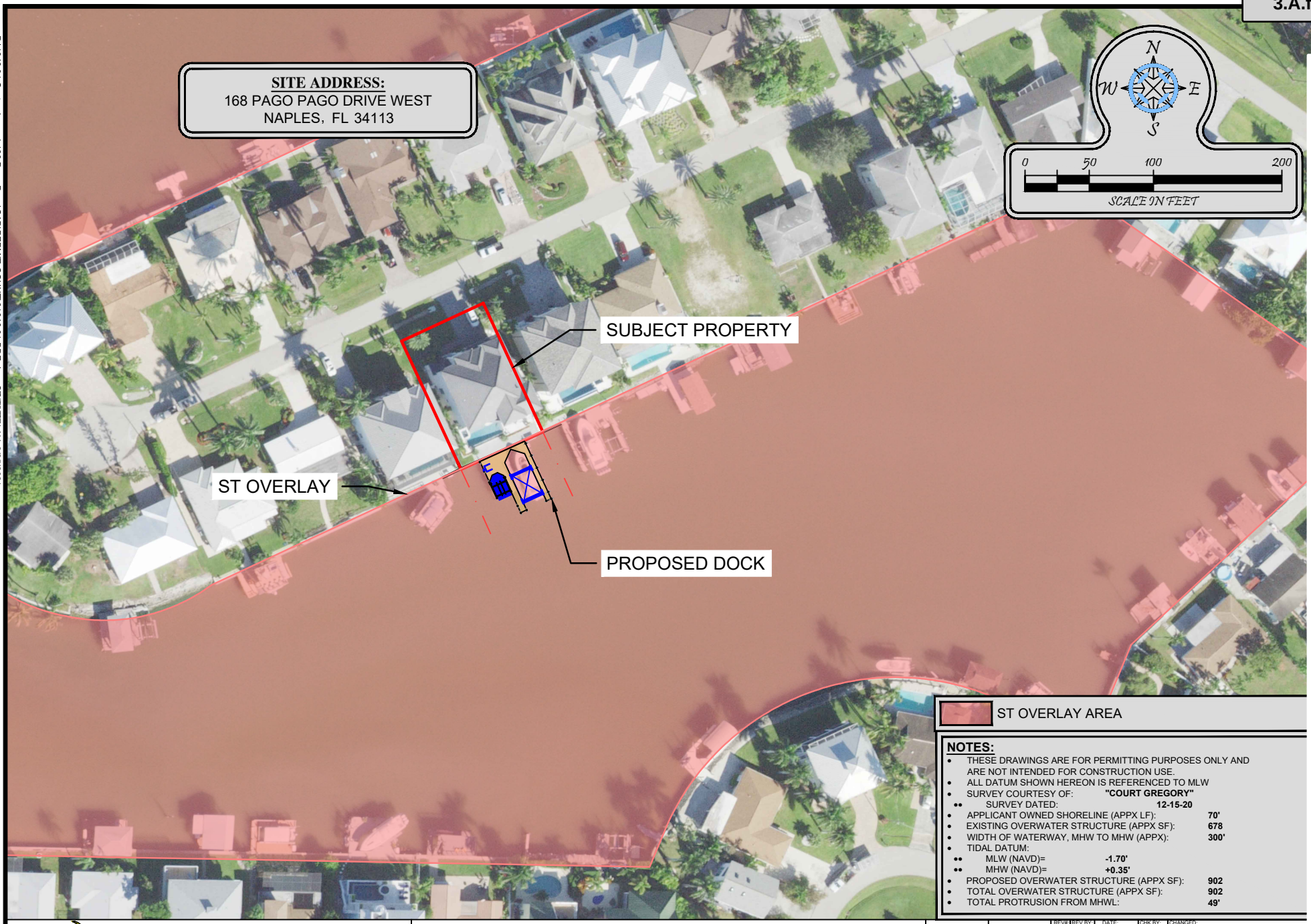
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	07 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 2/25/2021 2:53:02 PM ST OVERLAY 2/25/2021

SITE ADDRESS:
168 PAGO PAGO DRIVE WEST
NAPLES, FL 34113



ST OVERLAY AREA

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

ST OVERLAY MAP

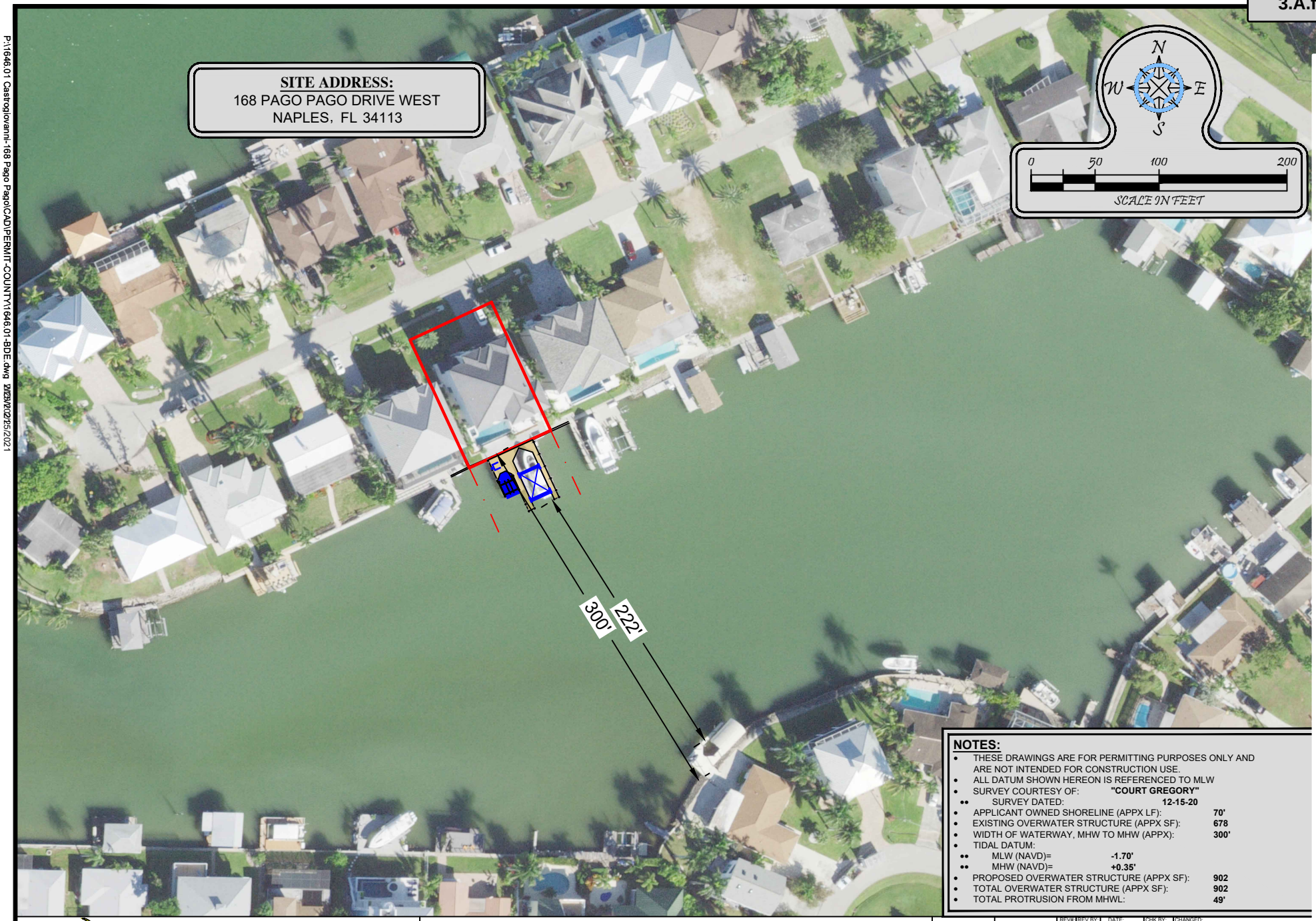
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	08 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

P:\1646.01 Castrogiovanni-168 Pago Pago\CAD\PERMIT-COUNTY\1646.01-BDE.dwg 12/2/2021 2:25:25 PM



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **12-15-20**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **678**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **300'**
- TIDAL DATUM:
  - MLW (NAVD)= **-1.70'**
  - MHW (NAVD)= **+0.35'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL OVERWATER STRUCTURE (APPX SF): **902**
- TOTAL PROTRUSION FROM MHWL: **49'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

CASTROGIOVANNI

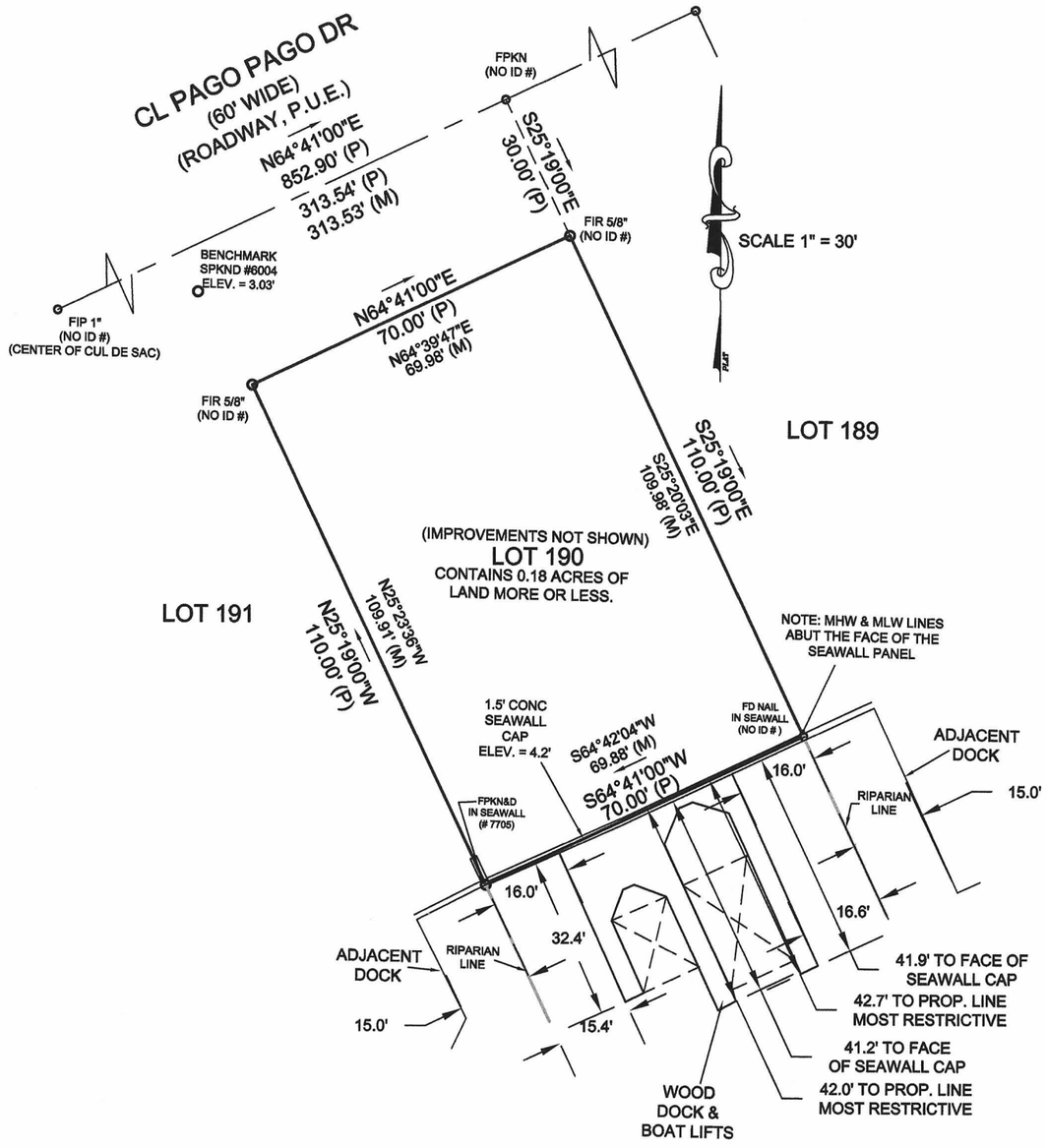
WIDTH OF WATERWAY

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-10-21	3.	-	-	-	-
JOB NO.:	1646.01	4.	-	-	-	-
SHEET NO.:	09 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PAGO PAGO DR AS SHOWN IN PLAT BOOK 3 PAGE 46 OF COLLIER COUNTY, BEING NORTH 64D 41' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY DECEMBER 15, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN EAST EDGE OF ROAD AT RES # 168 PAGO PAGO WEST ELEV. = 3.03'

8. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DOCK AREA AND DEPTHS WITH RESPECT TO THE PROPERTY LINES. PROPERTY LINES ARE SHOWN AS PLAT

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO N/A DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
CUE = COUNTY (U.E.)

MAP OF SPECIFIC PURPOSE SURVEY

LOT 190

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

168 PAGO PAGO DRIVE WEST

THIS SURVEY IS PREPARED FOR:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 12/17/2020
DATE OF FIELD SURVEY 12-15-2020

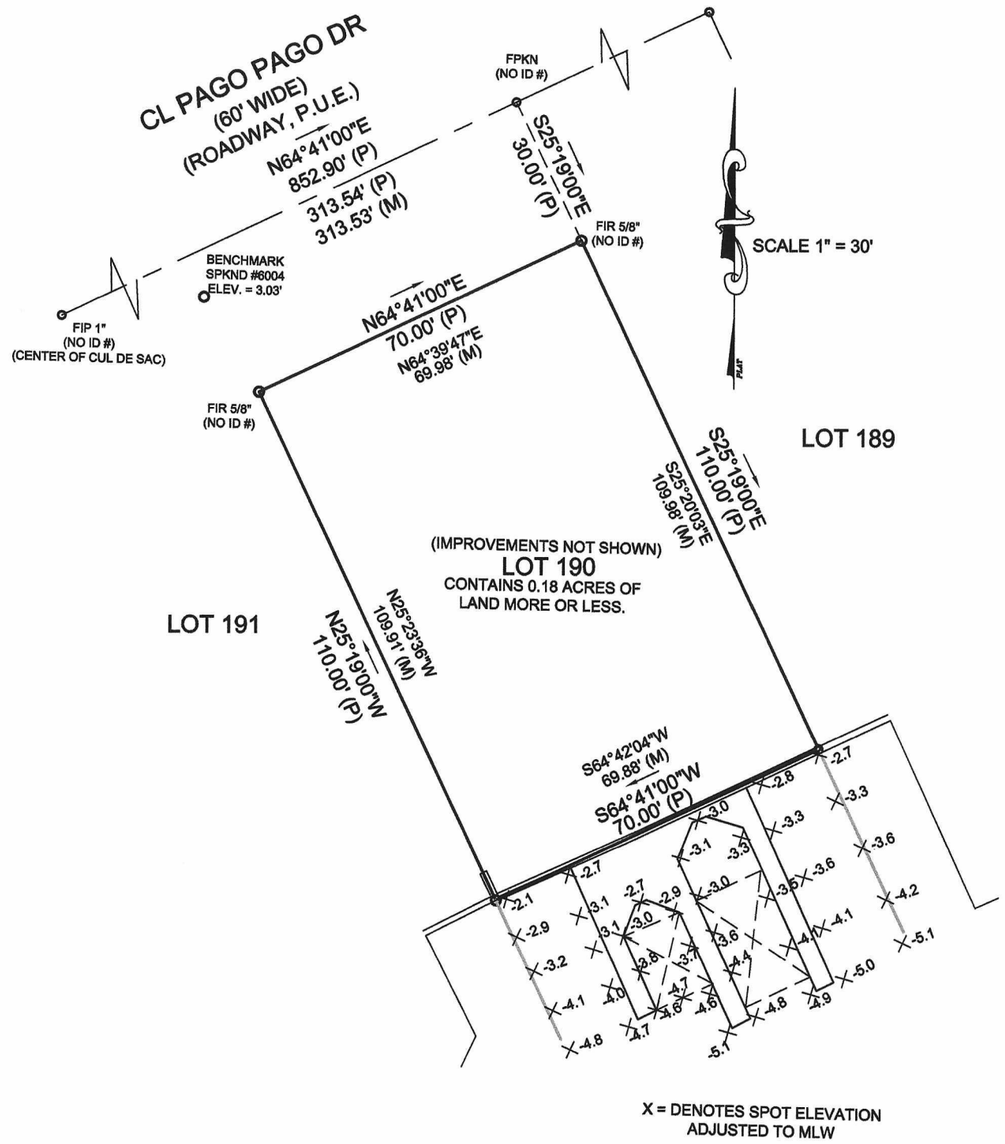
PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 12/17/2020
Job # EN40134M
Fb E

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)



MAP OF SPECIFIC PURPOSE SURVEY

LOT 190

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

168 PAGO PAGO DRIVE WEST

THIS SURVEY IS PREPARED FOR:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 12/17/2020
DATE OF FIELD SURVEY 12-15-2020

PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 12/17/2020
Job # EN40134M
Fb E

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

CASTROGIOVANNI DOCK
168 PAGO PAGO DRIVE
NAPLES, FL 34113

SUBMERGED RESOURCE SURVEY

JANUARY 12, 2021

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC
3584 EXCHANGE AVENUE, STE B
NAPLES, FL 34104

1.0 INTRODUCTION

The Castrogiovanni dock and associated residence is located at 168 Pago Pago Drive and can be identified by parcel #52392240005. The property is bound to the east and west by single family residences, to the north by Pago Pago Drive, and to the south by Marlin Bay. The property is located at Section 32, Township 51, and Range 26. The landward portion of the property currently contains a single-family residence with an existing docking facility that was approved under HEX 2017-10.

Turrell, Hall & Associates was contracted to provide environmental permitting services pertaining to the removal of the existing docking facility and construction of the proposed dock, which requires the completion of a Submerged Resource Survey (SRS). This survey will provide planning and assistance to both the owner(s) and government agencies reviewing the proposed project.

The SRS survey was conducted on January 12th, 2021. Sea surface conditions consisted of partly cloudy skies, moderate winds out of the northeast, and an air temperature of 72° F. The tide was at mid-level upon arrival to the site, allowing for observance of some of the bottom lands from the dock. However, winds, tidal currents, and boat activity both contributed to choppy waves in the bay and high turbidity in the water column, causing reduced visibility. High tide at the project site occurred at 1:47 P.M. (2.2 ft.) and low tide had occurred prior to our arrival onsite at 6:25 A.M. (-1.0 ft.). The water temperature was 70° F.

2.0 OBJECTIVE

The objective of the submerged resource survey was to identify and locate any existing submerged resources within 200' of the proposed project. The survey provided onsite environmental information to help determine if the proposed project would impact any existing submerged resources and if so would assist in reconfiguring the proposed dock in order to minimize any impacts. The general scope of work performed at the site is summarized below.

- Turrell, Hall & Associates personnel conducted a site visit to verify the location of any submerged resources within 200-feet.

- Turrell, Hall & Associates personnel identified submerged resources at the site (or the lack there of), estimated the percent coverage, and delineated the approximate limits of any submerged resources observed.

- Turrell, Hall & Associates personnel delineated limits via a handheld GPS (Garmin Model 76csx).

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

3.0 METHODOLOGY

Turrell, Hall & Associates biologists intentionally designed the methodology of the Submerged Resource Survey to cover the entire property shoreline for the proposed dock installation. The components for this survey included:

- Review of aerial photography of survey area
- Establish survey transects lines overlaid onto aerials
- Physically swim transects, GPS locate limits of submerged resources, and determine approximate percent of coverage
- Document and photograph all findings

The survey area was evaluated systematically by following the established transects, spaced approximately 10-feet apart as shown on the attached exhibit. The existing and surrounding docks on the bay provided reference points for easily identifiable land markers such as dock pilings which assisted in maintaining position within each transect.

4.0 RESULTS

The substrate found within the surveyed area consists of 1 distinct classification: silt sand with shell debris, which was observed throughout the entire surveyed area. The shoreline consists of a seawall and an existing docking facility which supports a variety of fish as well as sessile and motile invertebrates such as barnacles and mud crabs. Some of the existing dock piles carried historic fragments or remains of oysters, but no live individuals were observed. Algae was observed covering parts of the submerged portions of the piles and seawall panels but was not observed in the underlying substrate. The majority of the project site was devoid of vegetative growth, presumably because of a combination of low water quality and volatile tidal currents. Such conditions also create highly turbid waters, reducing penetration of the water column by sunlight. A list of observed species can be seen below in Table 1.

Table 1 – Observed fish species

Common Name	**Scientific Name**
Striped Mullet	*Mugil cephalus*
Sheepshead	*Archosargus probatocephalus*
Crevalle Jack	*Caranx hippos*
Gray Snapper	*Lutjanus grisens*
Barnacle	*Amphibalanus spp.*
Mud Crab	*Panopius* herbstii

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

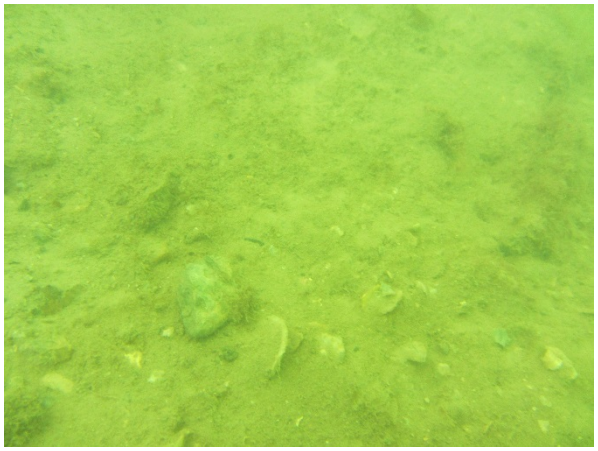
5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best. Barnacles, mud crabs, and historic indicators of oysters could be seen on the seawall panel and pilings. Algae was observed on parts of the same piles and section of the seawall panels, but nowhere else around the project site. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the existing docking facility.

Negative impacts to submerged resources are not expected with the proposed project.

SEAWALL SHORELINE & EXISTING DOCK

SILT, SAND WITH SHELL DEBRIS IN SEDIMENT



Typical Bottom Sediment

Typical Bottom sediment in deeper depths

Attachment: Attachment E - HEX Backup Materials (15580 : Castrogiovanni Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20200002539

Regarding the above subject petition number(s), Joseph J Castrogiovanni (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Joseph J Castrogiovanni Date: 4/23/2021

Signature: Castrogiovanni

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment F - Hybrid Waiver (15580 : Castrogiovanni Dock)

From: Dick Maxwell <dickmaxwell310@gmail.com>
Sent: Tuesday, April 27, 2021 10:13 AM
To: FinnTimothy
Subject: Boat Dock Ext. PL20200002539

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

To Whom It May Concern:

Since 1984, we have had a family home located across from the bay from the proposed Boat Dock Extension at 168 Pago Pago Dr. West on Isles of Capri.
We are opposed to the proposed extension for the following reasons: 1) The extension will move boat traffic further towards our side of the bay, causing potential additional wake damage to the seawalls and docks on our side; 2) The bay is used by residents for kayaks, pontoons and small boats, as well as big boats. It is also a haven for manatee, dolphins and small boats from the area to avoid the high traffic and high speeds immediately outside the bay; and 3) what assurance is there that the applicant(s) will simply wait another year or two to ask for another further extension. When is enough enough!
The fact is that under the Collier County Land Development Code there is a maximum 20 feet allowed by section 5.03.06. If this is approved, in the space of six or seven years, the 20 feet MAXIMUM would become 51 feet. That doesn't seem a reasonable request variance.

Respectfully submitted,

Kendra and Richard Maxwell
195 Tahiti Circle
Naples, Fl 34113

Attachment: Attachment G - Opposition Letters (15580 : Castrogiovanni Dock)

Collier County Growth Management Dept.

Attn: Mr. Timothy Finn

Reference: Boat Dock Extension PL20200002539 April 26, 2021

To Whom It May Concern:

Since 1984, we have had a family home located across the bay from the proposed Boat Dock Extension at 168 Pago Pago Drive West on Isles on Capri. We are opposed to the proposed extension for several reasons.

- The extension will move boat traffic further towards our side of the bay, causing potential additional wake damage to all the sea walls and docks.

- This bay is used by residents for kayaks, pontoons and small boats. It is also a haven for manatee, dolphins and small boat operators from the area to avoid the high traffic and high speeds immediately outside the bay.

- What assurance is there that the applicant(s) will simply wait another year or two to ask for a further extension. The fact is that under the Collier County Land Development Code there is a maximum 20 feet allowed by section 5.03.06. In the space of 6-7 years, the 20-foot MAXIMUM would become 51 feet. That doesn't seem a reasonable request variance.

Respectfully submitted,

Richard & Kendra Maxwell

194 Tahiti Circle

Isles of Capri, FL 34113

Attachment: Attachment G - Opposition Letters (15580 : Castrogiovanni Dock)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: PETITION No. BDE-PL20200002151 - Request for a 26-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility with two slips, each with a boat lift, protruding a total of 46 feet into a waterway that is 400 +/- feet wide for the benefit of property described as Lot 13, Block G, Replat of Unit No. 3 Little Hickory Shores subdivision, also known as 267 3rd Street West Lot 13, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. (Companion Petition PL20200002152) [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 05/13/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
04/26/2021 3:23 PM

Submitted by:
Title: Planner, Principal – Zoning
Name: Anita Jenkins
04/26/2021 3:23 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/27/2021 10:54 AM
Zoning	Diane Lynch	Review Item	Skipped	04/27/2021 10:16 AM
Zoning	Ray Bellows	Review Item	Completed	04/27/2021 11:45 AM
Zoning	Anita Jenkins	Zoning Director Review	Completed	05/03/2021 4:35 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/13/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: MAY 13, 2021

SUBJECT: BDE-PL20200002151, 267 3RD STREET WEST LOT 13
COMPANION TO VA-PL20200002152

PROPERTY OWNER/APPLICANT:

Brennan Family Living Trust
Edward and Nancy Brennan, Trustees
66 3rd Street West
Naples, FL 34104

AGENT:

Jeff Rogers
Turrell, Hall & Associates, Inc.
3584 Exchange Avenue
Naples, FL 34104

REQUESTED ACTION:

The petitioners request a 26-foot Boat Dock Extension (BDE) from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Land Development Code (LDC) for waterways greater than 100 feet, to allow the construction of a boat docking facility with two slips, each with a boat lift, protruding a total of 46 feet into a waterway that is 400± feet wide for the benefit of the subject property. Setbacks, other than protrusion, are addressed within a companion Variance request, VA-PL20190002360.

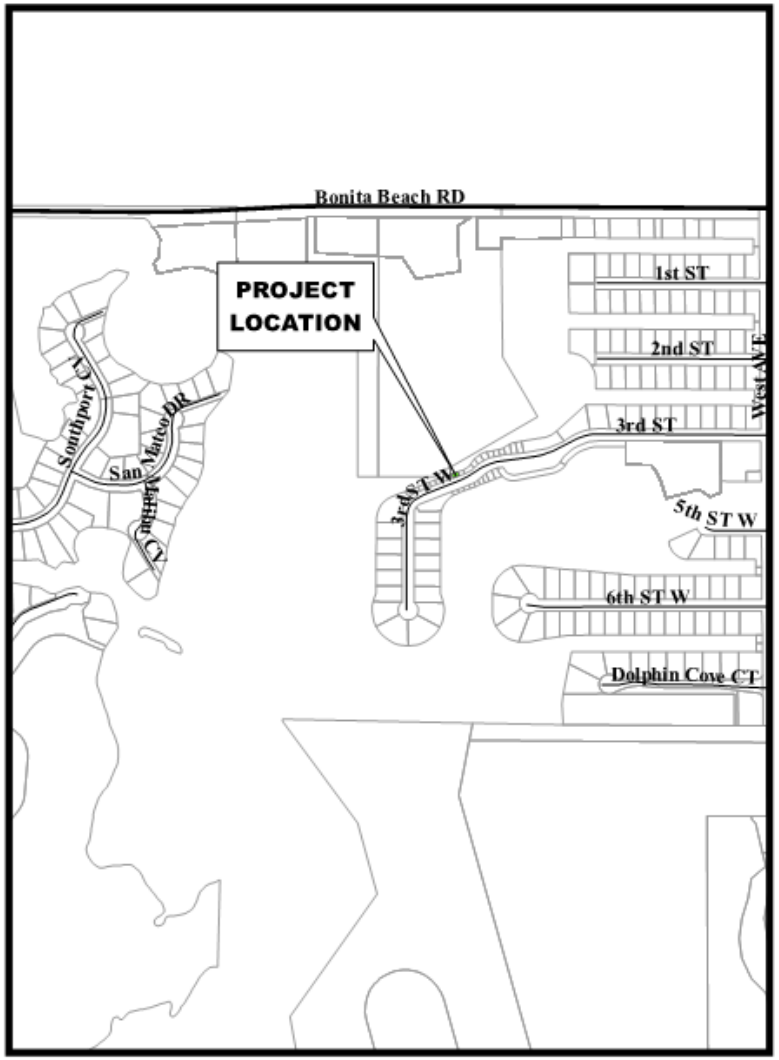
GEOGRAPHIC LOCATION:

The subject property is described as Lot 13, Block G, Replat of Unit No. 3 Little Hickory Shores subdivision, in Section 5, Township 48 South, Range 25 East, Collier County, Florida and is located at 267 3rd Street West Lot 13 in Bonita Springs. *(See location map on the following page)*

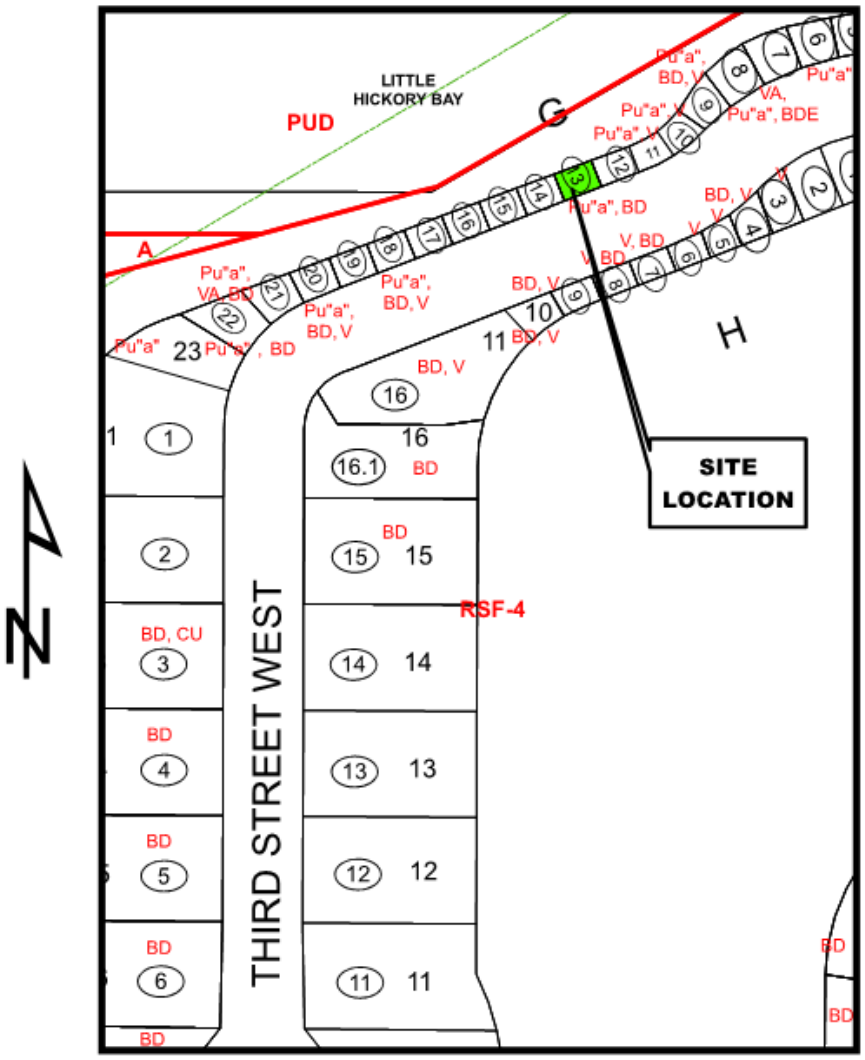
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is an unimproved 0.01-acre parcel, located within a Residential Single Family-4 (RSF-4) zoning district, commonly referred to as a "boat dock lot." The parcel is too small to accommodate the minimum square-foot house and setback requirements of the zoning (continued on page 3)

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)



Location Map



Zoning Map

Petition Number: PL20200002151

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

(Purpose/Description of Project, continued from page 1)

district as was acknowledged by the Board of County Commissioners when they approved a Provisional Use permitting docks without a principal use on property described as: "Lots 1 through 23, Block G, Little Hickory Shores, Unit #3, as recorded in Plat Book 6, Page 2, Official Records of Collier County, Florida." See Resolution No. 87-260, related to Petition No. PU-87-17C, attached. Staff notes that the subject Resolution contains two conditions, one pertaining to the right-of-way and a second that states all boat docks erected on the subject lots must comply with Section 8.46 of the Zoning Ordinance (82-2). Said Zoning Ordinance has been recodified and the development standards for docks is now contained within Section 5.03.06 of the Land Development Code (04-41). There is a companion Variance request to this petition item to address setback issues other than protrusion.

The petitioner desires to construct a new boat docking facility with two slips, each with a boat lift, upon the presently unimproved property. Two boat slips are typical for the subject boat dock lots. The BDE is required to allow the proposed dock to extend 26-feet beyond the maximum of 20 feet allowed by LDC Section 5.03.06.E.2 for a total protrusion of 46 feet into a waterway that is 400± feet wide. Said extension request is driven by the limited amount of shoreline available to design a dock facility for the size of vessels proposed to use the facility, one a 20-foot vessel and the other a 25-foot vessel.

-- Remainder of page left blank --

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

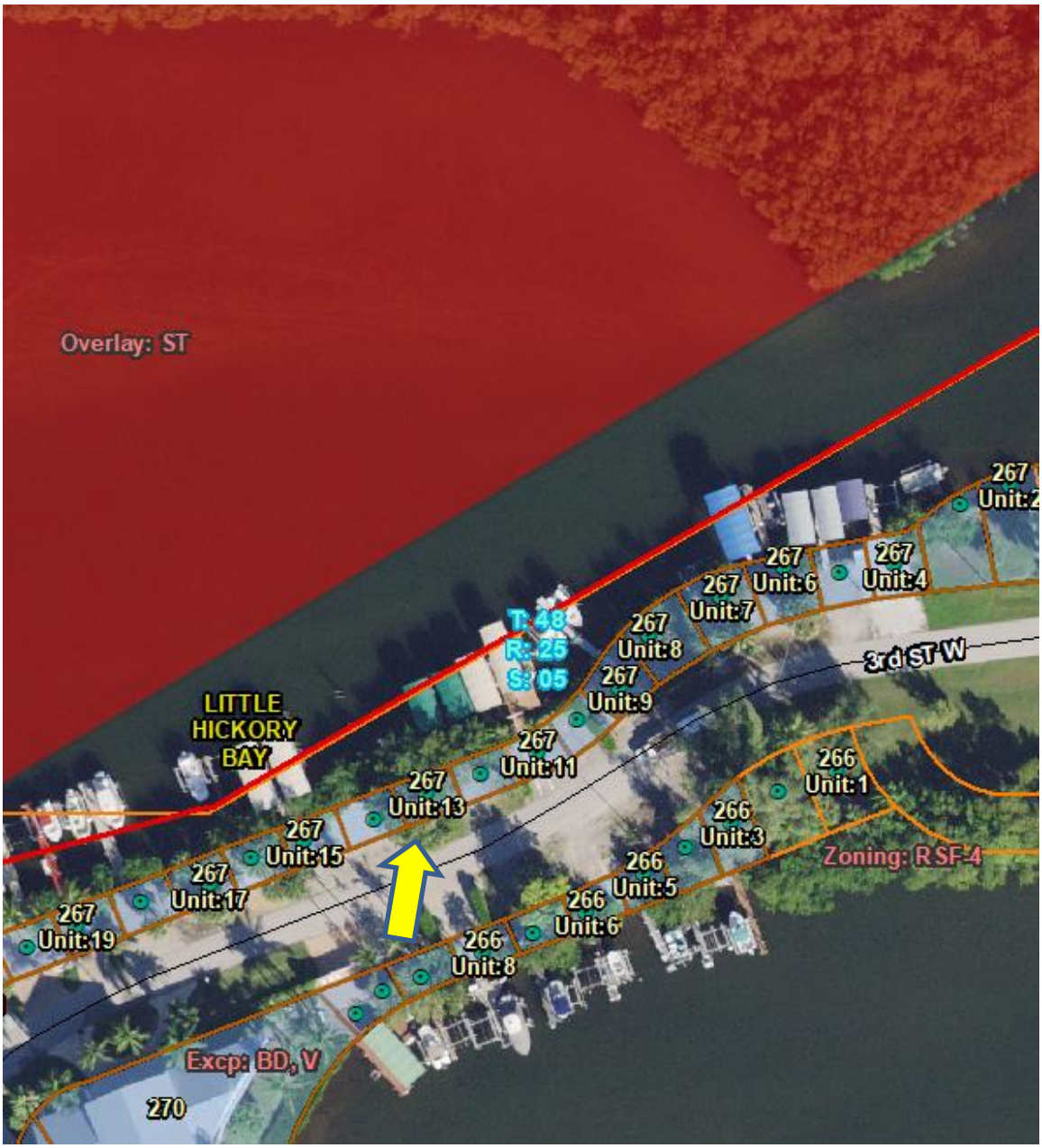
SURROUNDING LAND USE & ZONING:

North: Little Hickory Bay then a preserve for Little Hickory Bay Condominium located within the Little Hickory Bay PUD

South: 3rd Street West (Right-of-Way) then an unimproved boat dock lot (RSF-4)

East: Boat dock (RSF-4)

West: Boat dock (RSF-4)



Collier County GIS

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

ENVIRONMENTAL EVALUATION:

Environmental Planning staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to Little Hickory Bay. The proposed docking facility will be constructed waterward of the existing shoreline. The shoreline contains a mix of red mangrove (*Rhizophora mangle*) and white mangrove (*Laguncularia racemosa*), with existing access through the mangroves. A submerged resources survey provided by the applicant found no seagrasses in the area of or extending 200 feet beyond the proposed docking facility. Exhibit Sheet 6 of 7 of the site plan provides an aerial with a note stating that no seagrasses were observed within 200 feet. This project does not require an Environmental Advisory Council (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

STAFF ANALYSIS:

In accordance with LDC Section 5.03.06.H., the Collier County Hearing Examiner shall approve, approve with conditions, or deny a dock facility extension request based on certain criteria. In order for the Hearing Examiner to approve this request, at least four of the five primary criteria and four of the six secondary criteria must be met:

BDE Primary Criteria:

1. **Whether the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use and zoning of the subject property. Consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)**

   Criterion met. LDC Section 5.03.06.H.1.a indicates that 2 boat slips are appropriate for single-family use. The subject property is located within a single-family zoning district; therefore, the proposed dock facility comprising a single dock with two slips including two boat lifts for vessels up to 25-feet in length is consistent. The proposed dock facility is consistent with the other boat dock lots in the area.

2. **Whether the water depth at the proposed site is so shallow that a vessel of the general length, type and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should establish that the water depth is too shallow to allow launching and mooring of the vessel(s) described without an extension.)**

   Criterion met. The reason for this BDE request is based on the upland property location and size due to limited shoreline to design a dock as well as the size of the vessels the

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

owner/applicant is proposing to store on the dock. The dock has been designed to be consistent with all other docks previously approved along this shoreline.

3. **Whether the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)**

   Criterion met. As proposed, the subject dock and boatlifts will not impact navigation as adjacent docks extend beyond what the applicant is requesting. The overall protrusion has been reduced as much as possible to reach adequate water depths to avoid dredging as well as to avoid impacts to the natural mangrove shoreline. The proposed docking facility is consistent with other boat dock lots along the subject shoreline.

4. **Whether the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether a minimum of 50 percent of the waterway width between dock facilities on either side is maintained for navigability. (The facility should maintain the required percentages.)**

   Criterion met. The proposed dock facility protrudes 46-feet from the MHWL into a waterway of 400± feet MHWL to MHWL; therefore, the total dock facility protrusion is less than 12% of the width of the waterway.

5. **Whether the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)**

   Criterion met. According to the graphics submitted by the petitioner, the proposed facility will allow for perpendicular docking and will not interfere with adjacent neighboring docks or access.

BDE Secondary Criteria:

1. **Whether there are special conditions not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)**

   Criterion met. The subject property as well as the other boat dock lots along the subject shoreline all have special conditions that have reduced alternative dock design options. One such special condition is the limited amount of shoreline each property has which make it difficult to design a dock facility with two slips, with safe ingress/egress to the dock without interfering with neighboring dock facilities. This factor is the reason most along this shoreline have opted to construct finger type docks with slips on each side of the dock. A second special factor is the natural mangrove shoreline which limits options to

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

reduce the overall protrusion without impacting the mangroves. Additionally, the natural shoreline makes it difficult to dredge which could reduce the overall protrusion; however, undermining the shoreline could cause upland erosion issues.

2. **Whether the proposed dock facility would allow reasonable, safe access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.**

   Criterion met. The proposed dock facility is 4-feet wide by 46 feet long and will comprise approximately 197 square feet of over-water structure. As designed, there is no excessive deck area and the proposed dock facility allows reasonable safe access to the vessels.

3. **For single-family dock facilities, whether the length of the vessel, or vessels in combination, described by the petitioner, exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)**

   Criterion not met. The subject property has only 30 feet of linear waterfront. The proposed vessels to be docked at this facility are 20 and 25 feet in length. Staff notes that the subject property is legal nonconforming with respect to both lot area and lot width.

4. **Whether the proposed facility would have a major impact on the waterfront view of neighboring property owners. (The facility should not have a major impact on the view of a neighboring property owner.)**

   Criterion met. There are no residences on the subject or neighboring parcels. The view of neighboring properties will not be impacted.

5. **Whether seagrass beds will be impacted by the proposed dock facility. (If seagrass beds are present, compliance with subsection 5.03.06.J of the LDC must be demonstrated.)**

   Criterion met. According to the information submitted by the petitioner's consultant (Turrell, Hall & Associates), no seagrass beds were found within 200 feet of the proposed dock facility. Therefore, there will be no impact to seagrass beds.

6. **Whether the proposed dock facility is subject to the manatee protection requirements of subsection 5.03.06(E)(11) of this Code. (If applicable, compliance with section 5.03.06(E)(11) must be demonstrated.**

   Criterion not applicable. This application is for a single-family dock facility and is therefore not subject to the provisions of the Manatee Protection Plan.

Staff analysis finds that this petition satisfies all five of the five Primary Criteria and four of the six Secondary Criteria with the sixth criterion being not applicable.

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

APPEAL OF BOAT DOCK EXTENSION:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner, may appeal such final action to the Board of County Commissioners. Such appeal shall be filed with the Growth Management Department Administrator within 30 days of the Decision by the Hearing Examiner. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

CONCURRENT LAND USE APPLICATIONS:

This petition is a companion item to a petition for variance, VA-PL20200002152.

STAFF RECOMMENDATION:

Based on the above findings, Staff recommends that the Hearing Examiner approve Petition **BDE-PL20200002151,** in accordance with the plans contained within Attachment A, most specifically that identified as sheet 03 of 07 (Proposed Dock with Dimensions), subject to the following conditions:

1. Approval is predicated upon the approval of the companion Variance, VA-PL20200002152, by the Hearing Examiner; absent such approval this BDE is void.

2. Prior to or concurrent with obtaining a building permit for the dock, a Right-of-Way permit shall be obtained for access improvements to prevent damage to the roadway and drainage system if not previously obtained (As Per Resolution 87-260).

3. This dock is private in nature and shall not be used for rental purposes.

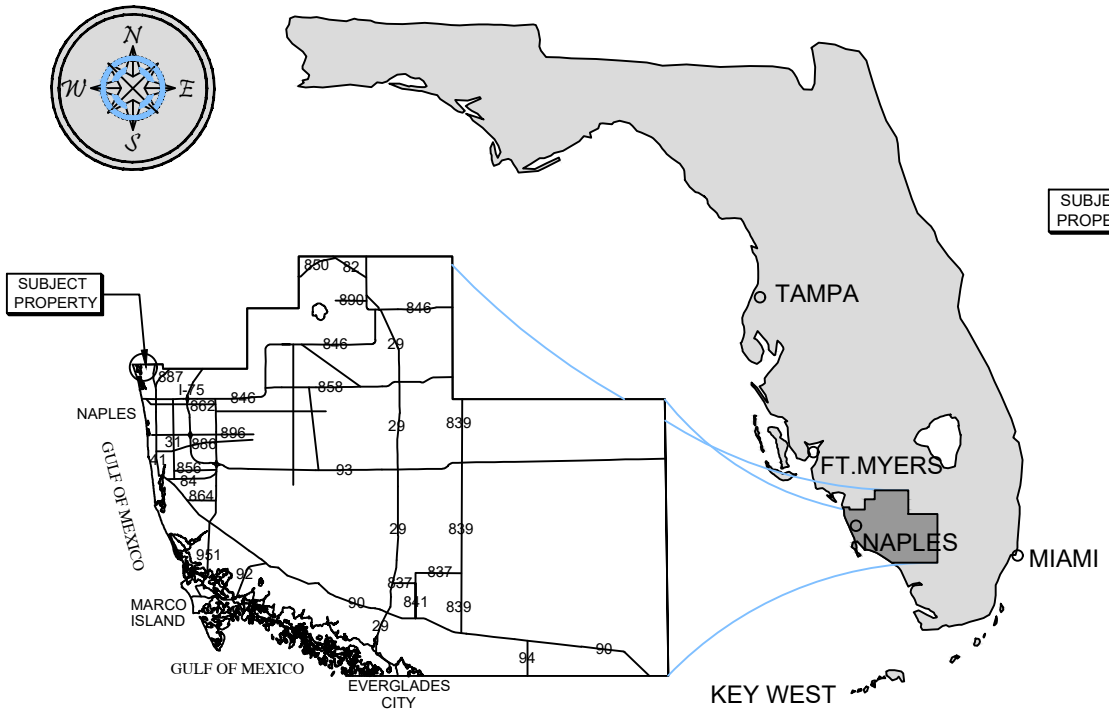
4. This dock shall not be used for any commercial purposes including the mooring of commercial boats.

Attachments:

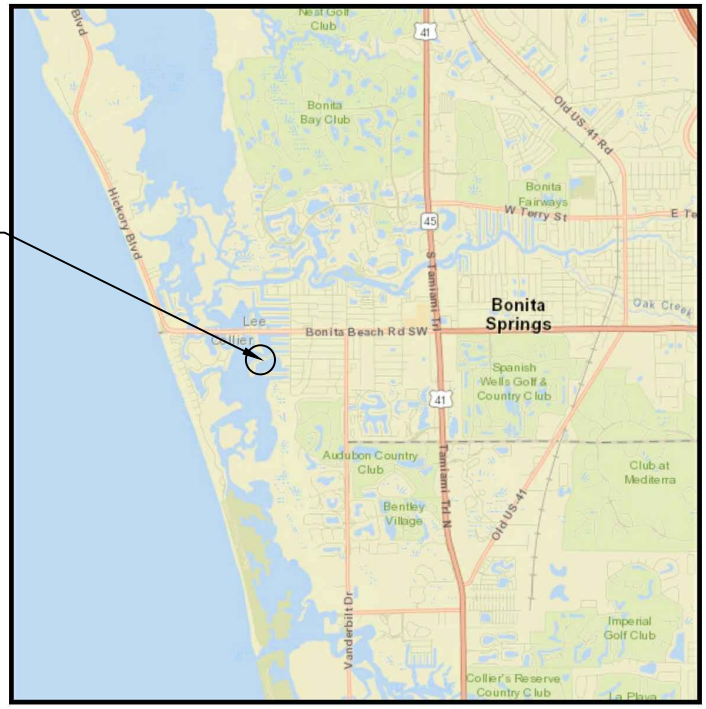
A. Proposed Dock Plans
B. Site Survey
C. Sign Posting
D. Resolution 87-260
E. Applicant's Backup - Application and supporting documents
F. Hybrid Meeting Waiver

Attachment: Staff Report BDE-PL20200002151 - 050321 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:
<> 267 3RD ST W, LOT 13
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326766
<> LONGITUDE: W -81.831935

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN DOCK

LOCATION MAP

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

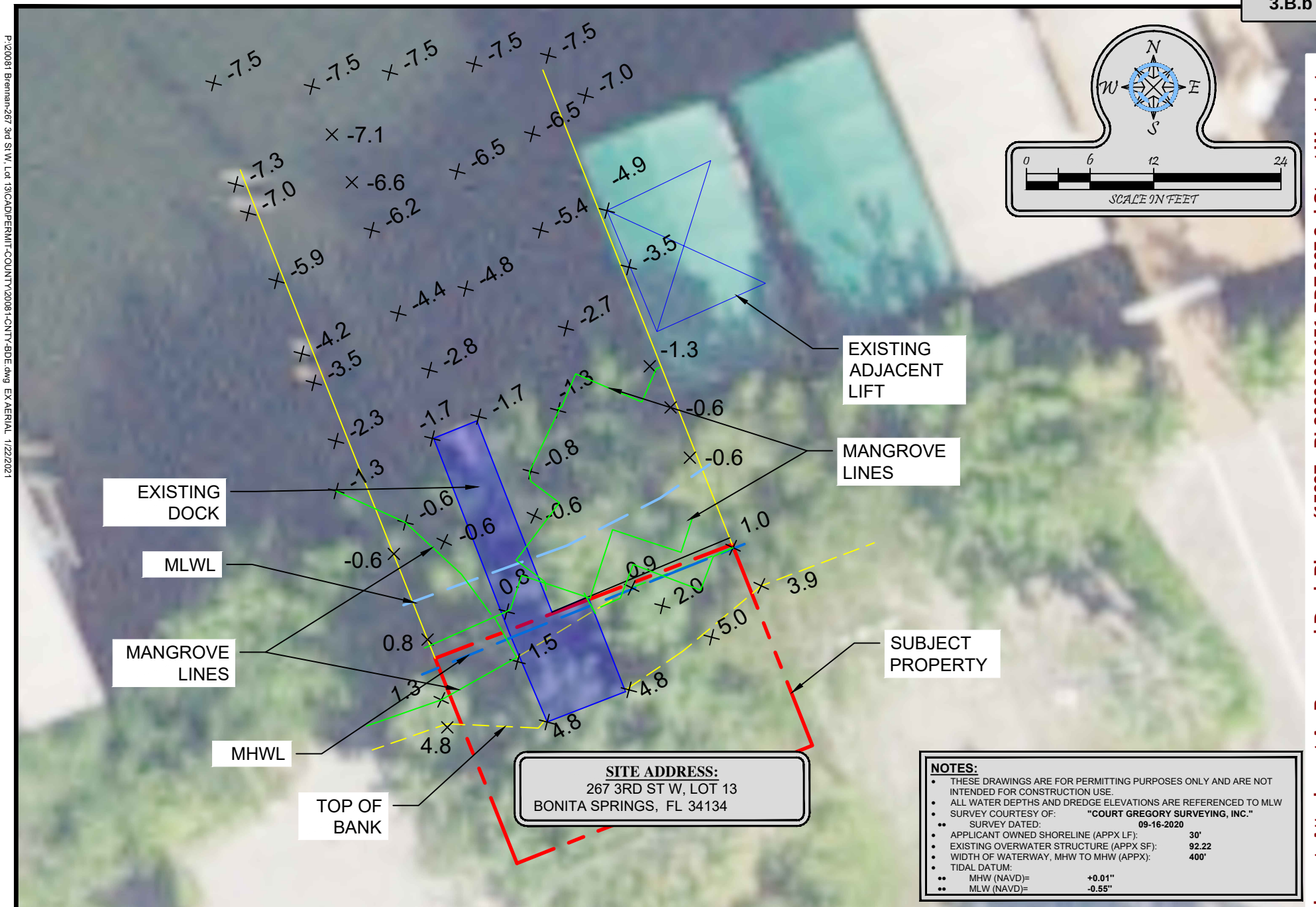
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg LOCATION 1/22/2021

Attachment: Attachment A - Proposed Dock Plans (15697 : PL20200002151 BDE 267 3rd Street West Lot

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg EX AERIAL 1/22/2021



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92.22**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN DOCK

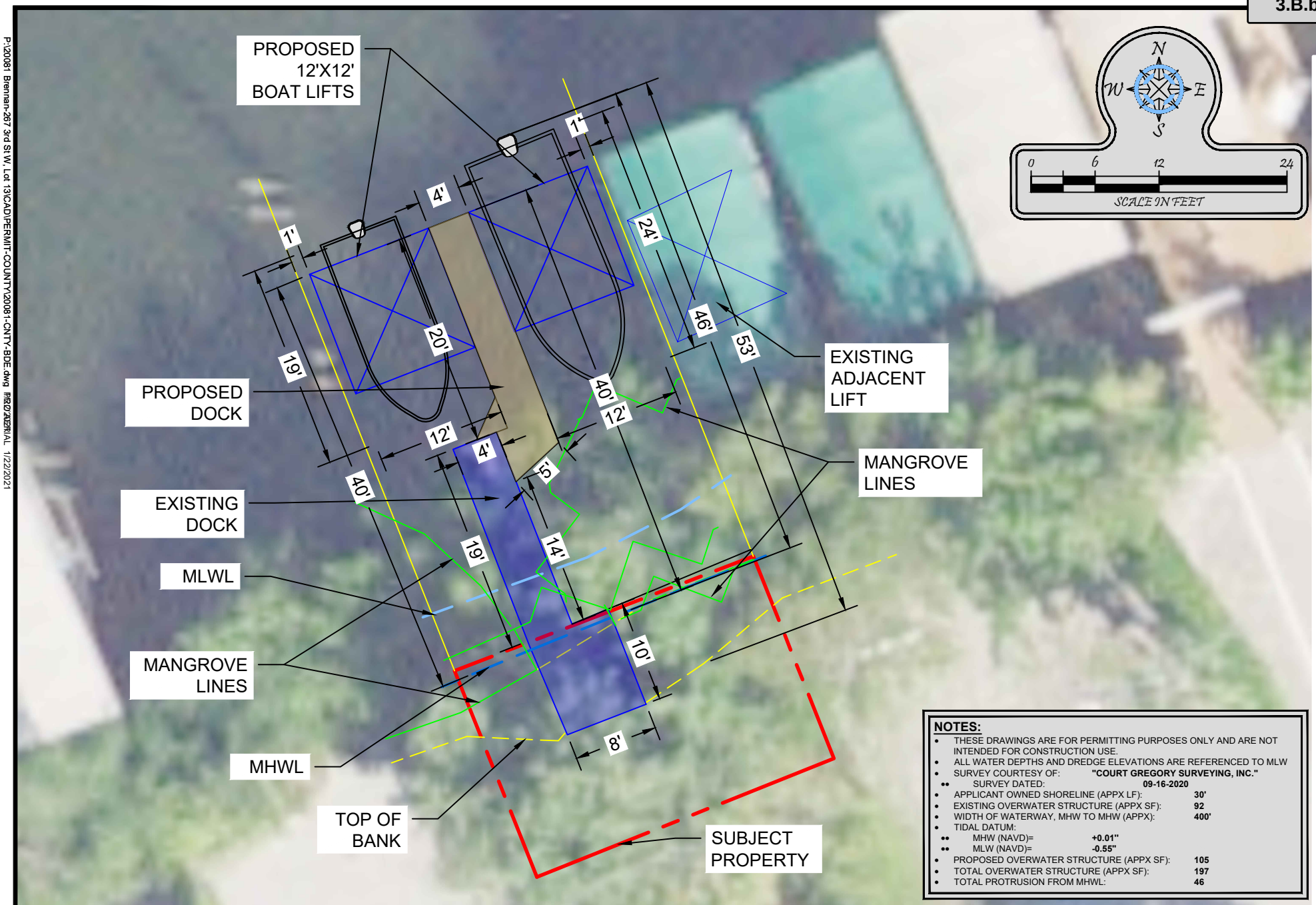
EXISTING CONDITIONS

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (15697 : PL20200002151 BDE 267 3rd Street West Lot



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN DOCK

PROPOSED DOCK WITH DIMENSIONS

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

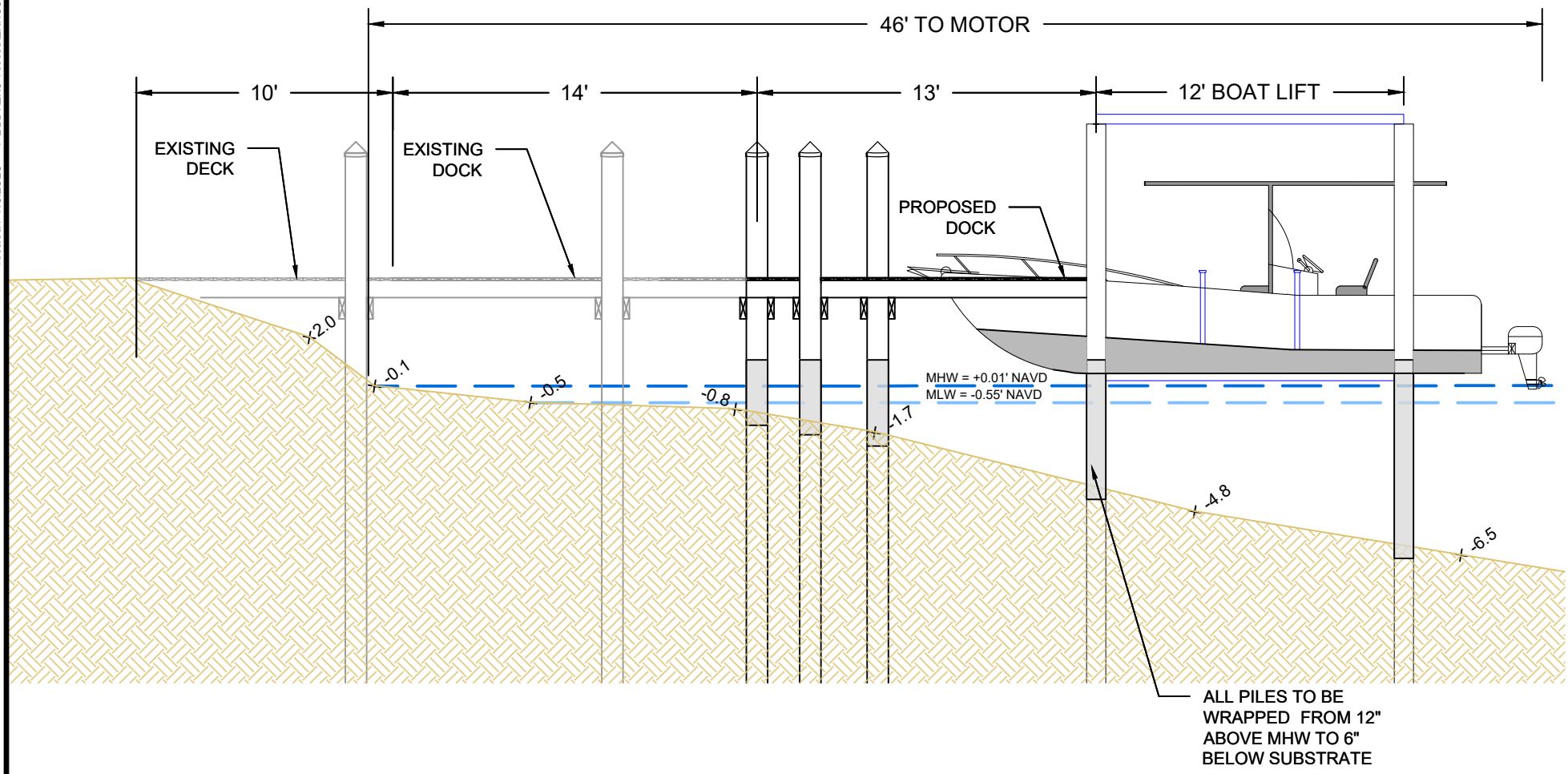
SECTION- 05 TOWNSHIP- 48S

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg 1/22/2021 - 8:07 AM

Attachment: Attachment A - Proposed Dock Plans (15697 : PL20200002151 BDE 267 3rd Street West Lot

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg SECTION 1/22/2021

Attachment: Attachment A - Proposed Dock Plans (15697 : PL20200002151 BDE 267 3rd Street West Lot



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN DOCK

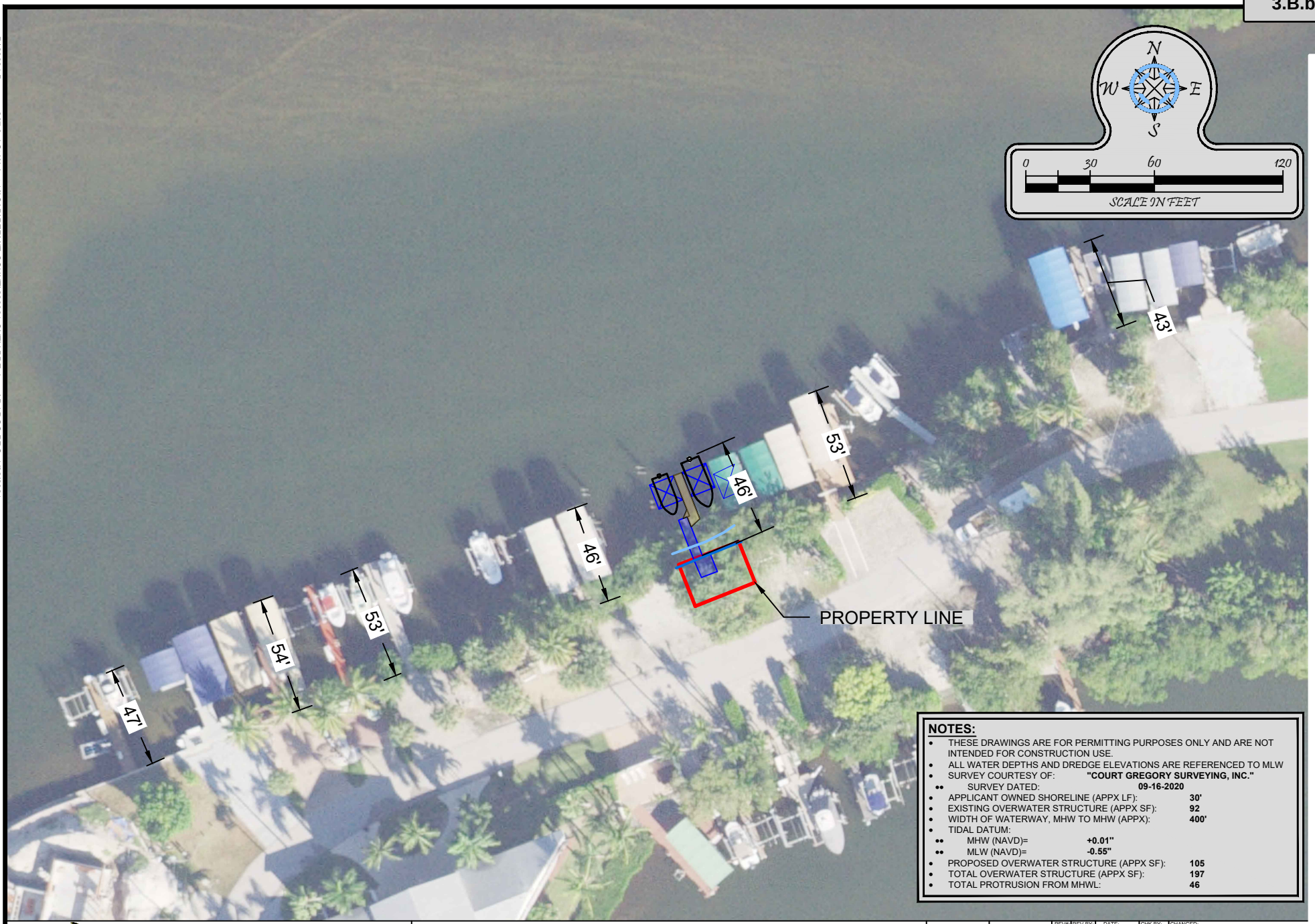
TYPICAL CROSS SECTION

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg ADJ DOC PRO 1/22/2021



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN DOCK

ADJACENT DOCK PROTRUSIONS

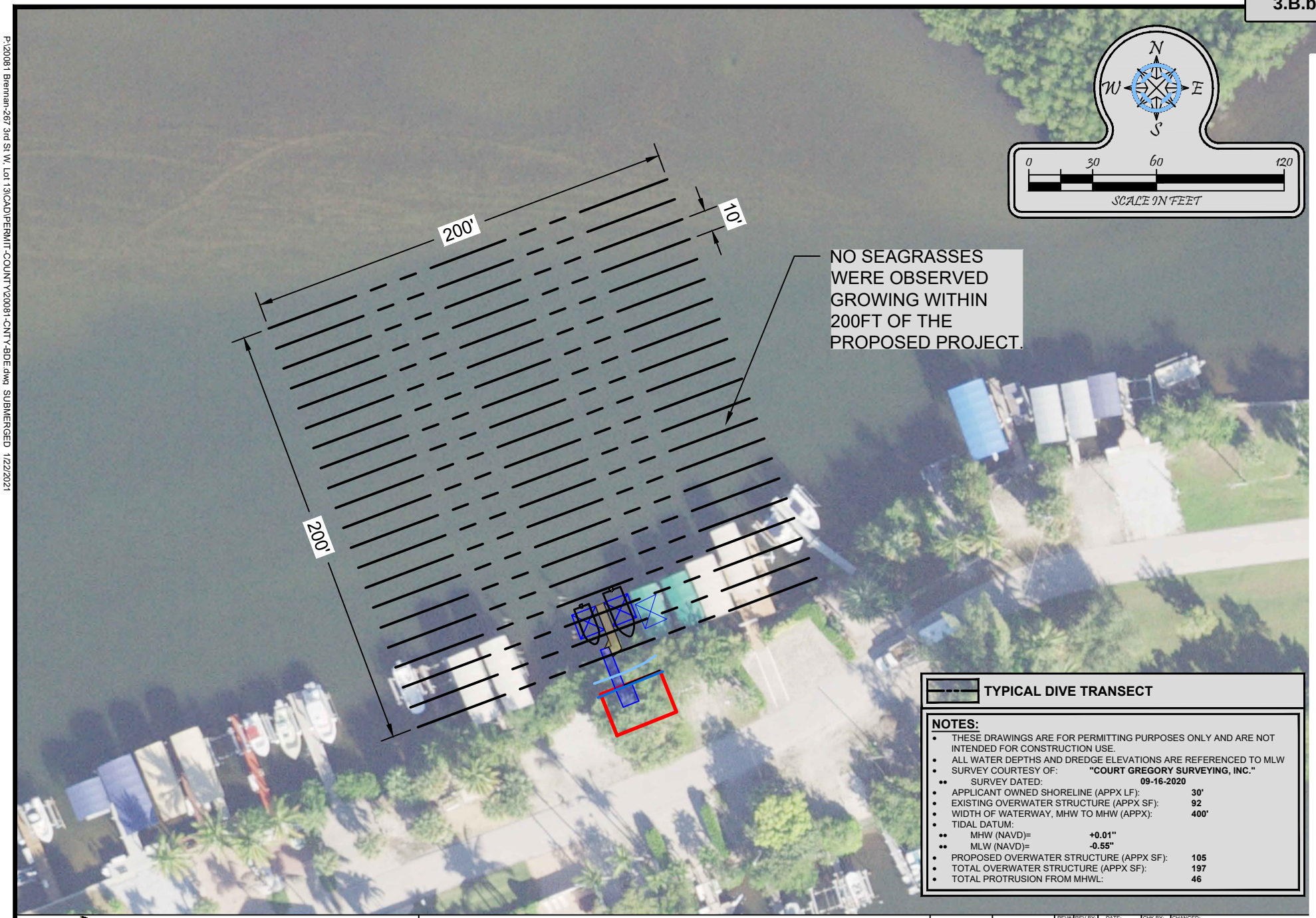
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (15697 : PL20200002151 BDE 267 3rd Street West Lot

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg SUBMERGED 1/22/2021



TYPICAL DIVE TRANSECT

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN DOCK

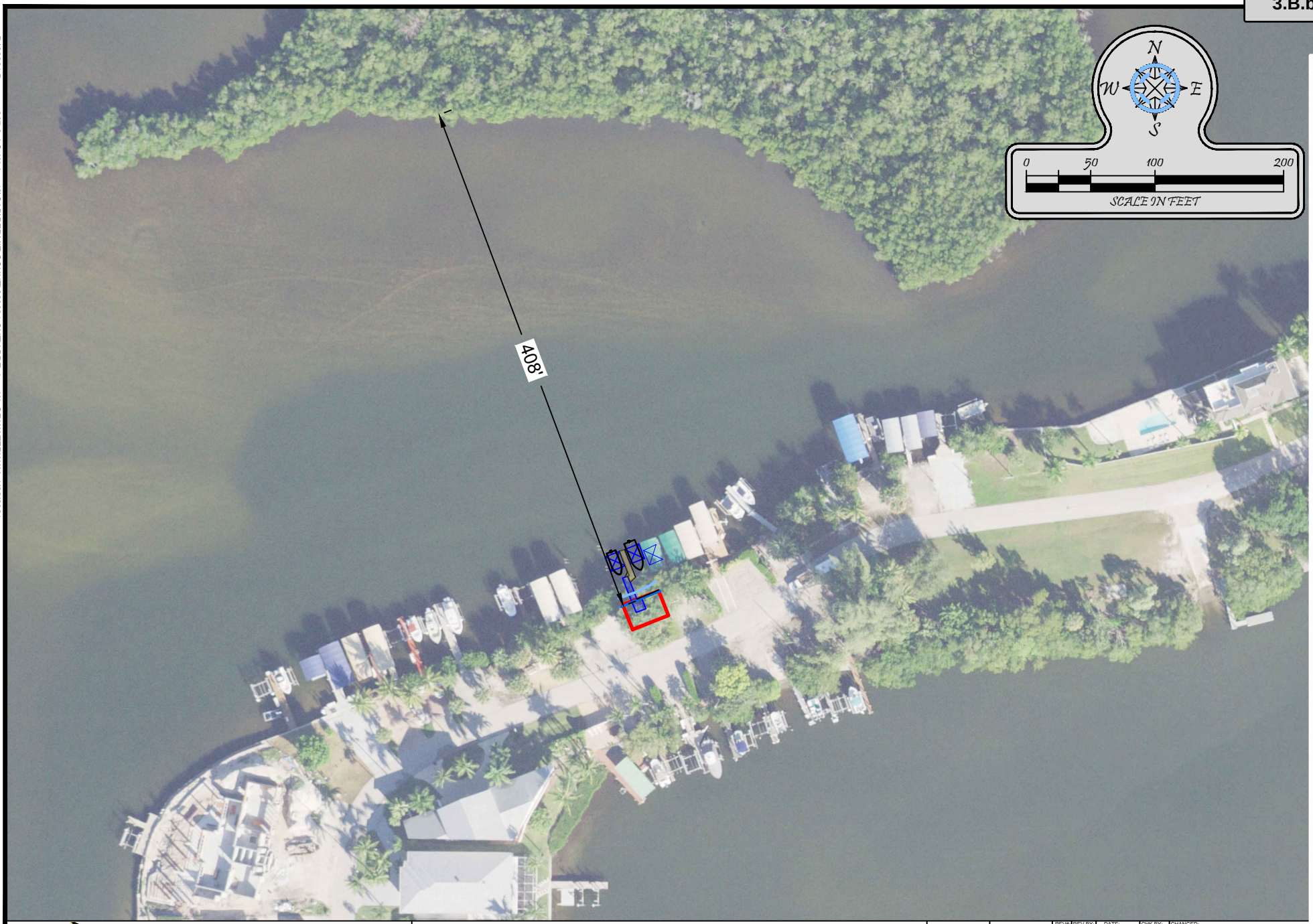
SUBMERGED RESOURCE SURVEY

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (15697 : PL20200002151 BDE 267 3rd Street West Lot



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN DOCK

WIDTH OF WATERWAY

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48 S

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg W. OF WATERWAY 1/22/2021

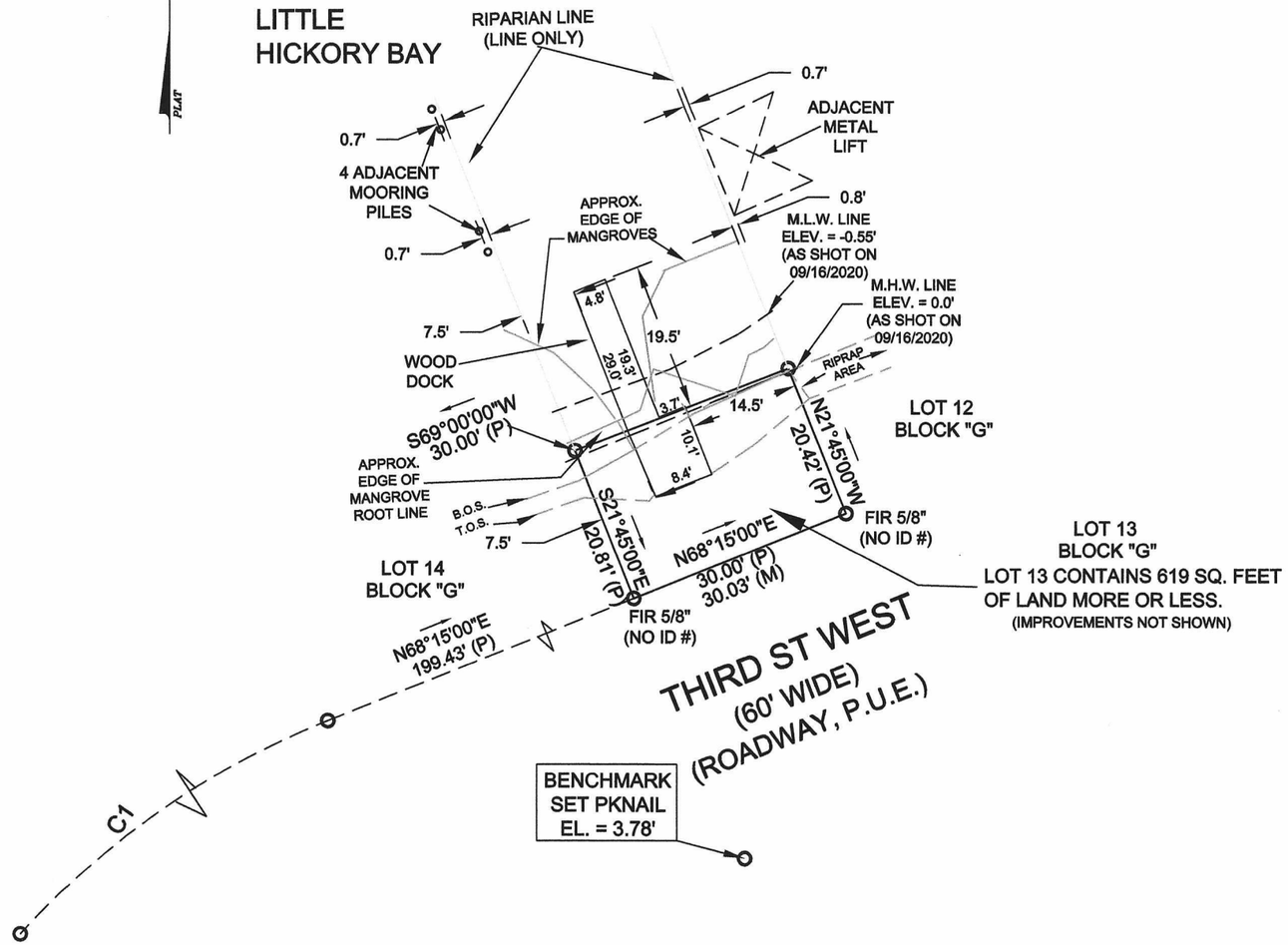
Attachment: Attachment A - Proposed Dock Plans (15697 : PL20200002151 BDE 267 3rd Street West Lot

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL, HALL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.16 08:00:49 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

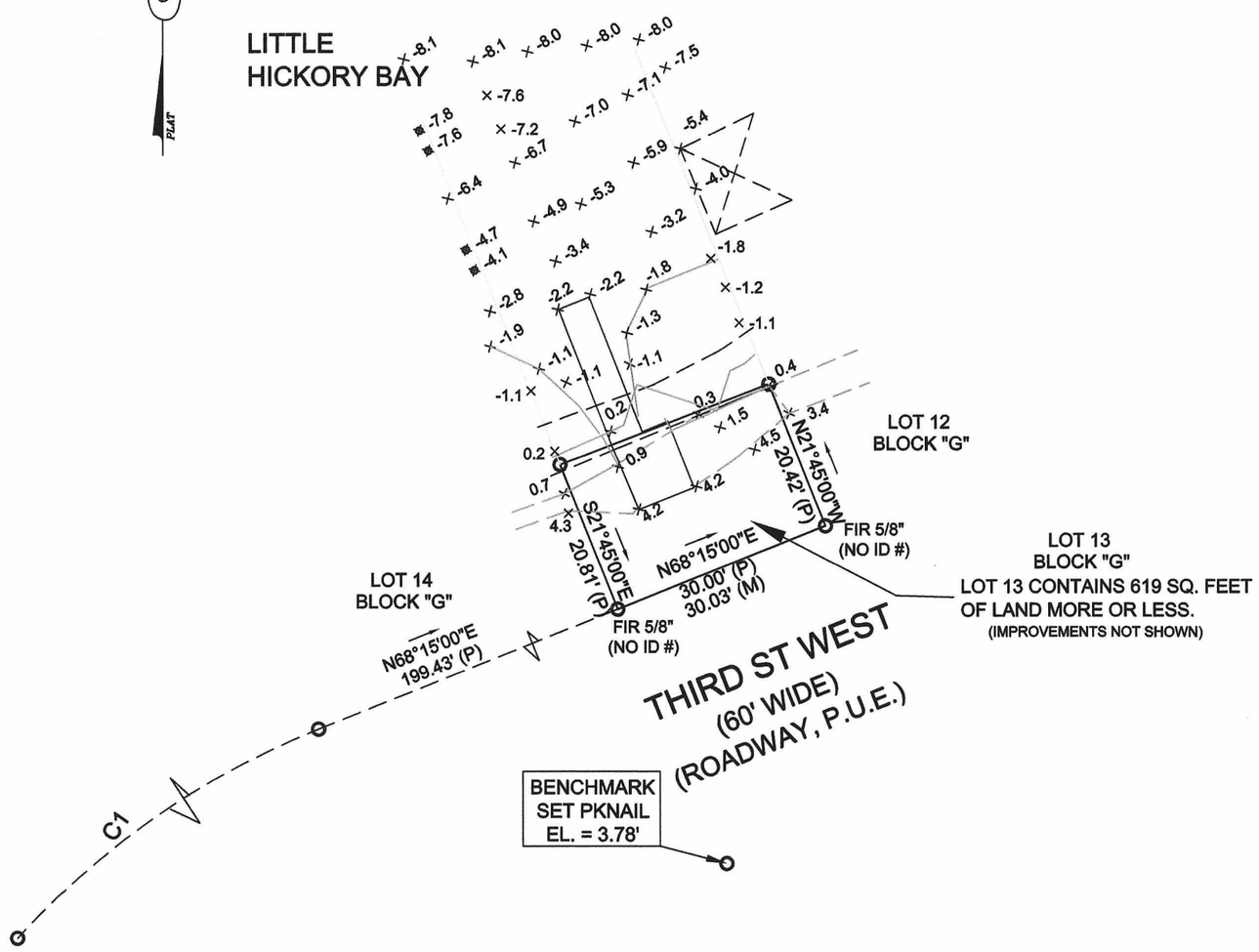
Attachment: Attachment B - Site Survey (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION NAVD 88 DATUM

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
EF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.16 08:00:26 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/16/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

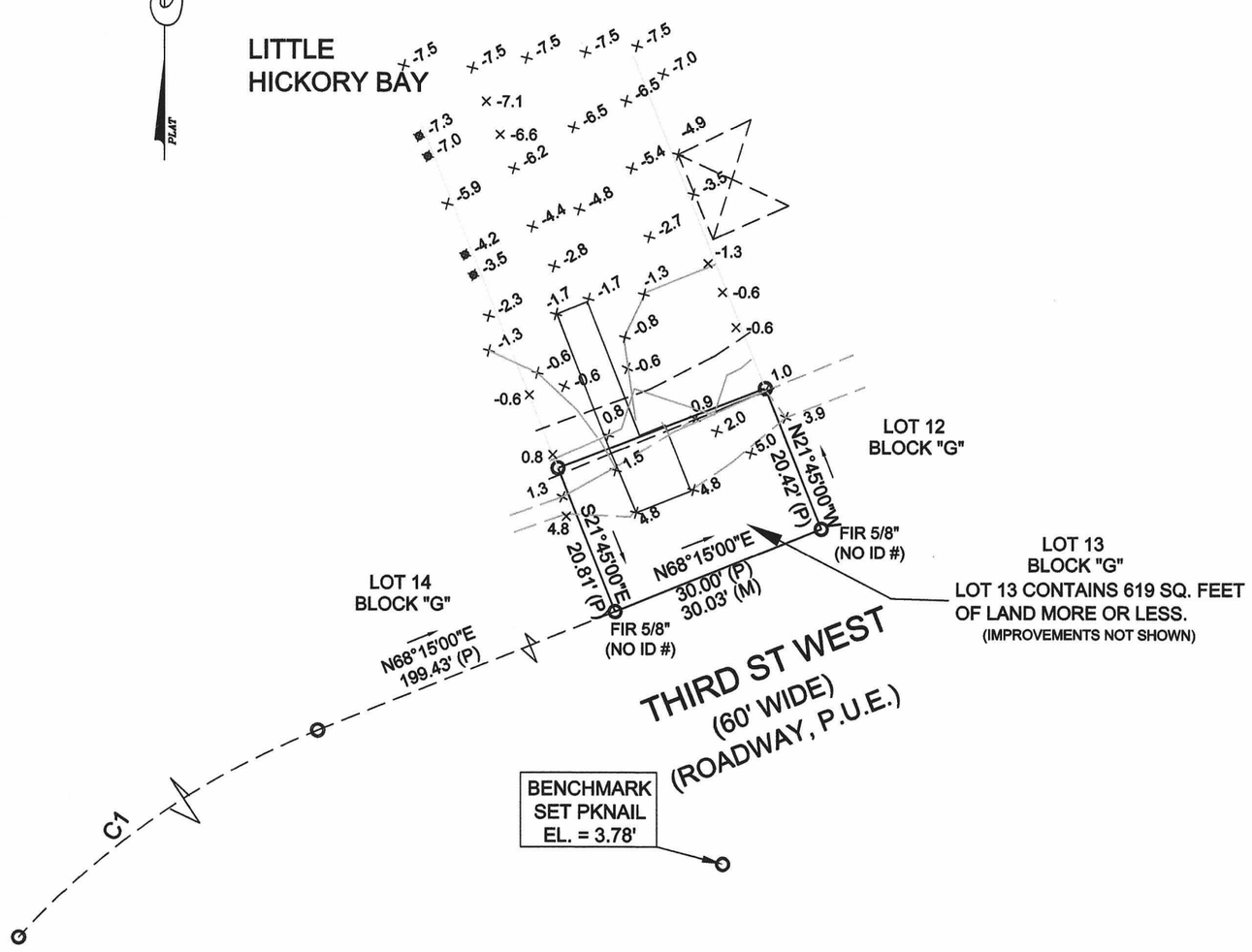
Attachment: Attachment B - Site Survey (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE
MEASURED FROM THE APPROXIMATE M.H.W. LINE
BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION BASED UPON MLW (-0.55')

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
EF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
MHW/MLW = APPROXIMATE MEAN HIGH/LOW WATER

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.16 07:59:30 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net

Date 09/18/2020
Job # VB1(BS0050M)

Attachment: Attachment B - Site Survey (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

KellyJohn

From: KellyJohn
Sent: Tuesday, April 27, 2021 4:11 PM
To: KellyJohn
Subject: BDE-PL20200002151 and VA-PL20200002152 - Public Hearing Sign Posting at 267 3rs Street W Lot 13
Attachments: 0A88CD51-1D40-423D-8986-B5F26A920335.jpeg; EE9D3E8F-8CDD-40C8-9AA3-0646BD1AB131.jpeg; F4B2FE43-AC7B-49F6-BBEC-D27EF403DED4.jpeg

Good afternoon,

A Public Hearing sign was posted by me for both of the subject petitions, to be heard as companion items, to the front of 267 3rd Street West – Lot 13 at approximately 2:00 P.M. this date.

Respectfully,
John Kelly
Senior Planner

Zoning Division – Zoning Services Section
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.5719 Fax: 239.252.6363

NOTE: Email Address Has Changed
Email: John.Kelly@colliercountyfl.gov

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

Collier County
Growth Management Department

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.

Attachment: Attachment C - Sign Posting (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

Attachment: Attachment C - Sign Posting (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

OCTOBER 27, 1987

Item #7B1

RESOLUTION 87-260, PETITION PU-87-17C, COMMUNITY DEVELOPMENT DIVISION REQUESTING PROVISIONAL USE "A" OF THE RSF-4 DISTRICT FOR NON-COMMERCIAL BOAT LAUNCHING FACILITIES - ADOPTED

Planner Weeks stated the property is located approximately 1/4 mile south of Bonita Beach Road, and 3/4 mile west of Vanderbilt Drive in the Little Hickory Shores Subdivision. He stated that the Board directed staff to initiate a Provisional Use for this property because of the small lot size which cannot be used for a principal structure. He said it appears that these lots were intended for boat dock lots, however, that is not indicated on the plat.

Mr. Weeks stated the CCPC has reviewed this petition and forwarded it with a recommendation of approval. He said correspondence on this petition was received, with six letters in favor and one in opposition. He noted the letter of opposition was due to misinformation and after clarification by Staff, the objection was verbally withdrawn. He said Staff recommends approval.

In response to Chairman Hasse, Planning/Zoning Director McKim stated the docks are for private use only, however, renting of boat docks is a problem throughout the County. She explained that Staff only becomes aware of this type of violation if there is a complaint.

Commissioner Pistor moved, seconded by Commissioner Goodnight and carried unanimously, that Resolution 87-260, Petition PU-87-17C, for non-commercial boat launching facilities for property located approximately 1/4 mile south of Bonita Beach Road and 3/4 mile west of Vanderbilt Drive, be adopted.

Attachment: Attachment D - Resolution 1987-260 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

RESOLUTION 87- 260

OCT 27 1987

RELATING TO PETITION NO. PU-87-17C FOR PROVISIONAL USE OF PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 67-1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, The County pursuant thereto has adopted a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of provisional uses; and

WHEREAS, the Collier County Planning Commission, being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of Provisional Use "a" in a RSF-4 zone for the property hereinafter described, and has found as a matter of fact (Exhibit "A") that satisfactory provision and arrangement has been made concerning all applicable matters required by said regulations and in accordance with Section 13 - 1d of the Zoning Regulations for the Collier County Planning Commission; and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE BE IT RESOLVED, BY THE BOARD OF ZONING APPEALS of Collier County, Florida that the petition of Community Development Division, representing the Board of County Commissioners, with respect to the property hereinafter described as:

Lots 1 through 23, Block "G", Little Hickory Shores, Unit #3, as recorded in Plat Book 6, Page 2, Official Records of Collier County

Attachment: Attachment D - Resolution 1987-260 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

be and the same is hereby approved for Provisional Use "a" of the RSF-4 zoning district for Non-Commercial Boat Launching Facilities, subject to the following conditions:

a. At time of obtaining a dock permit, a right-of-way permit shall be obtained and the owner shall provide access improvements to prevent damage to the roadway and roadway drainage improvements.

b. All boat docks erected on the subject lots must comply with Section 8.46 of the Zoning Ordinance (82-2).

BE IT FURTHER RESOLVED that this resolution be recorded in the minutes of this Board.

Commissioner Pistor offered the foregoing resolution and moved its adoption, seconded by Commissioner Goodnight and upon roll call, the vote was:

AYES: Commissioners Pistor, Goodnight, Glass, Saunders and Hasse

NAYS: None

ABSENT AND NOT VOTING: None

ABSTENTION: None

Done this 27th day of October, 1987.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

BY: Max A. Hasse Jr.
MAX A. HASSE, JR., CHAIRMAN

ATTEST:
JAMES C. GILES, CLERK

By: Virginia Magri
Virginia Magri, Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

R. Bruce Anderson
R. BRUCE ANDERSON
ASSISTANT COUNTY ATTORNEY

PU-87-17C Resolution

Attachment: Attachment D - Resolution 1987-260 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

OCT 27 1987

EXHIBIT A

FINDING OF FACT
BY
COLLIER COUNTY PLANNING COMMISSION
FOR
A PROVISIONAL USE PETITION
FOR

PU-87-17C

The following facts are found:

1. Section 7.11b.3)(a) of the Zoning Ordinance authorized the provisional use.

2. Granting the provisional use will not adversely affect the public interest and will not adversely affect other property or uses in the same district or neighborhood because of:

   A. General compliance with the Comprehensive Plan:
   Complies with Comprehensive Plan
   Yes X No ____

   B. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:
   Adequate ingress & egress
   Yes X No ____

   C. Affects neighboring properties in relation to noise, glare, economic or odor effects:
   X No affect or ____ Affect mitigated by ____
   ____ Affect cannot be mitigated

   D. General compatibility with adjacent properties and other property in the district:
   Compatible use within district
   Yes X No ____

Based on the above findings, this provisional use should, with stipulations, (copy attached) (~~should not~~) be recommended for approval

DATE: 10/1/87 Chairman: [signature]

FINDING OF FACT FORM

BOOK 109 PAGE 29

Attachment: Attachment D - Resolution 1987-260 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

LDC Section 5.03.06
Ch. 3 B. of the Administrative Code

THIS PETITION IS FOR (check one): ☒ DOCK EXTENSION ☐ BOATHOUSE

PROJECT NUMBER	*To be completed by staff*
PROJECT NAME	
DATE PROCESSED	

APPLICANT INFORMATION

Name of Property Owner(s): Brennan Family Living Trust

Name of Applicant if different than owner: Ed Brennan

Address: 66 3rd Street West City: Bonita Springs State: FL ZIP: 34134

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: xedbx@cox.net

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc

Address: 3584 Exchange Ave City: Naples State: FL ZIP: 34104

Telephone: 239-643-0166 Cell: 239-784-0081 Fax: 239-643-6632

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 5 / 48 / 25 Property I.D. Number: 56001160003

Subdivision: 468700- Little Hickory Shores Unit 3 replat Unit: 3 Lot: 13 Block: G

Address/ General Location of Subject Property:
267 3rd St W, Bonita Springs, FL 34134 LOT 13

Current Zoning and Land use of Subject Property:
Miscellaneous Residential - Boat Dock Lot

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	Little Hickory Bay
S	RSF-4	3rd Street
E	RSF-4	Boat Dock Lot /Single-family residential
W	RSF-4	Boat Dock Lot /Single-family residential

DESCRIPTION OF PROJECT

Narrative description of project (indicate extent of work, new dock, replacement, addition to existing facility, any other pertinent information):

The proposed docking facility is to extend the existing dock out 46-feet from the property line/MHWL and add to new boat-lifts. As proposed we are requesting a 26-feet extensions from the allowed 20-feet. The dock is 4-feet wide and will accommodate two vessels one being 20-feet and the other being 25-feet. A companion Variance application for side yard setbacks is also under review with County staff.

SITE INFORMATION

1. **Waterway Width:**
   400 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ☒ other (specify) Aerial
2. **Total Property Water Frontage:**
   30 ft.
3. **Setbacks:**
   Provided: 1 & 1 ft.
   Required: 7.5 & 7.5 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   39 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 20 ft.
   2. 25 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   All the adjacent neighboring docks protrude 25-55 feet out into the same subject waterway.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.01 Acres

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

8. 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.

PRIMARY CRITERIA

The following criteria, pursuant to LDC section 5.03.06, shall be used as a guide by staff in determining its recommendation to the Office of the Hearing Examiner. The Hearing Examiner will utilize the following criteria as a guide in the decision to approve or deny a particular Dock Extension request. In order for the Hearing Examiner to approve the request, it must be determined that at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria, must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Whether or not the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use, and zoning of the subject property; consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical, single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)

2. Whether or not the water depth at the proposed site is so shallow that a vessel of the general length, type, and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should show that the water depth is too shallow to allow launch and mooring of the vessel (s) described without an extension.)

3. Whether or not the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)

4. Whether or not the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether or not a minimum of 50 percent of the waterway width between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

SECONDARY CRITERIA

1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

4. Whether or not the proposed facility would have a major impact on the waterfront view of neighboring waterfront property owners. (The facility should not have a major impact on the view of either property owner.)

5. Whether or not seagrass beds are located within 200 feet of the proposed dock facility. (If seagrass beds are present, compliance with LDC subsection 5.03.06 I must be demonstrated.)

6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

☒ Dock Extension
☐ Boathouse
Chapter 3 B. 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)	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Signed and Sealed Survey	1	☒	☐
Chart of Site Waterway	1	☒	☐
Site Plan Illustration with the following: • Lot dimensions; • Required setbacks for the dock facility; • Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment); • Configuration, location, and dimensions of existing and proposed facility; • Water depth where proposed dock facility is to be located; • Distance of navigable channel; • Illustration of the contour of the property; and • Illustration of dock facility from both an aerial and side view.	1	☒	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Electronic copy of all required documents *Please be advised: 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.

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

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

FEE REQUIREMENTS:

- ☐ **Boat Dock Extension Petition:** $1,500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

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 fees shall be submitted to:

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

Signature of Petitioner or Agent

12.14.20
Date

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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
Nancy Brennan 66 3rd St. Bonita Springs, FL	50%
Edward Brennan, 66 3rd St. Bonita Springs FL	50%

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 _____

☐ Leased: Term of lease _____ years /months

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

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Edward Brennan
Agent/Owner Signature

11-16-2020
Date

EDWARD BRENNAN
Agent/Owner Name (please print)

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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
Edward Brennan. 66 3rd St. Bonita Springs, FL	50%
Nancy Brennan 66 3rd St Bonita Springs. FL	50%

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 _____

☐ **Leased: Term of lease** _____ **years /months**

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

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Nancy E Brennan
Agent/Owner Signature

11/16/2020
Date

Nancy E. Brennan
Agent/Owner Name (please print)

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

PRIMARY CRITERIA

The following criteria, pursuant to LDC section 5.03.06, shall be used as a guide by staff in determining its recommendation to the Office of the Hearing Examiner. The Hearing Examiner will utilize the following criteria as a guide in the decision to approve or deny a particular Dock Extension request. In order for the Hearing Examiner to approve the request, it must be determined that at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria, must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Whether or not the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use, and zoning of the subject property; consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical, single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)

   The subject property is zoned as a single-family residential property which warrants no more than 2 slips per the CC-LDC. The proposed project consists of extending the existing dock on-site and adding two boatlifts to accommodate two vessels up to 25-feet. The proposed dock extends out 46-feet from the Property line/ MHWL and therefore we are requesting a 26-foot boat dock extension from the allowed 20-feet.

   Criterion Met

2. Whether or not the water depth at the proposed site is so shallow that a vessel of the general length, type, and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should show that the water depth is too shallow to allow launch and mooring of the vessel (s) described without an extension.)

   The reason for this BDE request is based on the existing upland property condition, limited shoreline length for alternative dock designs to reduce protrusion as well as the existing water depths and natural mangrove shoreline. All these existing factors and the adjacent neighboring docks result in only one dock design that will accommodate two vessels as well as reach adequate water depths to provide safe ingress/egress to the proposed dock. The dock design is consistent with all the other docks previously approved docks along this shoreline.

   Criterion Met

3. Whether or not the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

The proposed docking facility is consistent with the other docks along the subject shoreline. As proposed the dock and boatlifts will not impact navigation as some of the adjacent neighboring docks extend out past what the applicant is requesting within this BDE. The overall protrusion has been reduced to the fully extent possible to reach adequate water depths to avoid dredging as well as avoid impacts to the natural mangrove shoreline.

Criterion Met

4. Whether or not the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether or not a minimum of 50 percent of the waterway width between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

   The approximate waterway width is approximately 400-feet wide. The proposed dock protrusion is 46-feet which is under 12% width of the waterway.

   Criterion Met

5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

   The proposed docking facility originates from an upland boat dock lot with no residential building along the subject shoreline. Due to this no neighboring views or access will be negatively impacted as the proposed dock is consist with all the previously approved docks along the subject shoreline.

   Criterion Met

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

SECONDARY CRITERIA

1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)

   The subject property and adjacent neighboring properties along this shoreline all have a few special conditions that have reduced alternative dock designs options. One of the special conditions is the limited amount of shoreline each property has which makes it almost impossible to design a docking facility that can accommodate two boatlifts, maintain ingress/egress to the dock, and associated slips without interfering with the existing neighboring adjacent docks. This factor is the main reason all the existing and previously approved docks along the subject shoreline are finger docks with two boatlifts one on either side of the dock. Another factor is the natural mangrove shoreline which limits options to reduce the overall protrusion without impacting mangroves. Additionally, the natural shoreline makes it difficult to dredge the subject shoreline which could reduce the overall protrusion out due to creating potential upland erosion issues by undermining the shoreline.

   All these factors were taken into consideration when working on the proposed dock design for the subject property.

   Criterion Met

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

   The proposed docking facility is 4-feet wide by 46-feet long and will consist of approximately 197 square feet of over-water structure. As designed the dock is consistent with all the other previously approved docks along the subject shoreline and will provide enough space for typical access as well as routine maintenance of the vessels on-site.

   Criterion Met

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

   The proposed vessels size to be kept on-site range from 20-feet to 25-feet long. Based on the vessels length this criterion is not met as the two vessels will exceed the allowed 50% of the subject property's linear shoreline.

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

4. Whether or not the proposed facility would have a major impact on the waterfront view of neighboring waterfront property owners. (The facility should not have a major impact on the view of either property owner.)

   As proposed the dock has been designed within the designated property and riparian lines which is also consistent with all the other existing docks along the subject shoreline. Additionally, the upland properties are boat dock lots which do not nor will they ever have residential units constructed on them and therefore no impacts to neighboring property views of the waterway will result from the proposed project.

   Criterion Met

5. Whether or not seagrass beds are located within 200 feet of the proposed dock facility. (If seagrass beds are present, compliance with LDC subsection 5.03.06 I must be demonstrated.)

   There are no seagrass beds present on the property nor the neighboring properties within 200' of the existing dock structure.

   Criterion Met

6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

   The proposed work is for a single-family docking facility and therefore not subject to Manatee Protection Requirements.

   N/A

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200002151 & PL20200002152

I, Nancy Brennan (print name), as Trustee (title, if applicable) of Brennan Family Living Trust Dtd 4/1/2016 (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] 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 Turrell, Hall & Associates, Inc. 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.

Nancy Brennan
Signature

1/26/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/26/2021 (date) by Nancy Brennan (name of person providing oath or affirmation), as owner/trustee who is personally known to me or who has produced driver license (type of identification) as identification.

STAMP/SEAL

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

Jordan Lee Rice
Signature of Notary Public

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL

I, Edward Brennan (print name), as Trustee (title, if applicable) of Brennan Family Living Trust dtd Apr. 1 2016 (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 Turrell, Hall & Associates, Inc 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.

Edward Brennan
Signature

11-17-2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11/17/2020 (date) by EDWARD BRENNAN (name of person providing oath or affirmation), as CITIZEN BANK who is personally known to me or who has produced RI DL (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

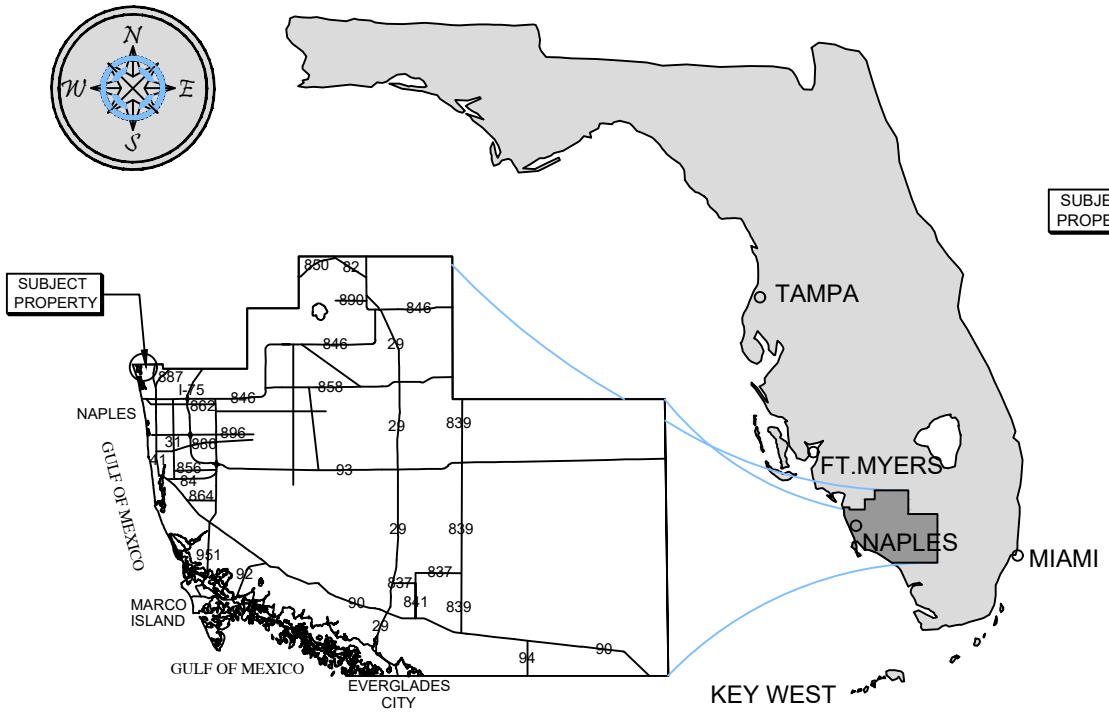
Cynthia M. Morehead
Notary Public
State of Rhode Island
Commission #51384
Commission Expires 04/30/2023

CP\08-COA-00115\155
REV 3/24/14

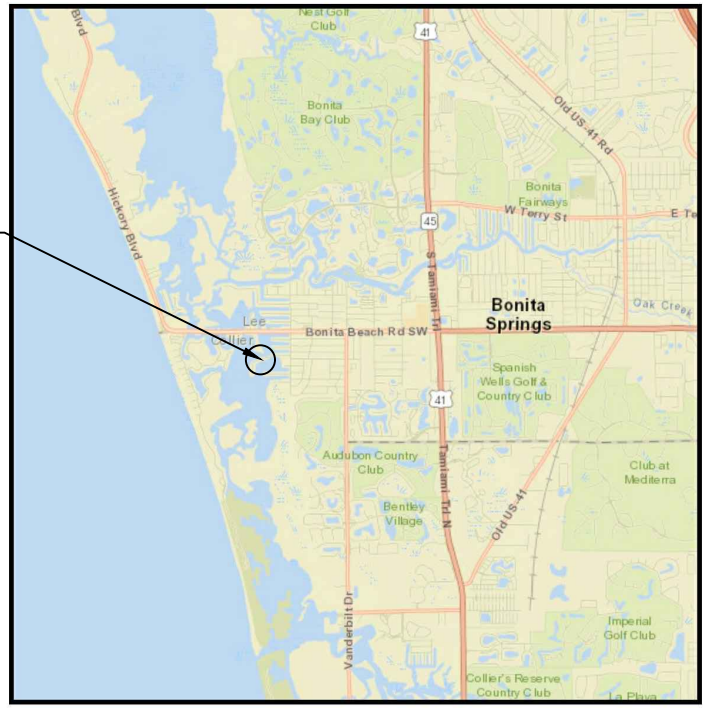
Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg LOCATION 1/22/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:
<> 267 3RD ST W, LOT 13
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326766
<> LONGITUDE: W -81.831935

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thagroup.com

BRENNAN DOCK

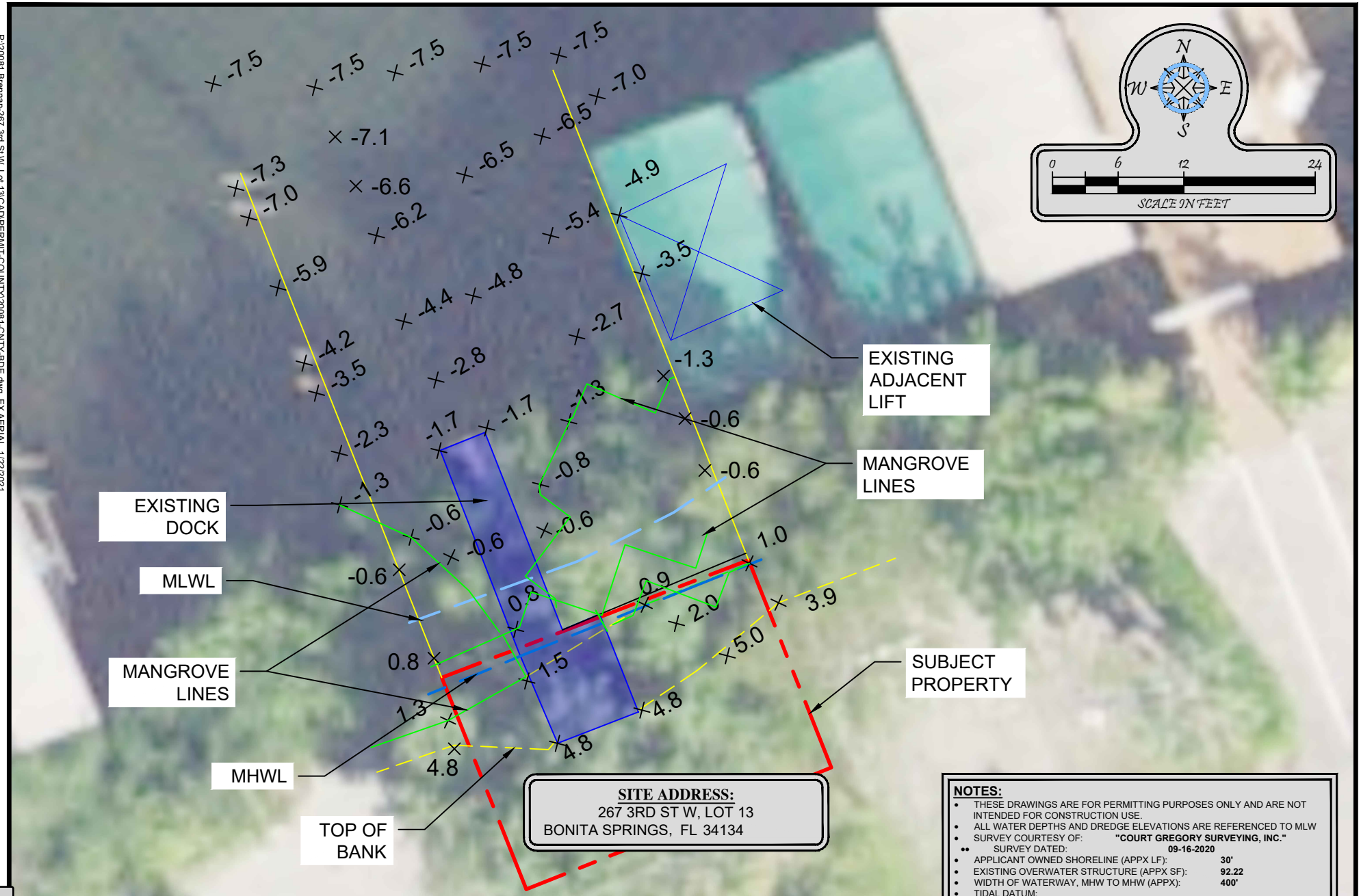
LOCATION MAP

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

E

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg EX AERIAL 1/22/2021



SITE ADDRESS:
267 3RD ST W, LOT 13
BONITA SPRINGS, FL 34134

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92.22**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tyne@thenaples.com Phone: (239) 643-8166 Fax: (239) 643-6632

BRENNAN DOCK

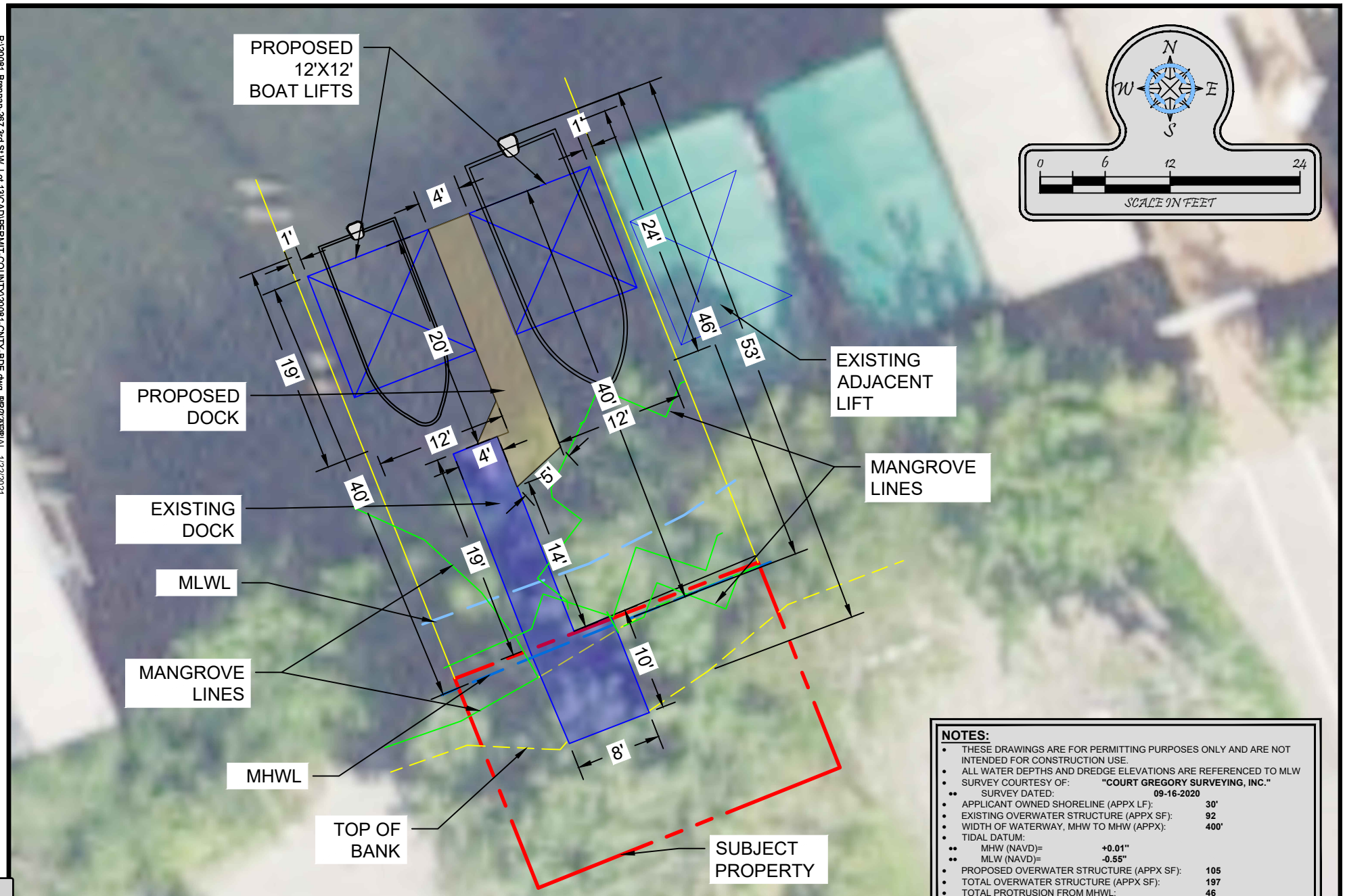
EXISTING CONDITIONS

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

E

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg 1/22/2021 8:20:27 AM



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tyne@thenaples.com Phone: (239) 643-8166 Fax: (239) 643-6632

BRENNAN DOCK

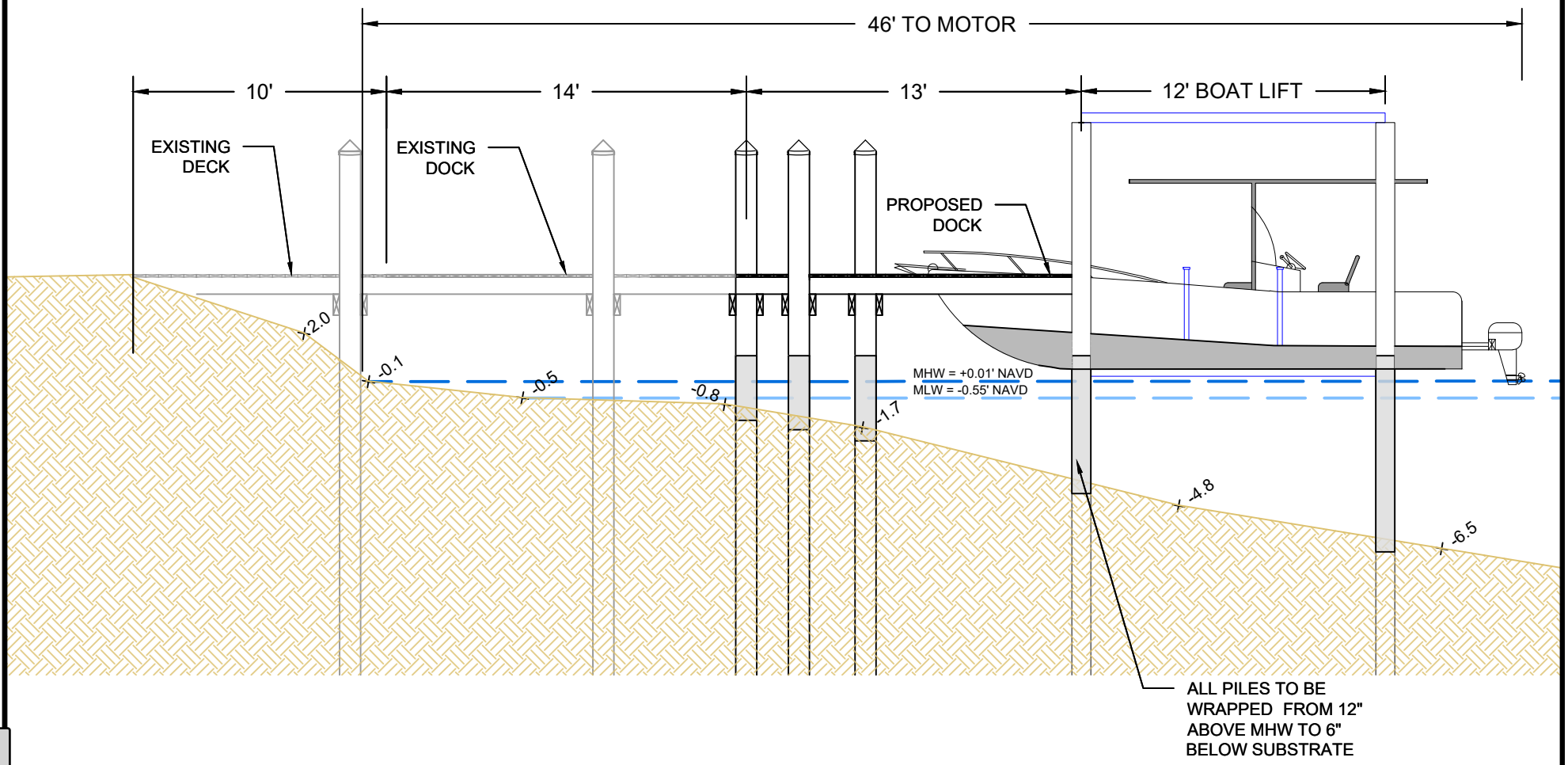
PROPOSED DOCK WITH DIMENSIONS

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

E

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg SECTION 1/22/2021



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com

BRENNAN DOCK

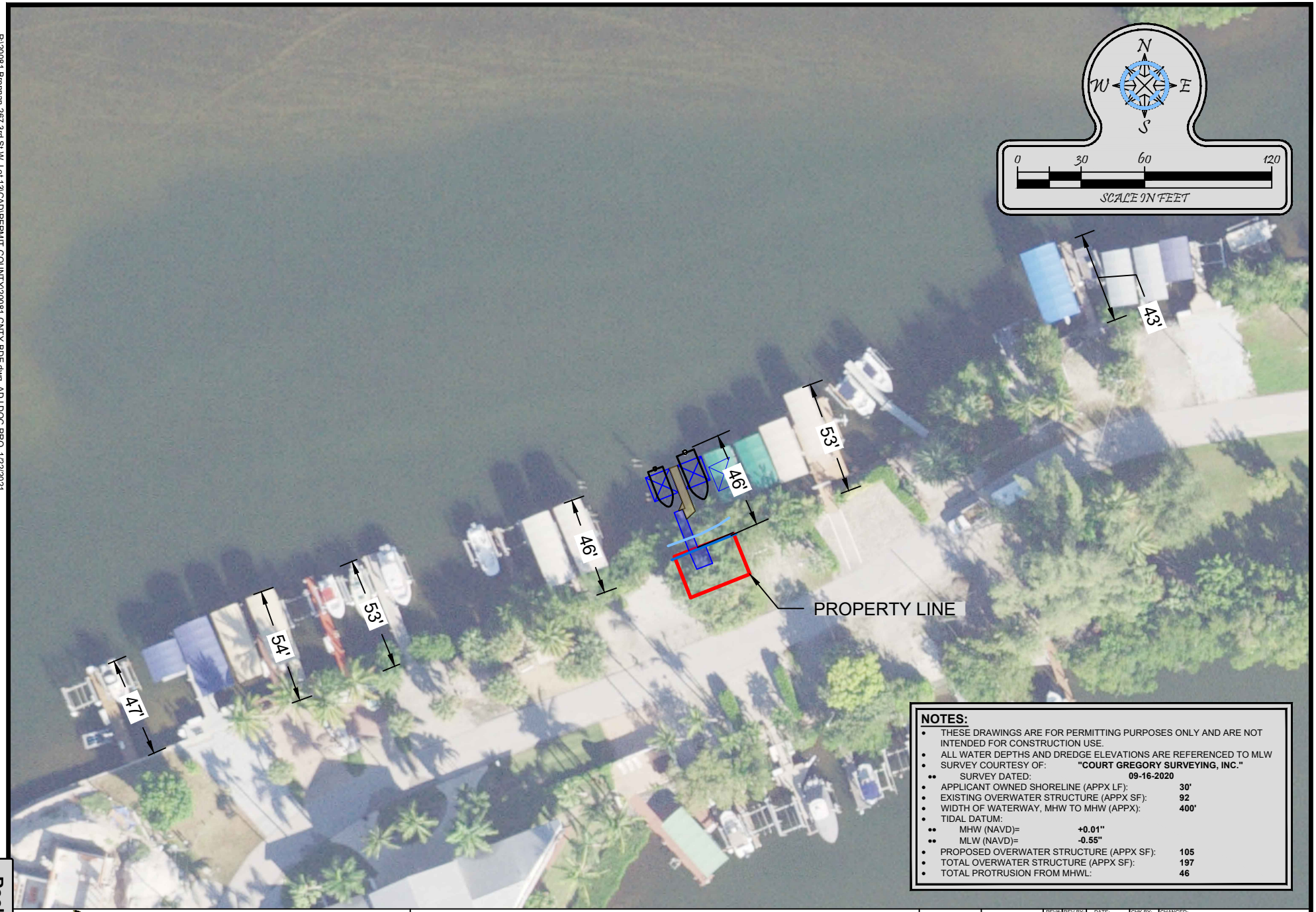
TYPICAL CROSS SECTION

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

E

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg ADJ DOC PRO 1/22/2021



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email:

BRENNAN DOCK

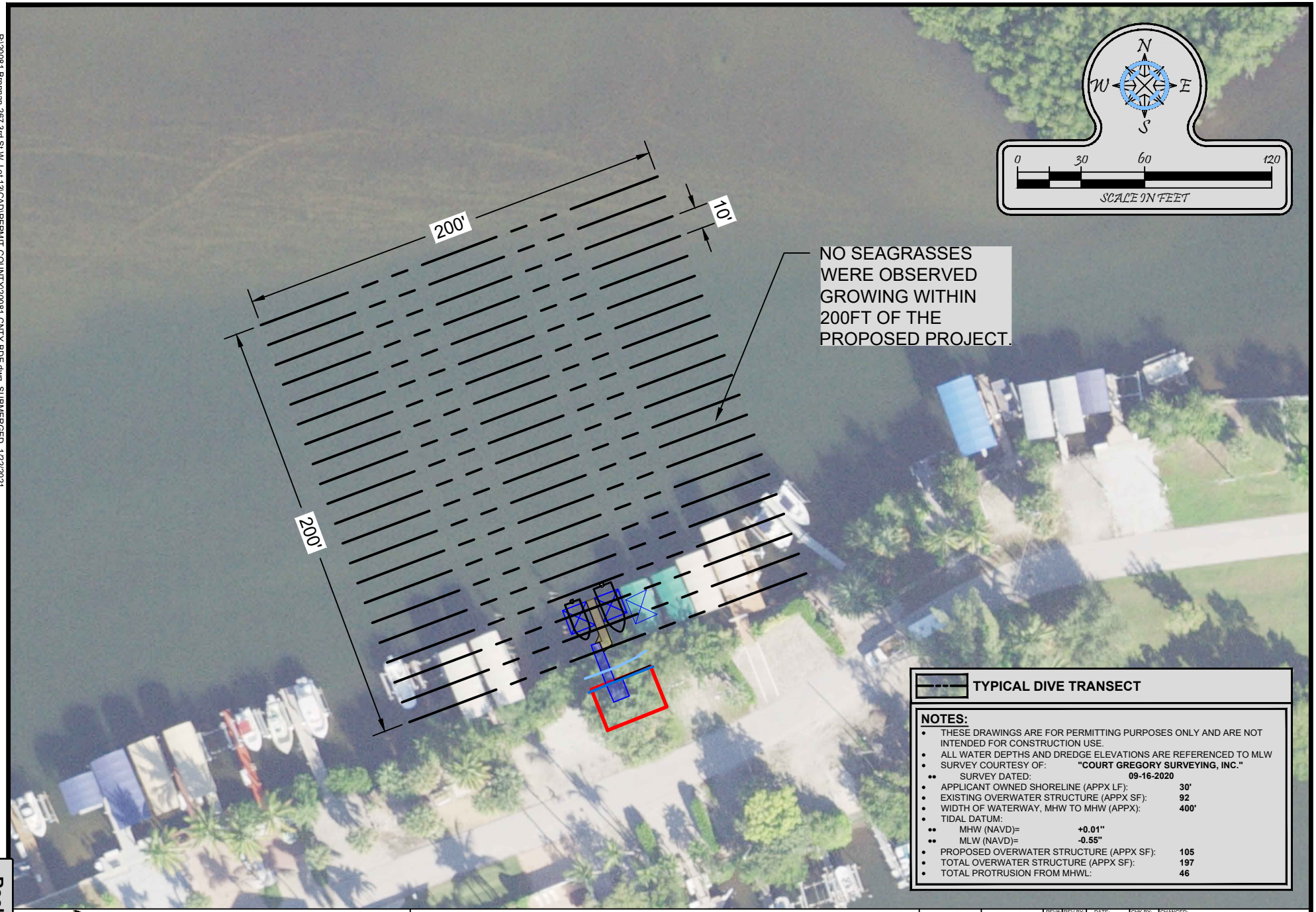
ADJACENT DOCK PROTRUSIONS

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

E

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg SUBMERGED 1/22/2021



TYPICAL DIVE TRANSECT

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01"**
  - MLW (NAVD)= **-0.55"**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email:

BRENNAN DOCK

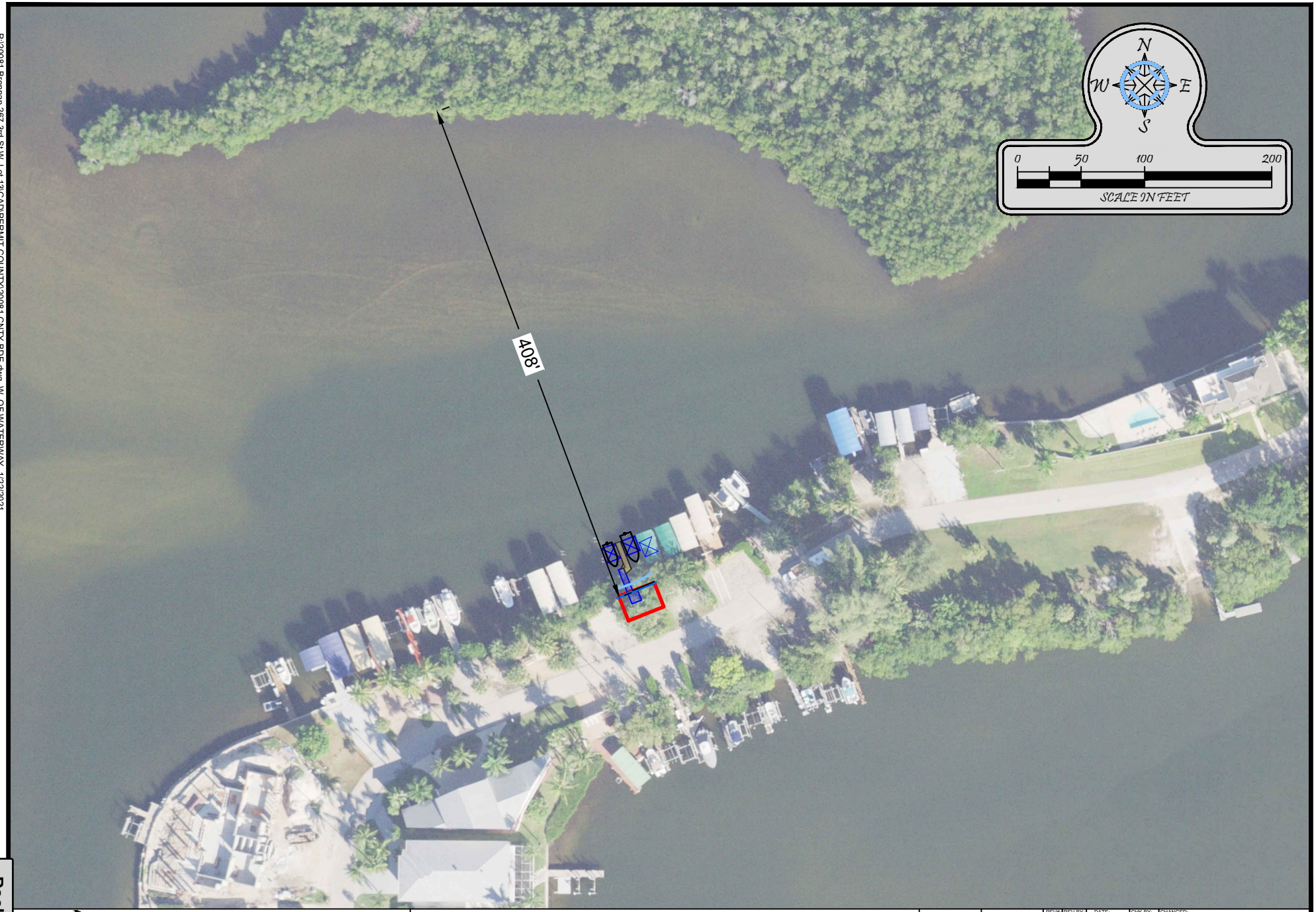
SUBMERGED RESOURCE SURVEY

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

E

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-BDE.dwg W. OF WATERWAY 1/22/2021



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanet.com Phone: (239) 643-9166 Fax: (239) 643-6632

BRENNAN DOCK

WIDTH OF WATERWAY

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	11-24-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

E

Notification of Variance
to Property Owners and Associations within 150 feet

Turrell, Hall & Associates, Inc.
3584 Exchange Ave. Suite B
Naples, FL 34104
Office: 239 643-0166

3.11.2021

Mailing Address
Naples, FL

Dear Property Owner:

Please be advised that the sender has made a formal application to Collier County for a variance, PL20200002152, from the requirements of the zoning regulations as they apply to the following described property:

LITTLE HICKORY SHORES UNIT 3 REPLAT BLK G LOT 13 OR 1954 PG 2174 in Section 5, Township 48 South, Range 25 East, Collier County, Florida
AKA: 267 3rd St West, Folio: 56001160003

It is our intent to ask the County to allow us to reduce the minimum side yard setback from the riparian line from 7.5 feet to 0 feet for a boat lift on the west side and from 7.5 feet to 0 feet for a boatlift on the east side to accommodate a boat dock. If you have any questions or concerns, please feel free to contact Jeff Rogers using the contact information listed below.

Regards,

Jeff Rogers
Project Manager
Turrell, Hall & Associates, Inc.
Jeff@thanaples.com

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition: PL20200002152 (VA) | Buffer: 150' | Date: 3/11/2021 | Site Location: 56001160003

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	SECTION	TOWNSHIP	RANGE	BLOCKBLDG	LOTUNIT	FOLIO	ADDRESSTYPE
267 3RD ST LLC	9142 BONITA BEACH RD				BONITA SPRINGS, FL 34135—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 17 OR 1168	PG 373		5	48	25	G	17	56001320005	U
A & H DOCK 9N LLC	28819 WINTHROP CIRCLE				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 9			5	48	25	G	9	56001000008	U
AJMVL MANAGEMENT LLC	555 17TH AVE S				NAPLES, FL 34102—7406	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 14			5	48	25	G	14	56001200002	U
ALLEN, MARK O	10602 WOODS CIR				BONITA SPRINGS, FL 34135—5133	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 12			5	48	25	G	12	56001120001	U
AUSTIN, NEAL & SHARI	345 WILLIAMS RD				LITTLETON, NH 03561—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 8 OR 997 PG	1103		5	48	25	H	8	56001880008	U
BAREFOOT EXPRESS LLC	103 INAGUA LN				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 6			5	48	25	H	6	56001800004	U
BLUM, DENNIS & LYNN	27660 HICKORY BLVD				BONITA SPRINGS, FL 34134—8413	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 9			5	48	25	H	9	56001920007	U
BONITA SHORES BOATING AREA INC	PO BOX 797				BONITA SPRINGS, FL 34133—797	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 2 OR 579 PG	454		5	48	25	H	2	56001640002	U
BOTTGER, PHILIP A & LINDA M	270 3RD ST				BONITA SPRINGS, FL 34134—7323	LITTLE HICKORY SHORES UNIT 3	REPLAT,BLK F, A PORT OF LOT 16	& LOT 11 BLK H DESC IN OR 2104	PG 1853 REF AS LOT B; & LOT 10	5	48	25	F	16	56000640003	U
BRENNAN FAMILY LIVING TRUST	66 3RD ST				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 13 OR 1954	PG 2174		5	48	25	G	13	56001160003	U
DOMZALL, ZBIGNIEW	28693 MONTECRISTO LOOP				BONITA SPRINGS, FL 34135—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 4			5	48	25	H	4	56001720003	U
DONALD TREW TRUST	26900 PALM ST				BONITA SPRINGS, FL 34135—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 5 OR 1667 PG	412		5	48	25	H	5	56001760005	U
DONALD TREW TRUST	26900 PALM ST				BONITA SPRINGS, FL 34135—5021	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 7			5	48	25	H	7	56001840006	U
EQUITY TRUST CO FBO W M MOODY	3656 MC COMB LN				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 8 OR 706 PG	1531-32		5	48	25	G	8	56000960000	U
GARARD, JEFF B & TINEKE	4114 OLDE MEADOWBROOK LN				BONITA SPRINGS, FL 34134—9112	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 15			5	48	25	G	15	56001240004	U
LITTLE HICKORY BAY CONDO ASSOC	4835 BONITA BEACH RD # A				BONITA SPRINGS, FL 34134—3977	5 48 25 THOSE LANDS LYING	SOUTH OF LITTLE HICKORY BAY	PHASE I WITH THIS PARCELS	NORTHLY BOUNDARY LINE BEING A	5	48	25	001		00140720004	U
LLOYD, KENT	3825 20TH AVE SE				NAPLES, FL 34117—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 3			5	48	25	H	3	56001680004	U
MCCROHAN, JOHN J	CHERYL A LEWANDOWSKI	133 3RD ST			BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 16			5	48	25	G	16	56001280006	U
MCKEE, MICHAEL E	28405 MANGO DR				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOTS 10 & 11			5	48	25	G	10	56001040000	U
REAMER, DAVID W	RONNA M GOWER	94 1ST STREET			BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 19			5	48	25	G	19	56001400006	U
V5 LLC	8025 VERA CRUZ WAY				NAPLES, FL 34109—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 18			5	48	25	G	18	56001360007	U
WALL, DOUGLAS & JANET	195 5TH ST				BONITA SPRINGS, FL 34134—7367	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 7			5	48	25	G	7	56000920008	U

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change.

Per attached letters and or property owner's list, which are hereby made a part of this Affidavit of Compliance.

Jeff Rog
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 22 day of March, 2021 by Jeff Rogers, who is personally known to me or who has produced _____ as identification.

Jordan Lee Rice
(Signature of Notary Public)

Jordan Lee Rice
Printed Name of Notary

(Notary Seal)

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

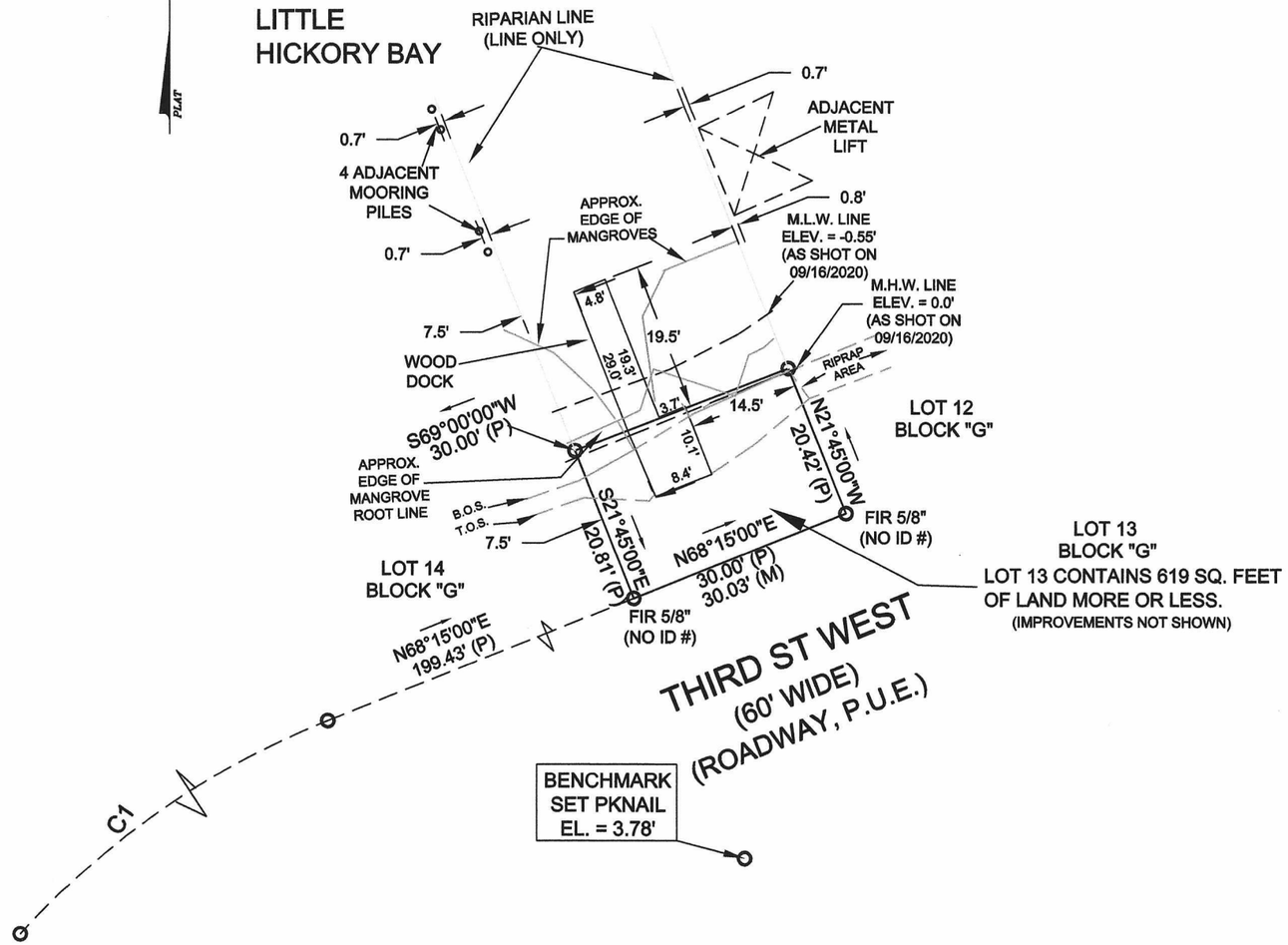
Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
W = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
S = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL, HALL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

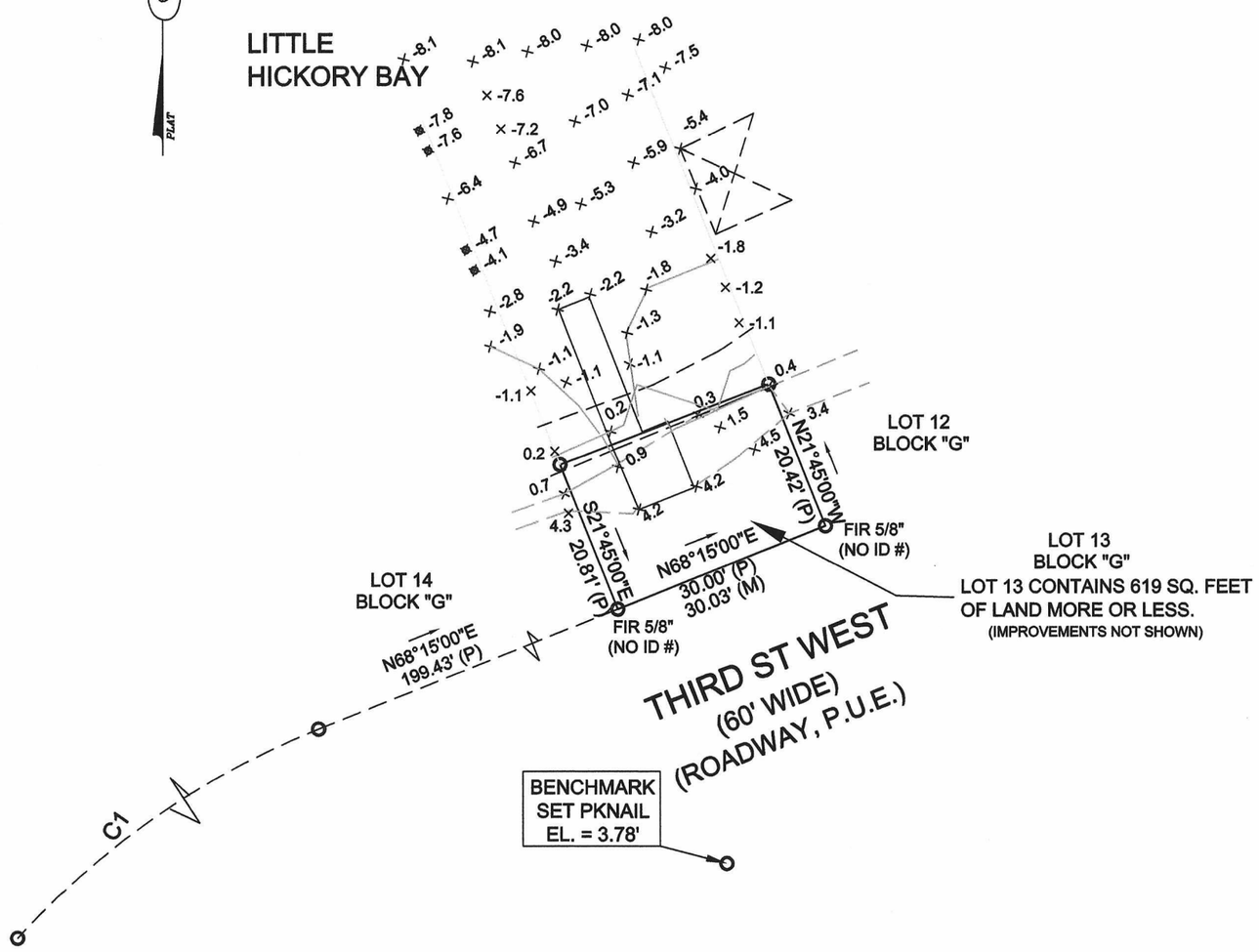
Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION NAVD 88 DATUM

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
EF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/16/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

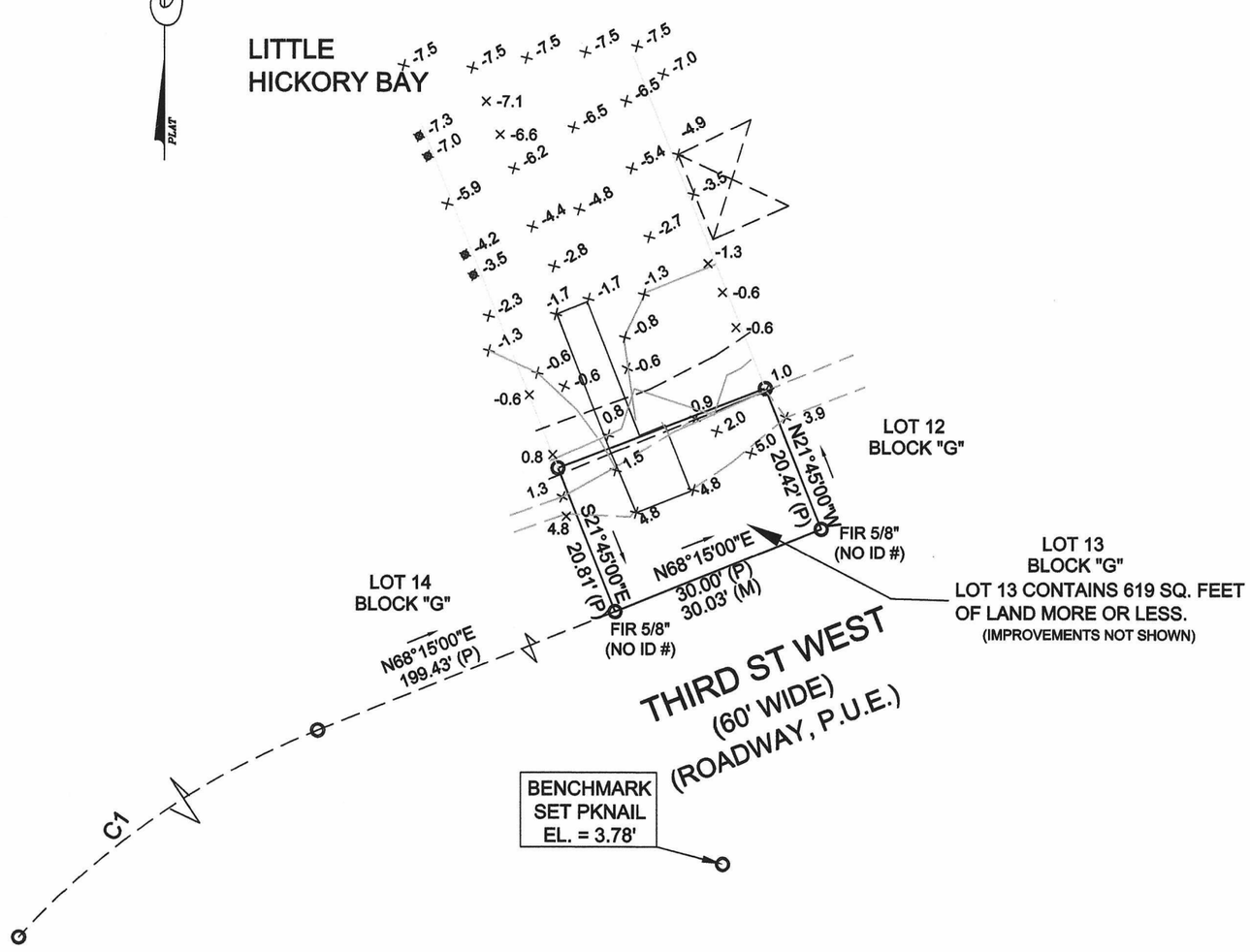
Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE
MEASURED FROM THE APPROXIMATE M.H.W. LINE
BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION BASED UPON MLW (-0.55')

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
EF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
MHW/MLW = APPROXIMATE MEAN HIGH/LOW WATER

MAP OF
SPECIFIC PURPOSE SURVEY
OF
REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES
OF
LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net

Date 09/18/2020
Job # VB1(BS0050M)

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

BREENAN DOCK
267 3RD STREET WEST, LOT #13
BONITA SPRINGS, FL 34134

SUBMERGED RESOURCE SURVEY

OCTOBER 14, 2020

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC
3584 EXCHANGE AVENUE, STE B
NAPLES, FL 34104

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

1.0 INTRODUCTION

The Brennan dock project is located at 267 3rd Street West, Lot #13 in Bonita Springs, FL and can be identified by Collier County as folio number 56001160003. The property is located on just south of Bonita Beach Road on a boat dock lot within Section 05, Township 48S, and Range 25E. The existing upland portion of the property is mostly vegetated vacant land with a natural mangrove shoreline with a small existing dock and access platform. The two neighboring properties both have some sort of existing docking facilities that accommodate two vessels each as allowed per the local zoning.

Turrell, Hall & Associates, Inc. was contracted to design and permit a dock expansion based off the existing structure and a part of that is to conduct a Submerged Resource Survey (SRS) which was completed on October 14, 2020. This survey provides planning and review assistance to both the owners and the agency reviewers, regarding the proposed project and location of the dock footprint.

The field visit for the completed SRS was conducted on 10.14.20 at 10:20A.M. High tide on this day took place at 11:51A.M. (2.6') with low tide occurring earlier that morning at 5: 56A.M (0.7'). With an incoming tide and moderate southeast winds and mostly sunny skies resulted in fair underwater visibility that ranged from 2-4 feet. Surface water conditions on this day were relatively calm which also helped to provide good environmental conditions for the survey. The water temperature was approximately 81˚F on the date of the survey.

2.0 OBJECTIVE

The objective of the SRS was to identify and locate any existing on-site submerged resources within 200-feet of the proposed project footprint. The survey provided onsite environmental information to help determine if the proposed project would impact any existing submerged resources and if so, would assist in reconfiguring the proposed dock footprint if possible, to avoid or minimize any impacts. The general scope of work performed at the site is summarized below.

- Turrell, Hall & Associates, Inc. personnel conducted a site visit and snorkeled within the proposed project footprint as well as expanded out 200-feet from the stie to document the location of any submerged resources.

- Turrell, Hall & Associates, Inc. personnel identified submerged resources at the site, estimated the % of coverage, and delineated the approximate limits of any resources observed.

- Turrell, Hall & Associates, Inc. personnel delineated the limits of any observed resources via handheld GPS (Garmin Model 72H).

3.0 METHODOLOGY

Turrell, Hall & Associates, Inc. biologist designed the methodology based on their prior review of the site location and surrounding waterway to make sure the survey covered the entire subject property shoreline as well as extended out from the proposed docking facility at least 200-feet. The components for this survey included:

- Review of past surveys completed along the same subject shoreline or within subject waterway
- Review of aerial photography of survey area
- Physically snorkel project area, GPS limits of any observed submerged resources, and determine approximate percent of coverage
- Document and photograph existing shoreline conditions and any findings

The surveyed aera was evaluated systematically by following the established transects which were spaced approximately 10-15 feet apart within the proposed project footprint and expanded 200-feet as required for the Collier County review criteria. The neighboring properties have existing dock and mooring piles which assisted in locating and maintaining transects and keeping them consistent throughout most of the survey area.

Two biologists from Turrell, Hall & Associates, Inc. surveyed the required area by wading in the shallow natural shoreline area and using snorkel equipment within the deeper areas. Any located submerged resources were photographed, the approximate percent of coverage was quantified, and their approximate location was delineated on an aerial photo and then confirmed via GPS (Garmin Model 72H). A half meter square quadrant, further broken into sections to make coverage estimates more measurable was used on site. Random placements of the quadrate would be completed within any observed seagrass beds. The findings are shown on attached exhibit.

4.0 RESULTS

The survey was completed on October 14, 2020 during the tail end of an incoming tide which resulted in good observation conditions for the entire surveyed area. Overall, the survey resulted in little findings within the riparian area of the subject property as well as extending out past the proposed dock footprint. The survey revealed a few oyster clusters along the mangrove root line, but no other natural marine resources are within the project footprint nor the entire surveyed area. The observed substrate observed

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

within the surveyed area was consistent other than along the subject shoreline where there was shell debris and scattered oyster clusters. The remaining area consisted of two classifications; silt/sand with shell debris and a silt/muck material which extended out into the deeper areas out past the proposed dock footprint.

Additionally, various algae were observed including filamentous algae and other macro algae which both were scattered throughout. Numerous marine species were also observed during the survey especially in and around the mangrove shoreline and other docking facilities. A list of these species has been prepared and is provided below in Table 1.

Table 1 – Observed Marine Species

Common Name	Scientific Name
Mangrove Snapper	*Lutjanus Griseus*
Sheepshead	*Archosargus Probatocephalus*
Striped Mullet	*Mugil Cephalus*
Snook	*Centrompus Undecimalis*
Stone Crab	*Menippe mercenaria*

5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best regarding protected marine resources. Barnacles, mud crabs, stone crabs, and oyster clusters some alive but mostly dead which could be seen along the mangrove fringe and root line as well as additional growth on the adjacent dock piles. No seagrasses were observed growing within the project footprint.

Based off our observations it is THA's opinion that no impacts to any submerged resources will occur as a result of the proposed dock expansion project.

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

6.0 PHOTOS

Existing Upland Dock Access

Existing view from adjacent property

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

Oyster growth on mangrove roots along property shoreline

Oysters along shoreline

Attachment: Attachment E - BDE HEX Package PL20200002151 (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20200002152 and PL20200002151

Regarding the above subject petition number(s), Nancy Brennan (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: NANCY E BRENNAN Date: 4/27/2021

Signature: Nancy E Brennan

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment F - Hybrid Meeting Waivers-Ed and Nancy Brennan (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20200002152 and PL20200002151

Regarding the above subject petition number(s), Ed Brennan (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: EDWARD BRENNAN Date: 4-27-21

Signature: Edward Brennan

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment F - Hybrid Meeting Waivers-Ed and Nancy Brennan (15697 : PL20200002151 BDE 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Item Summary: PETITION No. VA-PL20200002152 - Request for a variance from Land Development Code Section 5.03.06.E.6 to reduce the minimum side yard riparian setbacks from 7.5 feet to zero, to accommodate a boat dock facility with two slips, for the benefit of Lot 13, Block G, Replat of Unit No. 3 Little Hickory Shores subdivision, also known as 267 3rd Street West Lot 13, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. (Companion Petition PL20200002151) [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 05/13/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
04/26/2021 3:31 PM

Submitted by:
Title: Planner, Principal – Zoning
Name: Anita Jenkins
04/26/2021 3:31 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/27/2021 11:02 AM
Zoning	Diane Lynch	Review Item	Skipped	04/27/2021 10:16 AM
Zoning	Ray Bellows	Review Item	Completed	04/30/2021 4:31 PM
Zoning	Anita Jenkins	Zoning Director Review	Completed	05/03/2021 4:35 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/13/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: MAY 13, 2021

SUBJECT: VA-PL20200002152, 267 3RD STREET WEST LOT 13
COMPANION TO BDE-PL20200002151

PROPERTY OWNER/APPLICANT:

Brennan Family Living Trust
Edward and Nancy Brennan, Trustees
66 3rd Street West
Naples, FL 34104

AGENT:

Jeff Rogers
Turrell, Hall & Associates, Inc.
3584 Exchange Avenue
Naples, FL 34104

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application for variance from Land Development Code (LDC) Section 5.03.06.E.6 to reduce the minimum side yard riparian setbacks from 7.5 feet to zero, to accommodate a new boat dock facility with two slips, each with a boat lift, subject to the approval of a companion Boat Dock Extension petition (BDE-PL20200002151), for the benefit of the subject property.

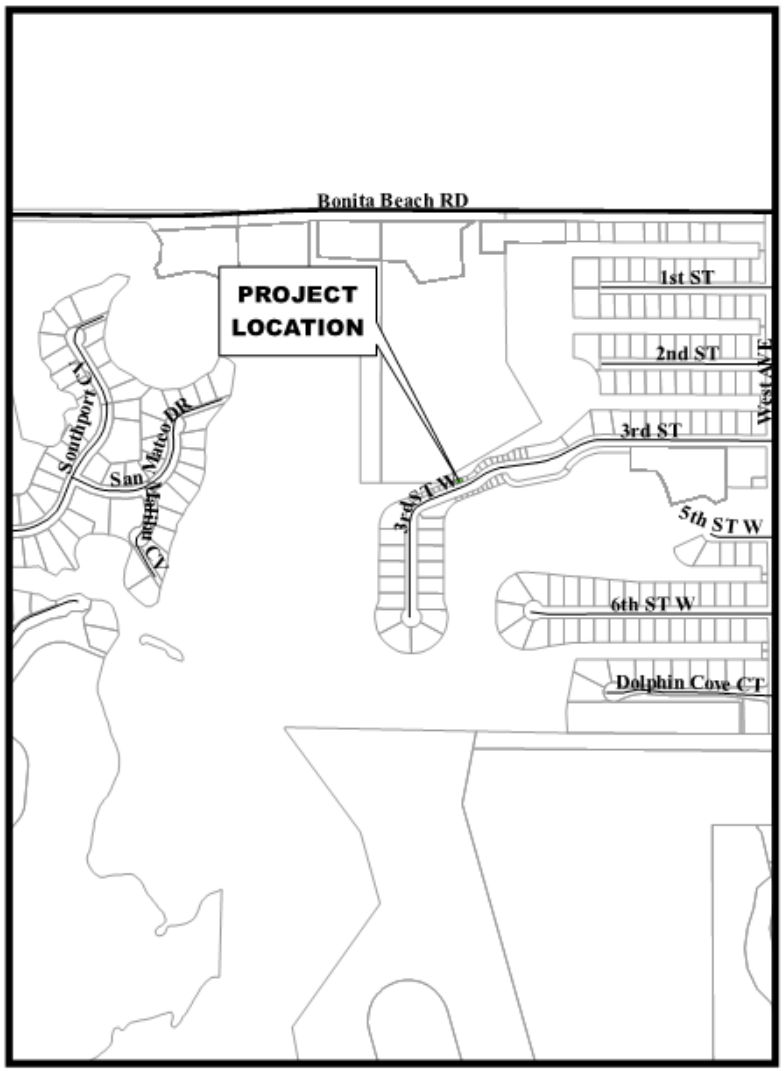
GEOGRAPHIC LOCATION:

The subject property is described as Lot 13, Block G, Replat of Unit No. 3 Little Hickory Shores subdivision, in Section 5, Township 48 South, Range 25 East, Collier County, Florida and is located at 267 3rd Street West Lot 13 in Bonita Springs. *(See location map on the following page)*

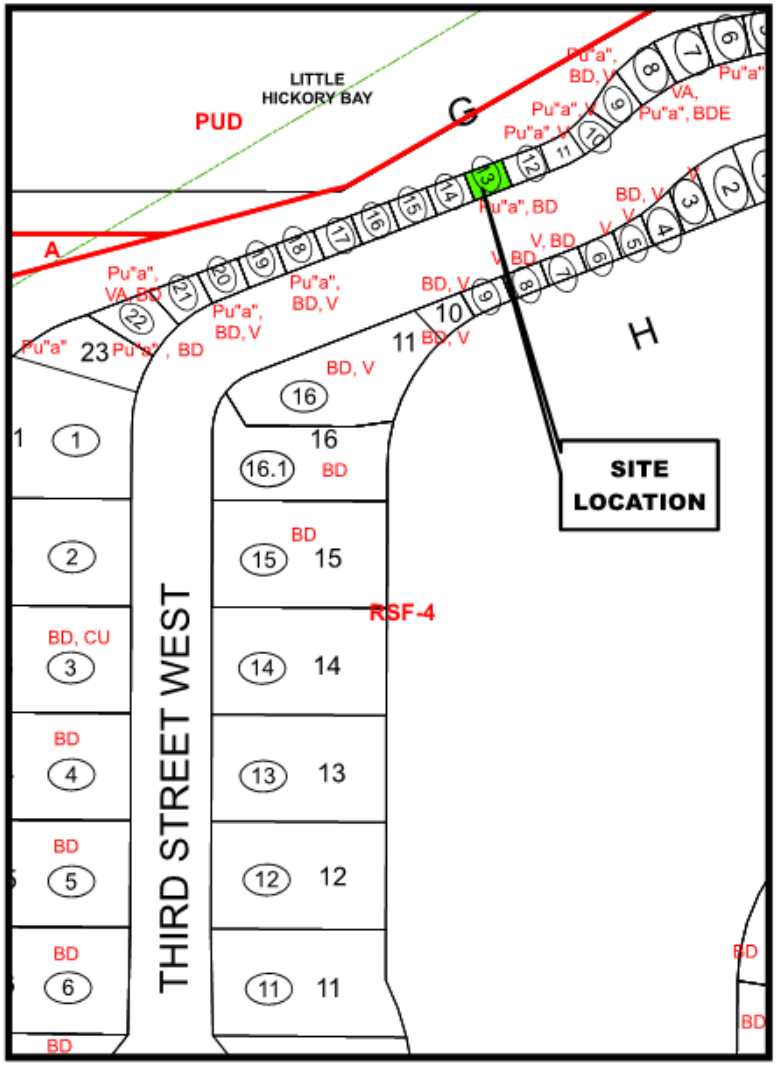
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is a 0.01-acre parcel, located within a Residential Single Family-4 (RSF-4) zoning district, commonly referred to as a "boat dock lot." The parcel is too small to accommodate the minimum square-foot requirement for a building (single-family dwelling) and the setback requirements of the zoning district as was acknowledged by the Board of County Commissioners
(continued on page 3)

Attachment: Staff Report VA-PL20200002152 050321 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)



Location Map



Zoning Map

Petition Number: PL20200002152

Attachment: Staff Report VA-PL20200002152 050321 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

(Purpose/Description of Project, continued from page 1)

when they approved a Provisional Use permitting docks without a principal use on property described as: "Lots 1 through 23, Block G, Little Hickory Shores, Unit #3, as recorded in Plat Book 6, Page 2, Official Records of Collier County, Florida." See Resolution No. 87-260, related to Petition No. PU-87-17C, attached. With respect to the required side yard/riparian setbacks, staff notes that Resolution No. 2000-51, relating to Petition No. V-99-26, was approved to allow many said "boat dock lots" to enjoy a zero-foot setback. Said resolution allows for a zero foot setback for 11 of the 23 previously described boat dock lots in addition to 8 of 11 "boat dock lots" located across 3rd Street West in Block H of the same subdivision or 19 of 34, the majority of "boat dock lots within this subdivision. By appearances the petitioner of the subject Variance request could have joined the prior zoning action had they owned the property at the time, Said Variance was approved by the Board of Zoning Appeals on February 8, 2000, with the following conditions:

1. These docks are private in nature and shall not be used for rental purposes; and
2. These docks shall not be used for any commercial purposes including the mooring of commercial boats.

Since the adoption of Resolution 2000-51 three additional variances have been approved within Block G to reduce the side yard/riparian setbacks to zero or near zero, each with similar conditions; said properties are identified as Lots 3, 8 and 21. Staff notes that both of the lots adjoining the subject property were granted a zero setback as part of the said Resolution, although Lot 14 remains unimproved.

The petitioner desires to construct a new dock facility comprising a single dock with two boat slips, each with a boat lift which is the subject of a companion Boat Dock Extension, BDE-PL20200002151. Said BDE addresses the dock facility itself and maximum protrusion into the waterway. The requested variance is to reduce the required side yard/riparian setbacks from 7.5 feet to zero which, as per the aforementioned variance (V-99-26), is consistent with the other boat dock lots in this area.

-- Remainder of page left blank –

Attachment: Staff Report VA-PL20200002152 050321 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

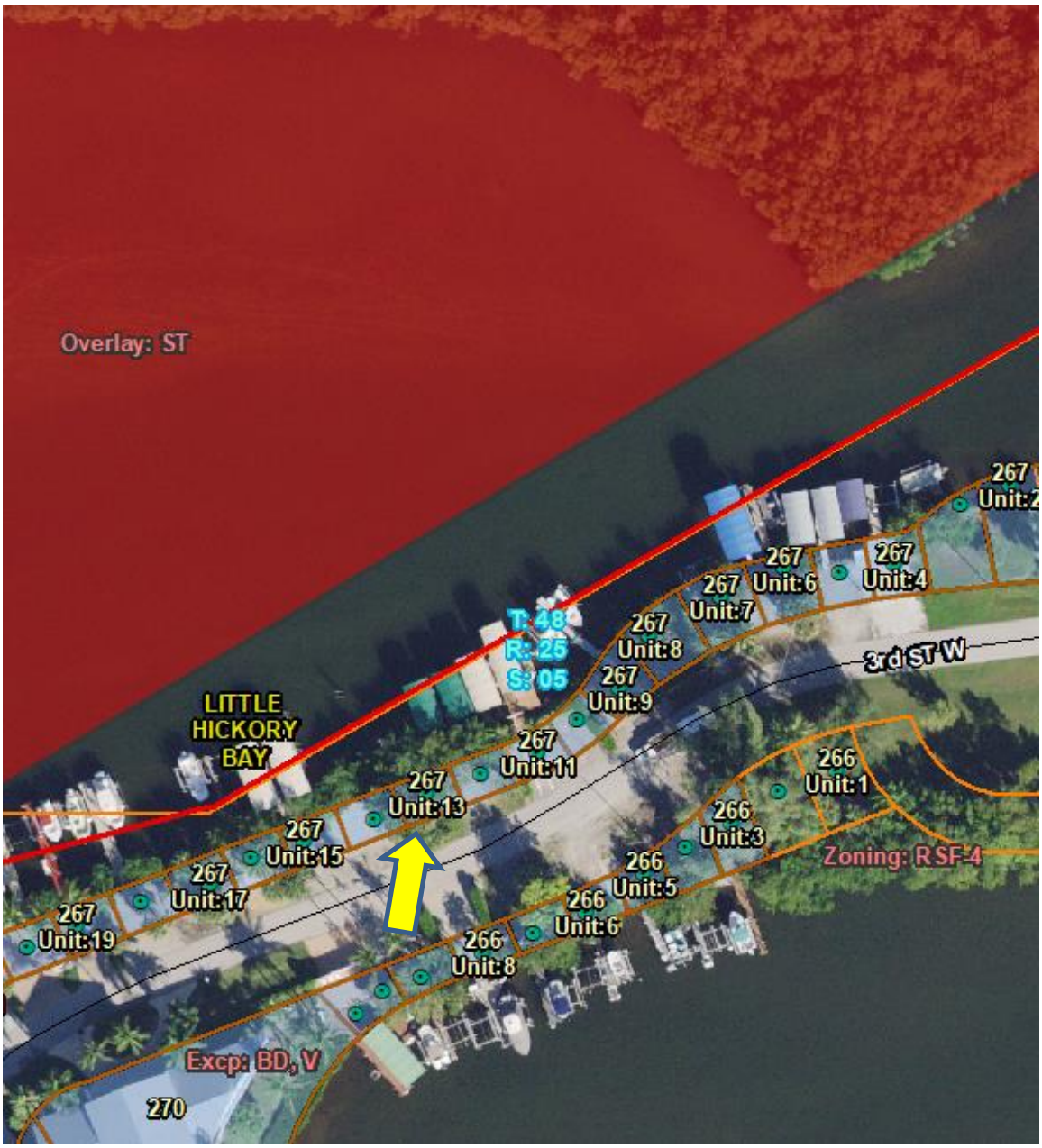
SURROUNDING LAND USE & ZONING:

North: Little Hickory Bay then a preserve for Little Hickory Bay Condominium located within the Little Hickory Bay PUD

South: 3rd Street West (Right-of-Way) then an unimproved boat dock lot (RSF-4)

East: Boat dock (RSF-4)

West: Boat dock (RSF-4)



Collier County GIS

Attachment: Staff Report VA-PL20200002152 050321 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is in the Urban Mixed Use District, Urban Residential Subdistrict, and is seaward of the Coastal High Hazard Area Boundary, 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 subject property is legal nonconforming with respect to required lot area and width and is not capable of supporting any listed permitted use within the RSF-4 zoning area in which it is located. Given these circumstances, the subject property is one of 23 for which a Provisional Use (now known as a Conditional Use) was granted in 1987 to allow such properties to be used for "non-commercial boat launching facilities." Additionally, there is a limited amount of shoreline which results in a narrow riparian area further constricted by neighboring dock facilities that limit the direction and orientation of any dock facility at this location. Most, if not all, of the docking facilities along the subject shoreline have or will require a BDE and Variance in order to be Code compliant.

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's natural shoreline and length of shoreline requires additional protrusion due to the narrow riparian lines which results in docks along this shoreline to require a variance from riparian setbacks to comply with current regulations. The proposed dock facility will be consistent with other boat dock lots in the area which were previously granted a variance (Resolution 00-51).

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

Yes. The denial of this request would prevent any use of the applicant's shoreline for the purpose of mooring and storing two vessels which is allowed by right within the RSF-4 zoning district.

Attachment: Staff Report VA-PL20200002152 050321 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

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 and welfare?

Yes. The proposed docking facility has been reduced to the minimum size allowable while still providing safe access. Said dock has been designed to have a 1-foot riparian setback however the request is for zero to allow for minimal flexibility at the time of construction.

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?

No. The approval of this variance will make this lot more consistent with the other boat dock lots in the area.

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

Yes. The proposed dock will not affect the functionality of surrounding docks and will allow the use of this property to be consistent with others along the same shoreline.

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.?

Yes. The variance will allow the construction of a private docking facility that will increase the recreational value of the property and allow for the continued existence of the natural mangrove shoreline.

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 Growth Management Plan.

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:

This petition is a companion item to a petition for variance, BDE-PL20200002151.

STAFF RECOMMENDATION:

Attachment: Staff Report VA-PL20200002152 050321 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

Staff recommends that the Collier County Hearing Examiner approve Petition VA-PL20200002152 to reduce the minimum side yard/riparian setback from 7.5 feet to zero, as depicted within the dock plans contained within Attachment A, Sheet 03 of 04 – Proposed Dock with ?Setbacks, and with the following conditions of approval that were stipulated within Resolution No. 2000-51:

1. This dock is private in nature and shall not be used for rental purposes; and
2. This dock shall not be used for any commercial purposes including the mooring of commercial boats.

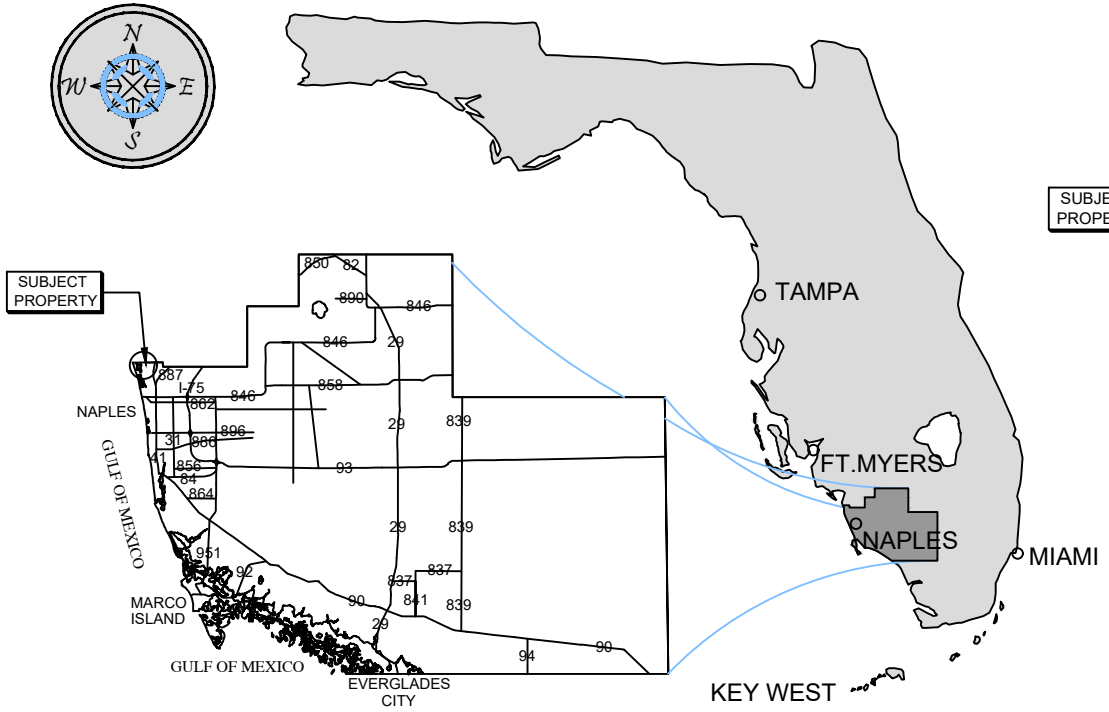
Attachments:

A. Proposed Dock Plans
B. Site Survey
C. Sign Posting
D. Resolution 87-260
E. Resolution 2000-51
F. Applicant's Backup - Application and supporting documents
G. Hybrid Meeting Waiver

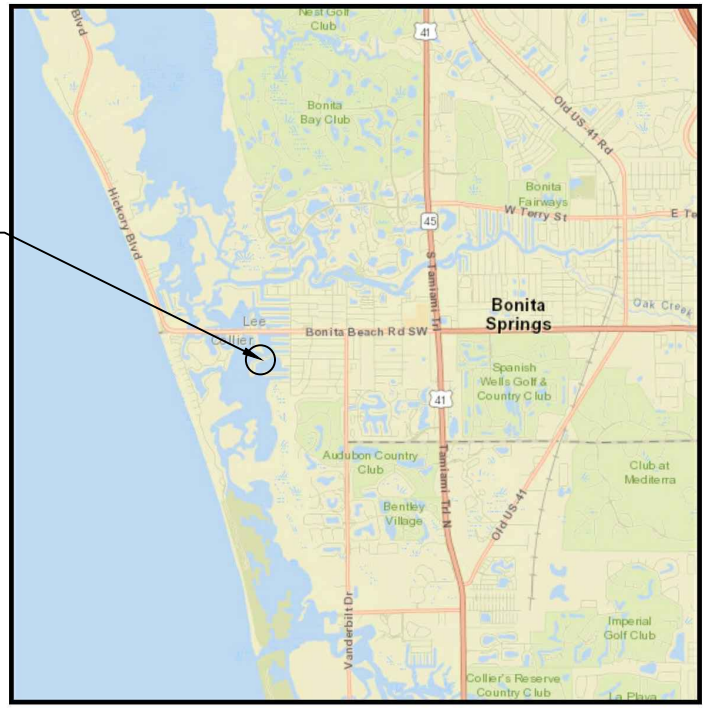
Attachment: Staff Report VA-PL20200002152 050321 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-SETBACK.dwg LOCATION 1/22/2021

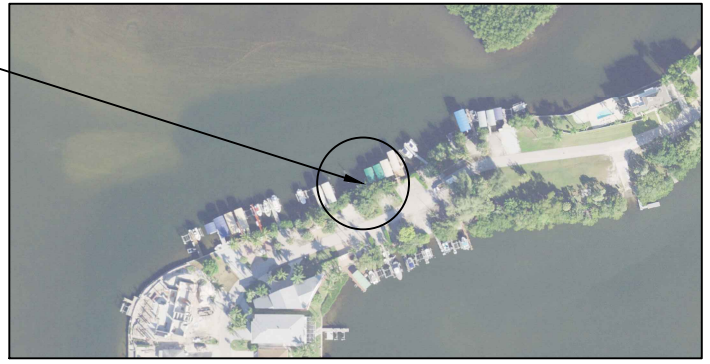
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 267 3RD ST W. LOT 13
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326766
<> LONGITUDE: W -81.831935

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN - 267 3RD ST W. LOT 13

LOCATION MAP

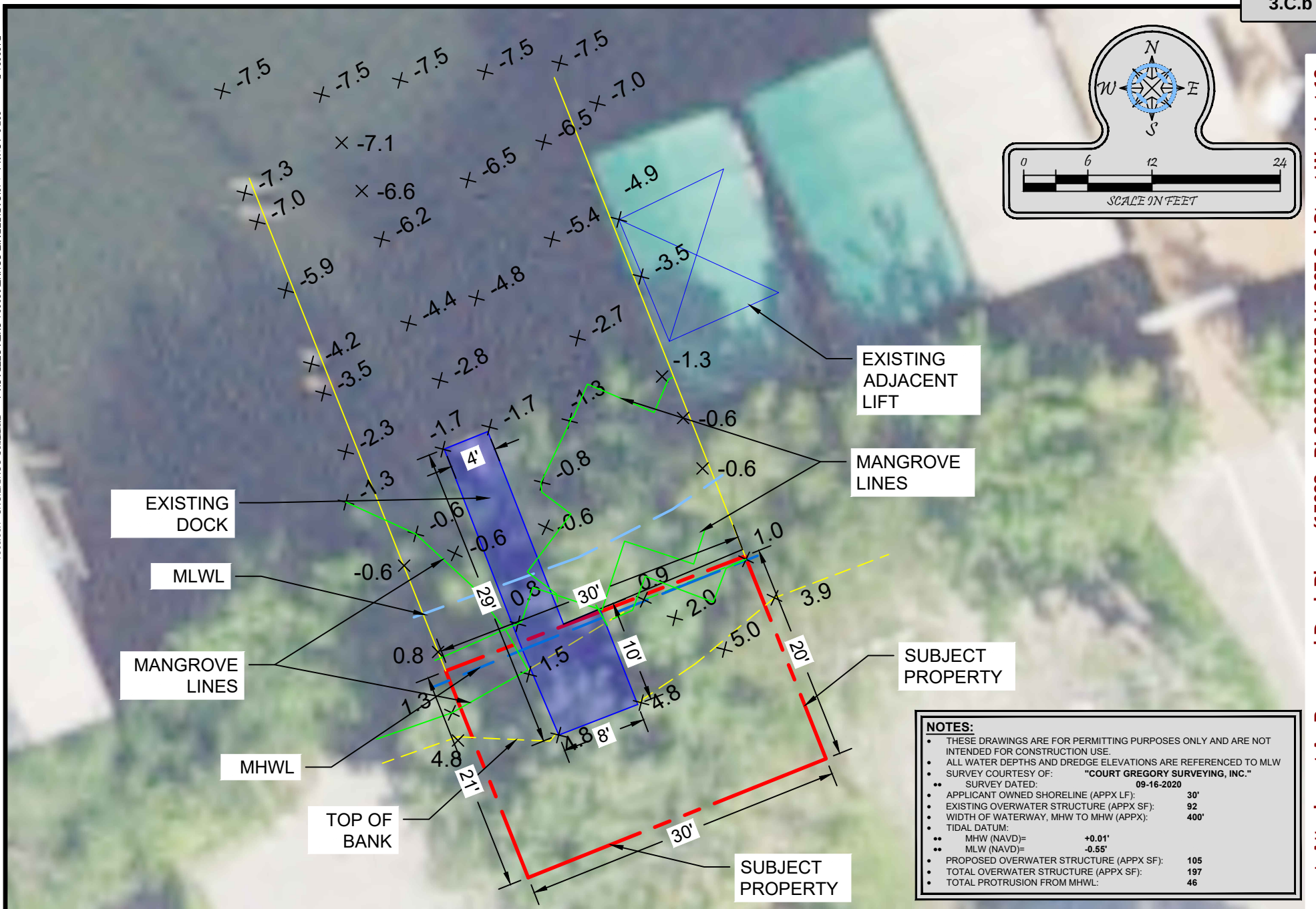
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	01 OF 04	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (15698 : PL20200002152 VA 267 3rd Street West Lot 13

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-SETBACK.dwg 1/22/2021 8:27:37 AM EXISTING CONDITIONS 1/22/2021



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN - 267 3RD ST W. LOT 13

EXISTING CONDITIONS

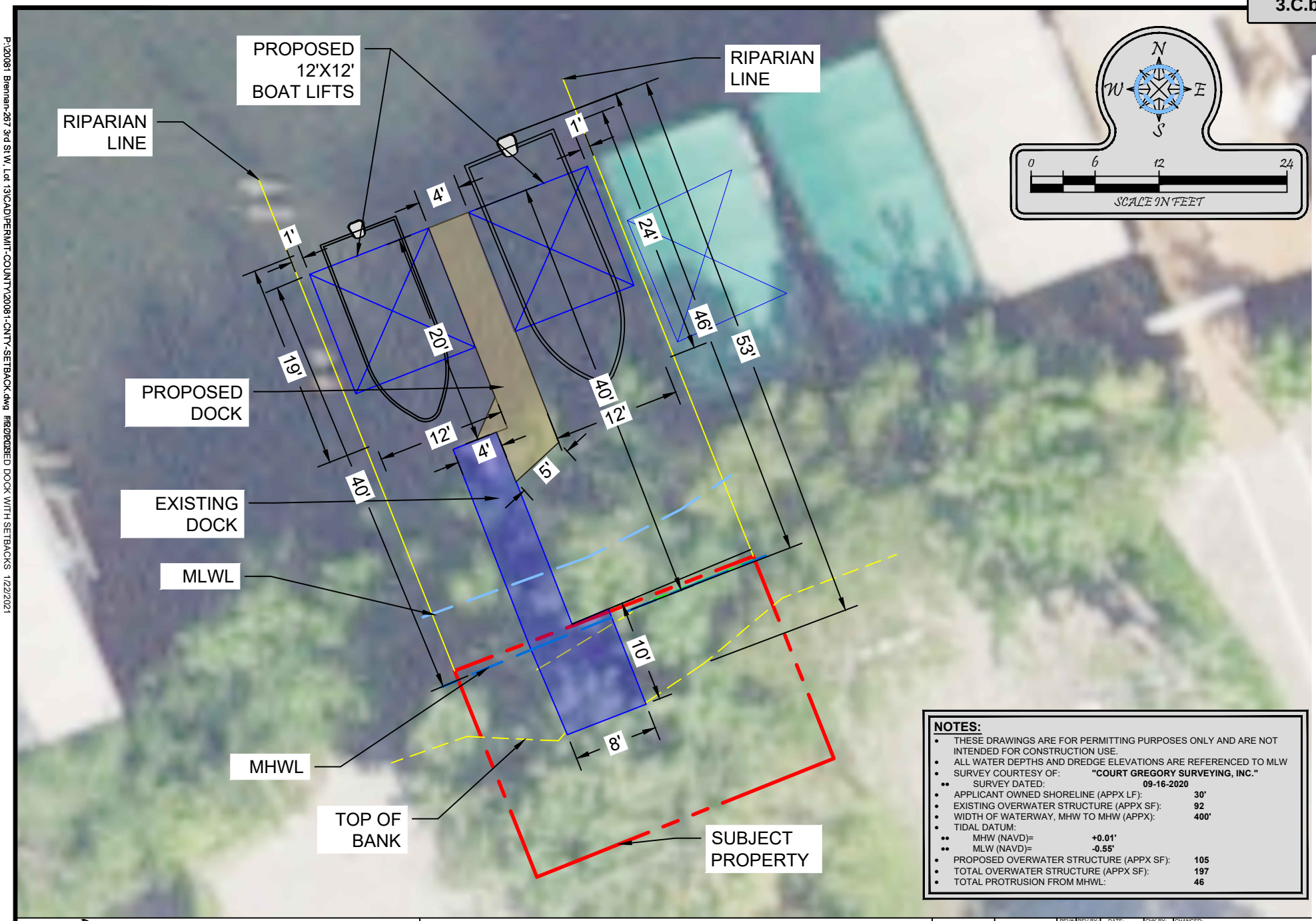
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	02 OF 04	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (15698 : PL20200002152 VA 267 3rd Street West Lot 13

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-SETBACK.dwg 1/22/2021 PROPOSED DOCK WITH SETBACKS 1/22/2021



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN - 267 3RD ST W. LOT 13

PROPOSED DOCK WITH SETBACKS

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	03 OF 04	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (15698 : PL20200002152 VA 267 3rd Street West Lot 13

Attachment: Attachment A - Proposed Dock Plans (15698 : PL20200002152 VA 267 3rd Street West Lot 13

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-SETBACK.dwg ST OVERLAY 1/22/2021

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

BRENNAN - 267 3RD ST W. LOT 13

ST OVERLAY

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	04 OF 04	5.	-	-	-	-

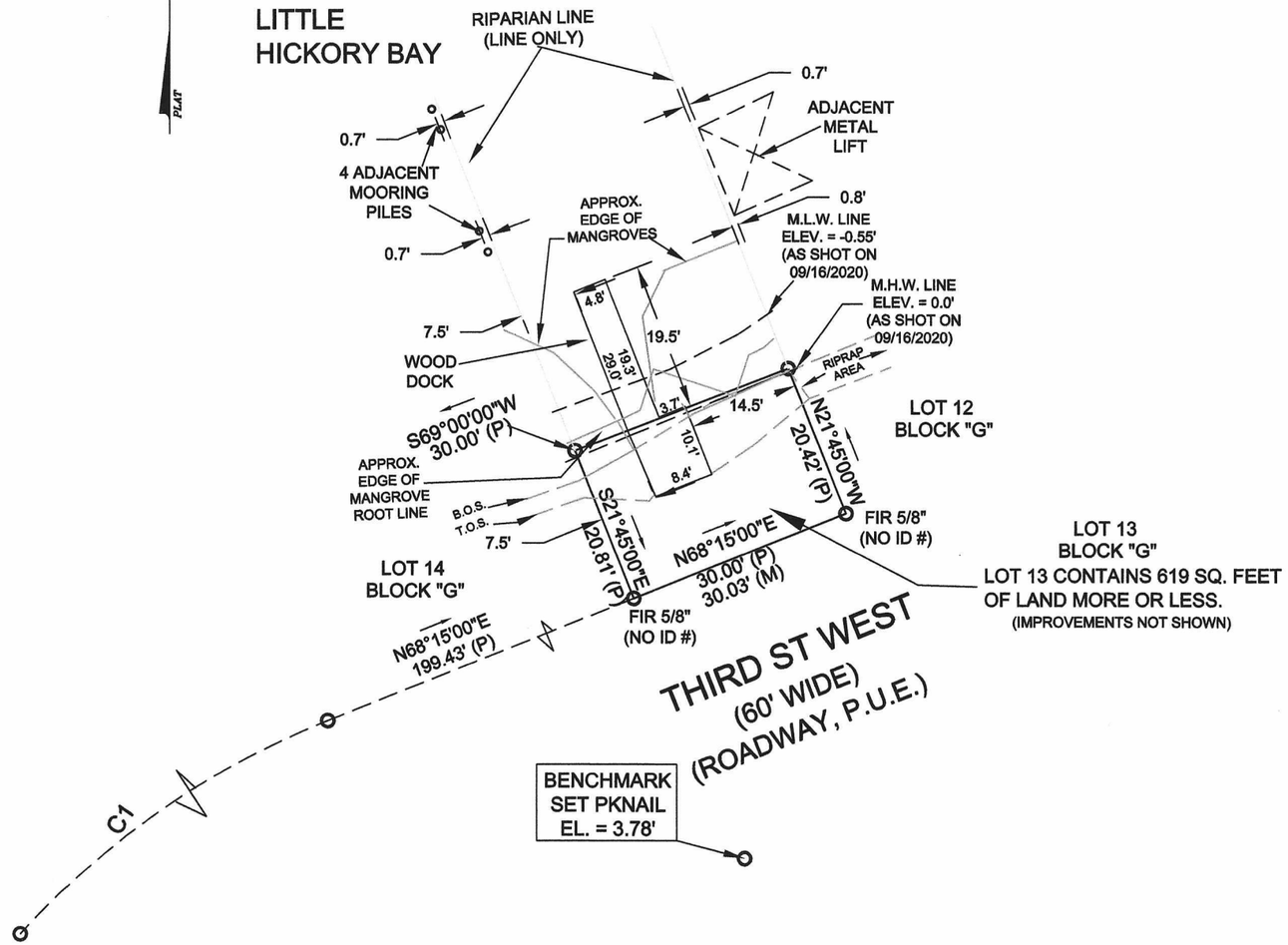
SECTION- 05 TOWNSHIP- 48S

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL, HALL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.16 08:00:49 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

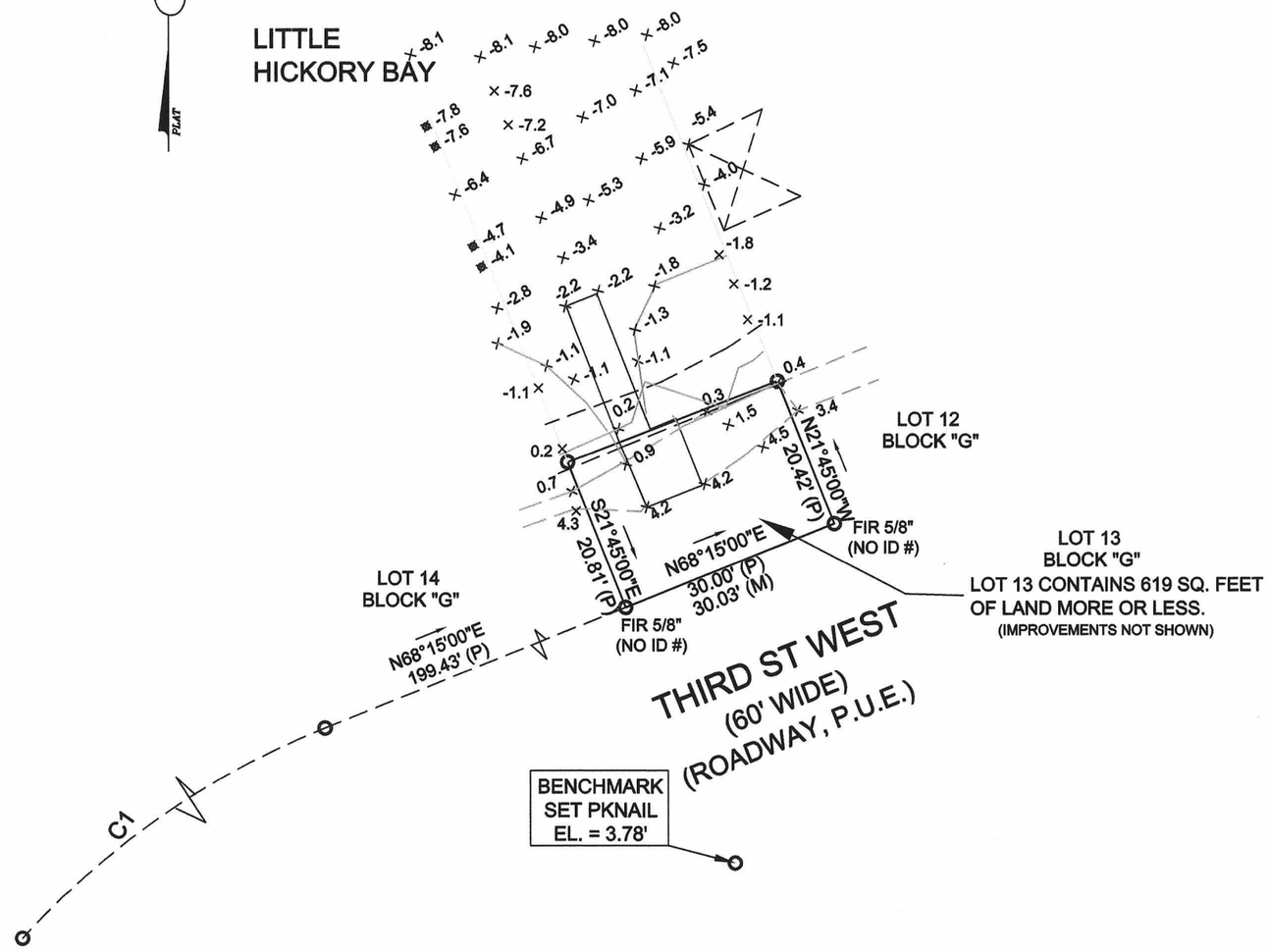
Attachment: Attachment B - Site Survey (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION NAVD 88 DATUM

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY
OF
REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES
OF
LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Court H. Gregory
Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.16 08:00:26 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/16/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

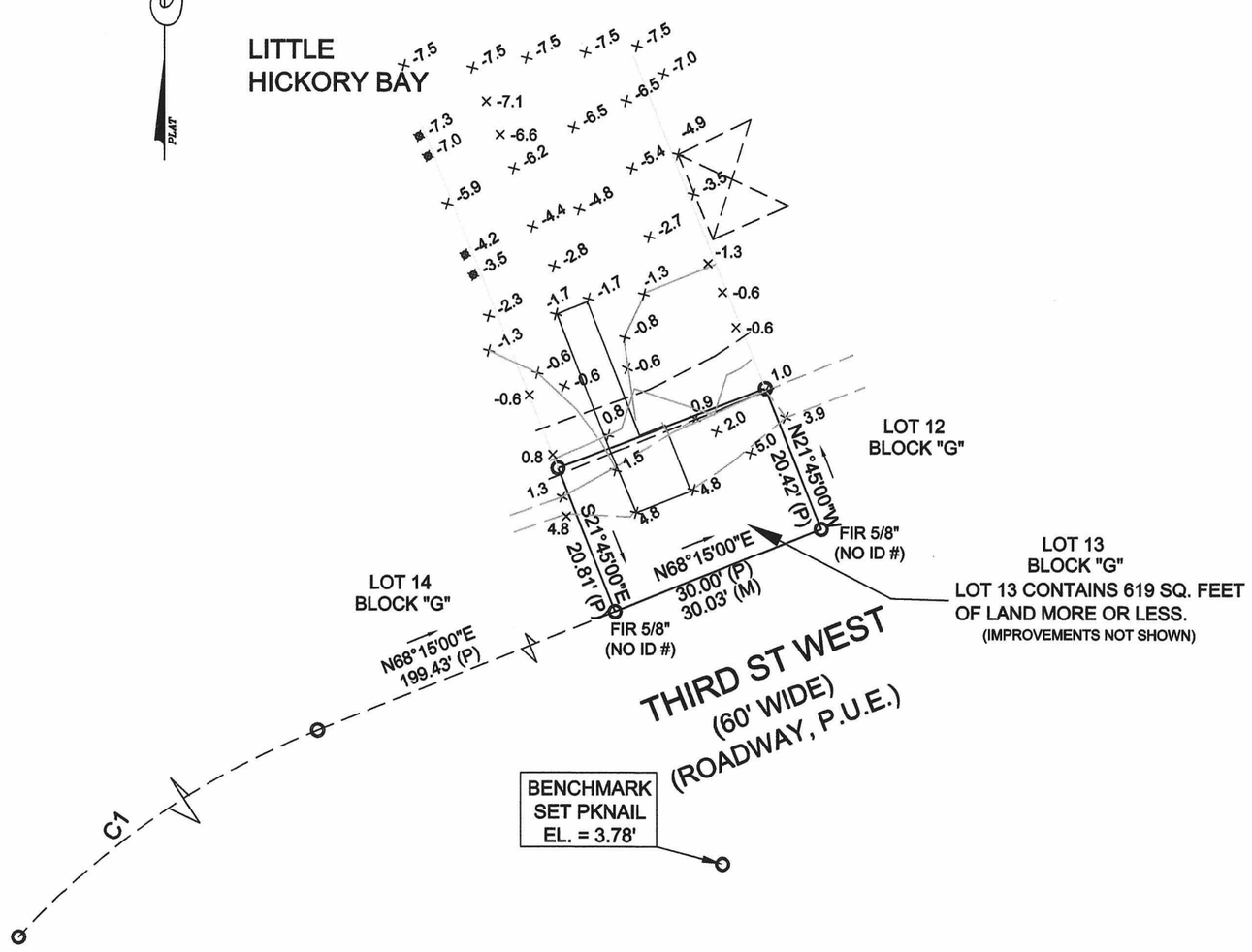
Attachment: Attachment B - Site Survey (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE
MEASURED FROM THE APPROXIMATE M.H.W. LINE
BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION BASED UPON MLW (-0.55')

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
EF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
MHW/MLW = APPROXIMATE MEAN HIGH/LOW WATER

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.12.16 07:59:30 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net

Date 09/18/2020
Job # VB1(BS0050M)

Attachment: Attachment B - Site Survey (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

KellyJohn

From: KellyJohn
Sent: Tuesday, April 27, 2021 4:11 PM
To: KellyJohn
Subject: BDE-PL20200002151 and VA-PL20200002152 - Public Hearing Sign Posting at 267 3rs Street W Lot 13
Attachments: 0A88CD51-1D40-423D-8986-B5F26A920335.jpeg; EE9D3E8F-8CDD-40C8-9AA3-0646BD1AB131.jpeg; F4B2FE43-AC7B-49F6-BBEC-D27EF403DED4.jpeg

Good afternoon,

A Public Hearing sign was posted by me for both of the subject petitions, to be heard as companion items, to the front of 267 3rd Street West – Lot 13 at approximately 2:00 P.M. this date.

Respectfully,
John Kelly
Senior Planner

Zoning Division – Zoning Services Section
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.5719 Fax: 239.252.6363

NOTE: Email Address Has Changed
Email: John.Kelly@colliercountyfl.gov

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

Collier County
Growth Management Department

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.

Attachment: Attachment C - Sign Posting (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

Attachment: Attachment C - Sign Posting (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

OCTOBER 27, 1987

Item #7B1

RESOLUTION 87-260, PETITION PU-87-17C, COMMUNITY DEVELOPMENT DIVISION REQUESTING PROVISIONAL USE "A" OF THE RSF-4 DISTRICT FOR NON-COMMERCIAL BOAT LAUNCHING FACILITIES - ADOPTED

Planner Weeks stated the property is located approximately 1/4 mile south of Bonita Beach Road, and 3/4 mile west of Vanderbilt Drive in the Little Hickory Shores Subdivision. He stated that the Board directed staff to initiate a Provisional Use for this property because of the small lot size which cannot be used for a principal structure. He said it appears that these lots were intended for boat dock lots, however, that is not indicated on the plat.

Mr. Weeks stated the CCPC has reviewed this petition and forwarded it with a recommendation of approval. He said correspondence on this petition was received, with six letters in favor and one in opposition. He noted the letter of opposition was due to misinformation and after clarification by Staff, the objection was verbally withdrawn. He said Staff recommends approval.

In response to Chairman Hasse, Planning/Zoning Director McKim stated the docks are for private use only, however, renting of boat docks is a problem throughout the County. She explained that Staff only becomes aware of this type of violation if there is a complaint.

Commissioner Pistor moved, seconded by Commissioner Goodnight and carried unanimously, that Resolution 87-260, Petition PU-87-17C, for non-commercial boat launching facilities for property located approximately 1/4 mile south of Bonita Beach Road and 3/4 mile west of Vanderbilt Drive, be adopted.

Attachment: Attachment D - Resolution 1987-260 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

RESOLUTION 87- 260

OCT 27 1987

RELATING TO PETITION NO. PU-87-17C FOR PROVISIONAL USE OF PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 67-1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, The County pursuant thereto has adopted a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of provisional uses; and

WHEREAS, the Collier County Planning Commission, being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of Provisional Use "a" in a RSF-4 zone for the property hereinafter described, and has found as a matter of fact (Exhibit "A") that satisfactory provision and arrangement has been made concerning all applicable matters required by said regulations and in accordance with Section 13 - 1d of the Zoning Regulations for the Collier County Planning Commission; and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE BE IT RESOLVED, BY THE BOARD OF ZONING APPEALS of Collier County, Florida that the petition of Community Development Division, representing the Board of County Commissioners, with respect to the property hereinafter described as:

Lots 1 through 23, Block "G", Little Hickory Shores, Unit #3, as recorded in Plat Book 6, Page 2, Official Records of Collier County

Attachment: Attachment D - Resolution 1987-260 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

be and the same is hereby approved for Provisional Use "a" of the RSF-4 zoning district for Non-Commercial Boat Launching Facilities, subject to the following conditions:

a. At time of obtaining a dock permit, a right-of-way permit shall be obtained and the owner shall provide access improvements to prevent damage to the roadway and roadway drainage improvements.

b. All boat docks erected on the subject lots must comply with Section 8.46 of the Zoning Ordinance (82-2).

BE IT FURTHER RESOLVED that this resolution be recorded in the minutes of this Board.

Commissioner Pistor offered the foregoing resolution and moved its adoption, seconded by Commissioner Goodnight and upon roll call, the vote was:

AYES: Commissioners Pistor, Goodnight, Glass, Saunders and Hasse

NAYS: None

ABSENT AND NOT VOTING: None

ABSTENTION: None

Done this 27th day of October, 1987.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

BY: Max A. Hasse Jr.
MAX A. HASSE, JR., CHAIRMAN

ATTEST:
JAMES C. GILES, CLERK

By: Virginia Magri
Virginia Magri, Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

R. Bruce Anderson
R. BRUCE ANDERSON
ASSISTANT COUNTY ATTORNEY

PU-87-17C Resolution

Attachment: Attachment D - Resolution 1987-260 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

OCT 27 1987

EXHIBIT A

FINDING OF FACT
BY
COLLIER COUNTY PLANNING COMMISSION
FOR
A PROVISIONAL USE PETITION
FOR

PU-87-17C

The following facts are found:

1. Section 7.11b.3)(a) of the Zoning Ordinance authorized the provisional use.

2. Granting the provisional use will not adversely affect the public interest and will not adversely affect other property or uses in the same district or neighborhood because of:

   A. General compliance with the Comprehensive Plan:
   Complies with Comprehensive Plan
   Yes X No ____

   B. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:
   Adequate ingress & egress
   Yes X No ____

   C. Affects neighboring properties in relation to noise, glare, economic or odor effects:
   X No affect or ____ Affect mitigated by ____
   ____ Affect cannot be mitigated

   D. General compatibility with adjacent properties and other property in the district:
   Compatible use within district
   Yes X No ____

Based on the above findings, this provisional use should, with stipulations, (copy attached) (~~should not~~) be recommended for approval

DATE: 10/1/87 Chairman: [signature]

FINDING OF FACT FORM

BOOK 109 PAGE 29

Attachment: Attachment D - Resolution 1987-260 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

13 A1

RESOLUTION NO. 2000-51

RELATING TO PETITION NUMBER V-99-26 FOR A VARIANCE ON PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 91-102) which establishes regulations for the zoning of particular geographic divisions of the County, among which is the granting of variances; and

WHEREAS, the Board of Zoning Appeals, being the duly elected constituted Board of the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a 7.5-foot variance from the required side yard setback of 7.5 feet to -0- feet as shown on the attached plot plan, Exhibit "A", in an RSF-4 Zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section 2.7.5 of the Zoning Regulations of said Land Development Code for the unincorporated area of Collier County; and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled, and the Board having considered all matters presented;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ZONING APPEALS of Collier County, Florida, that:

The Petition V-99-26 filed by James M. Boswell, II, representing property owners of blocks "G" & "H" Little Hickory Shores Unit 3, with respect to the property hereinafter described as:

Exhibit "B"

be and the same hereby is approved for a 7.5-foot variance from the required side yard setback of 7.5 feet to –0- feet as shown on the attached plot plan, Exhibit "A", of the RSF-4 Zoning District wherein said property is located, subject to the following conditions:

Exhibit "C"

BE IT RESOLVED that this Resolution relating to Petition Number V-99-26 be recorded in the minutes of this Board.

Attachment: Attachment E - Resolution 2000-051 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

13 A1

This Resolution adopted after motion, second and majority vote.

Done this 8th day of February, 2000.

ATTEST:
DWIGHT E. BROCK, Clerk

By: Deputy Clerk, DC

Attest as to Chairman's signature only.

Approved as to Form and Legal Sufficiency:

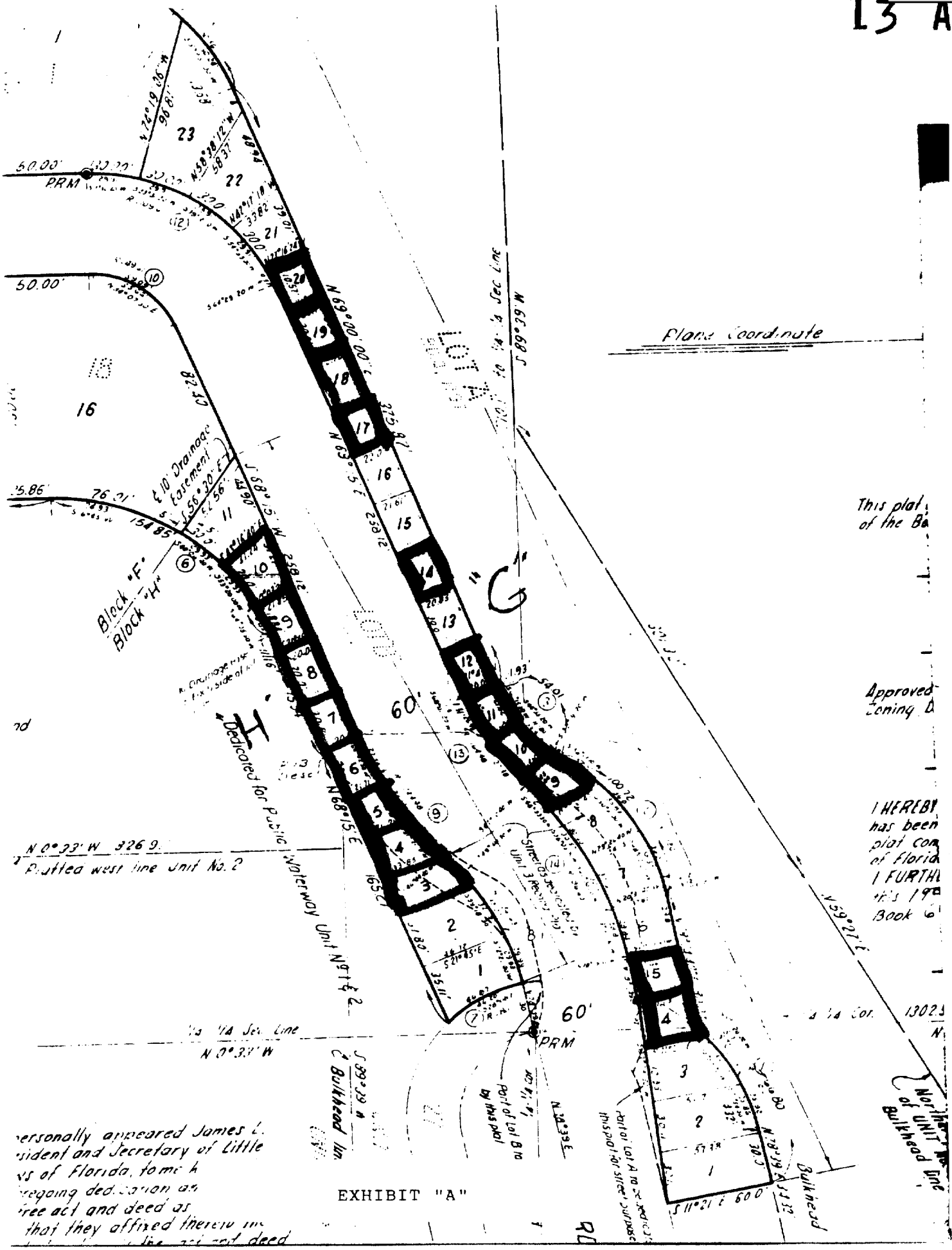
Marni M. Scuderi
Assistant County Attorney

g/admin/ RESOLUTION/V-99-26/CB/ts

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

Timothy J. Constantine CHAIRMAN

Attachment: Attachment E - Resolution 2000-051 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)



Attachment: Attachment E - Resolution 2000-051 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

LEGAL DESCRIPTION

Lots 3, 4, 5, 6, 7, 8, 9 , 10, Block "H" and Lots 4, 5, 9, 10, 11, 12, 14, 17, 18, 19, 20, Block "G" Little Hickory Shores Unit 3, replat, as recorded in Plat Book 6, page 2 of Official Records of Collier County, Florida.

EXHIBIT "B"

Attachment: Attachment E - Resolution 2000-051 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

CONDITIONS OF APPROVAL
V-99-26

This approval is conditioned upon the following stipulations requested by the Collier County Planning Commission in their public hearing on January 6, 2000.

1. These docks are private in nature and shall not be used for rental purposes.

2. These docks shall not be used for any commercial purposes including the mooring of commercial boats.

EXHIBIT "C"

Attachment: Attachment E - Resolution 2000-051 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

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	*To be completed by staff*
PROJECT NAME	
DATE PROCESSED	

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Brennan Family Living Trust

Name of Applicant if different than owner: Ed & Nancy Brennan

Address: 66 3rd Street West **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: _____ **Cell:** _____ **Fax:** _____

E-Mail Address: xedbx@cox.net

Name of Agent: Jeff Rogers

Firm: Turrell, Hall & Associates, Inc

Address: 3584 Exchange Ave **City:** Naples **State:** FL **ZIP:** 34104

Telephone: 239-643-0166 **Cell:** 239-784-0081 **Fax:** 239-643-6632

E-Mail Address: Jeff@thanaples.com

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

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

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: 56001160003 **Section/Township/Range:** 05 / 48 / 25

Subdivision: 468700-Little Hickory Shores **Unit:** 3 **Lot:** 13 **Block:** G

Metes & Bounds Description: See Attached Survey **Total Acreage:** 0.01

Address/ General Location of Subject Property: 267 3rd Street West Lot 13, Bonita Springs 34134

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	Little Hickory Bay
S	RSF-4	3rd Street
E	RSF-4	Boat Dock Lot/Single-family residential
W	RSF-4	Boat Dock Lot/Single-family residential

Minimum Yard Requirements for Subject Property:

Front: _____ **Corner Lot:** Yes ☐ No ☒

Side: 7.5 & 7.5 **Waterfront Lot:** Yes ☒ No ☐

Rear: _____

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.

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

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.

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:** _____

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.

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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.

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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	☐	☐	☐
Completed Addressing Checklist	1	☐	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	☐	☐	☐
Survey of property showing the encroachment (measured in feet)	2	☐	☐
Affidavit of Authorization, 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	☐	☐
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	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.

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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:	☐	

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

Jeff Rogers
Applicant Signature

12.14.20
Date

Jeff Rogers
Printed Name

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

February 1, 2021

Collier County Growth Management
2800 Horseshoe Dr.
Naples, FL 34104

RE: Brennan Dock-267 3rd St. W, Lot 13
PL0200002152 Variance

To Whom It May Concern,

Turrell, Hall & Associates, Inc. is submitting a Variance application on behalf of our client for their dock located at 267 3rd St. W, Lot 13 in Naples, FL. This variance petition seeks to reduce the riparian line setbacks from 7.5-feet to 0-feet as most of the other adjacent properties have already been granted through Resolution # 2000-51. The subject property is zoned RSF-4 but is considered a boat dock lot which is allowed two boatlifts per the Collier County LDC. The limited amount of shoreline of just 30-feet is the driving factor for this variance request. With only 30-feet of shoreline and then take 50% of that area away due to the two side yard setbacks of 7.5-feet each there is not enough area to construct a docking facility with two boatlifts without encroaching on the required riparian line setback of 7.5-feet. The dock access walkway is 4-feet wide and the two boatlifts which are proposed on either side of the proposed dock access walkway are each approximately 12-feet wide which would be approximately 24-feet for the boatlifts, so the total shoreline length needed to construct the proposed docking facility is 28-feet out of the 30-feet in total. Due to this as proposed no setbacks are being provided which is consistent with the other docking facilities along the subject shoreline.

If you have any questions, please contact me via email jeff@thanaples.com or at the office 239-643-0166. Thank you.

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

TURRELL, HALL & ASSOCIATES, INC.
MARINE & ENVIRONMENTAL CONSULTING

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ●Jeff@THAnaples.com

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

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.**

The subject property currently has an existing docking facility with a natural mangrove shoreline. The proposed work will entail extending the existing docking facility and installing two new boatlifts which will protrude 46-feet from the most restrictive point (Mean High Water Line) and will extend out into Little Hickory Bay. It will be constructed parallel to the neighboring docking facilities which have both received BDE and variances for side yard setbacks from Collier County. The dock will be 4-feet wide, approximately 3-feet above the mean high water and will have two boatlifts for two vessels up to 25-feet length over all (LOA).

This variance petition seeks to reduce the riparian line setbacks from 7.5-feet to 0-feet as most of the other adjacent properties have already been granted through Resolution # 2000-51. The subject property is zoned RSF-4 but is considered a boat dock lot which is allowed two boatlifts per the Collier County LDC. The limited amount of shoreline of just 30-feet is the driving factor for this variance request. With only 30-feet of shoreline and then take 50% of that area away due to the two side yard setbacks of 7.5-feet each there is not enough area to construct a docking facility with two boatlifts without encroaching on the required riparian line setback of 7.5-feet. The dock access walkway is 4-feet wide and the two boatlifts which are proposed on either side of the proposed dock access walkway are each approximately 12-feet wide which would be approximately 24-feet for the boatlifts, so the total shoreline length needed to construct the proposed docking facility is 28-feet out of the 30-feet in total. Due to this as proposed no setbacks are being provided which is consistent with the other docking facilities along the subject shoreline.

2. **For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.**

The proposed project consists of extending the existing docking facility on-site by an additional 25-feet. The project will not alter the site in any way as the existing dock will only be expanded upon.

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.**

Limited amount of shoreline which results in a narrow riparian area and constricting neighboring docking facilities significantly limit the direction and orientation of any potential docking facility in this location. Therefore, as a result most if not all docking facilities along the subject shoreline require a BDE and Variance in order to be compliant with the Collier County's LDC.

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.

As stated above, the property's natural shoreline and length of shoreline requires additional protrusion due to the narrow riparian lines which results in docks along this subject shoreline to require a variance from riparian setbacks in order to comply with Collier County's LDC.

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.

Yes. The denial of this petition request would prevent any use of the applicant's shoreline for the purpose of mooring and storing two vessels which is allowed for every RSF-4 residential property.

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.

Yes. The proposed docking facility has been reduced to the minimum size and still provide safe access. Also, the proposed docking facility is consistent with the numerous other docking facilities along this shoreline that have been previously granted BDE's and side yard setback variances.

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.

No. Several of the neighboring lots already contain similar docking facilities that also required a BDE and side yard setback variances.

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.

The variance is for a docking facility that will not affect the functionality of any surrounding lots but allow this property to be consistent with the others along the same subject shoreline.

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.

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

The variance will allow the construction of a private docking facility, which will increase the recreational value of the property and the Little Hickory Shores area.

h) Will granting the variance be consistent with the Growth Management Plan?

Yes. Besides the dock's side setbacks and protrusion, all other design criteria will be met.

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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
Nancy Brennan 66 3rd St. Bonita Springs, FL	50%
Edward Brennan, 66 3rd St. Bonita Springs FL	50%

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 _____

☐ Leased: Term of lease _____ years /months

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

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Edward Brennan
Agent/Owner Signature

11-16-2020
Date

EDWARD BRENNAN
Agent/Owner Name (please print)

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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
Edward Brennan 66 3rd St. Bonita Springs, FL	50%
Nancy Brennan 66 3rd St Bonita Springs, FL	50%

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 _____

☐ **Leased: Term of lease** _____ **years /months**

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

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Nancy E Brennan
Agent/Owner Signature

11/16/2020
Date

Nancy E. Brennan
Agent/Owner Name (please print)

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200002151 & PL20200002152

I, Nancy Brennan (print name), as Trustee (title, if applicable) of Brennan Family Living Trust Dtd 4/1/2016 (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] 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 Turrell, Hall & Associates, Inc. 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.

Nancy Brennan
Signature

1/26/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/26/2021 (date) by Nancy Brennan (name of person providing oath or affirmation), as owner/trustee who is personally known to me or who has produced driver license (type of identification) as identification.

STAMP/SEAL

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

Jordan Lee Rice
Signature of Notary Public

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL

I, Edward Brennan (print name), as Trustee (title, if applicable) of Brennan Family Living Trust dtd Apr. 1 2016 (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 Turrell, Hall & Associates, Inc 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.

Edward Brennan
Signature

11-17-2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11/17/2020 (date) by EDWARD BRENNAN (name of person providing oath or affirmation), as CITIZEN BANK who is personally known to me or who has produced RI DL (type of identification) as identification.

STAMP/SEAL

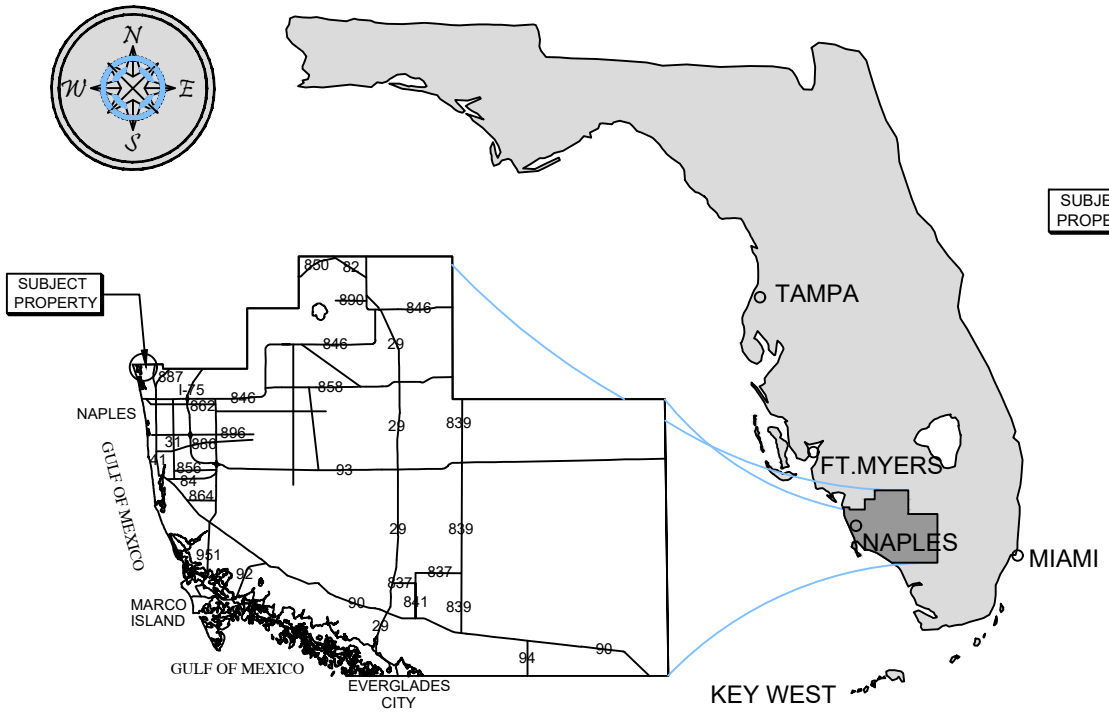
Signature of Notary Public

Cynthia M. Morehead
Notary Public
State of Rhode Island
Commission #51384
Commission Expires 04/30/2023

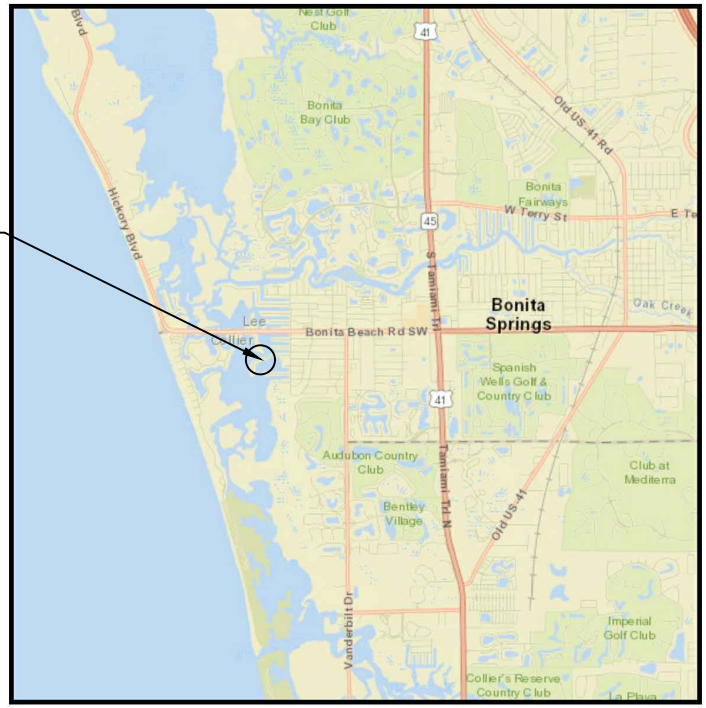
CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

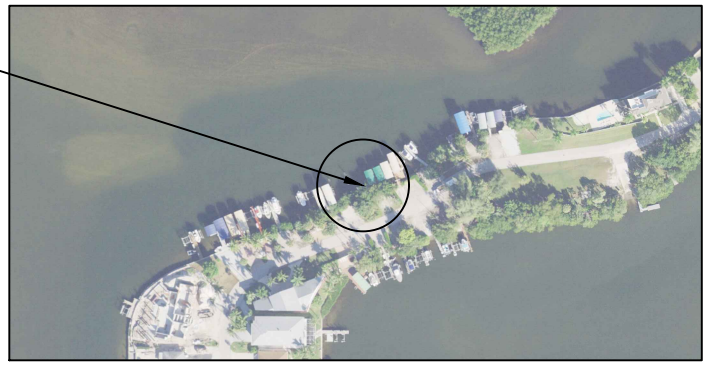
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 267 3RD ST W. LOT 13
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326766
<> LONGITUDE: W -81.831935

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thagroup.com

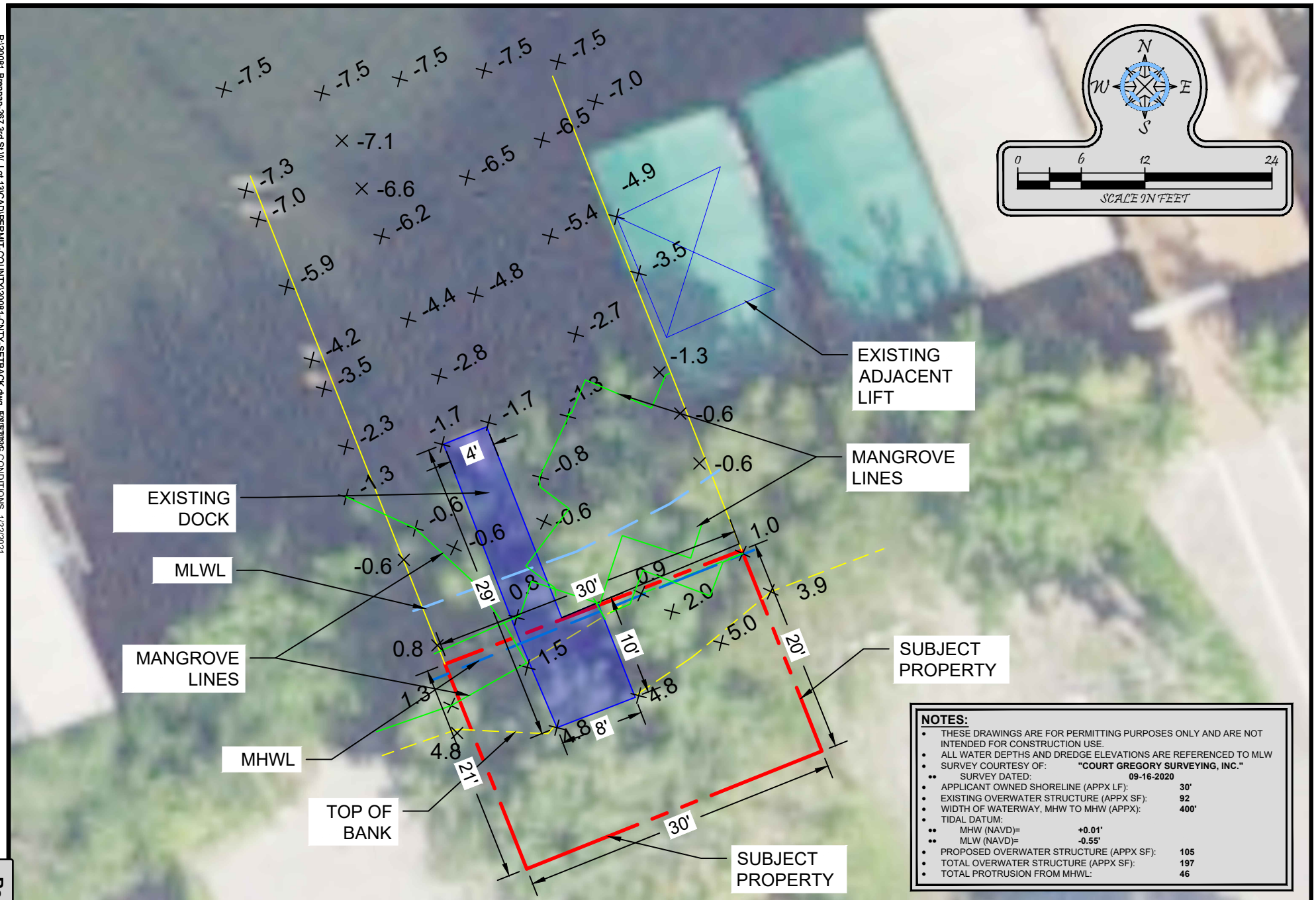
BRENNAN - 267 3RD ST W. LOT 13

LOCATION MAP

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	01 OF 04	5.	-	-	-	-

E

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tyne@thenaples.com

BRENNAN - 267 3RD ST W. LOT 13

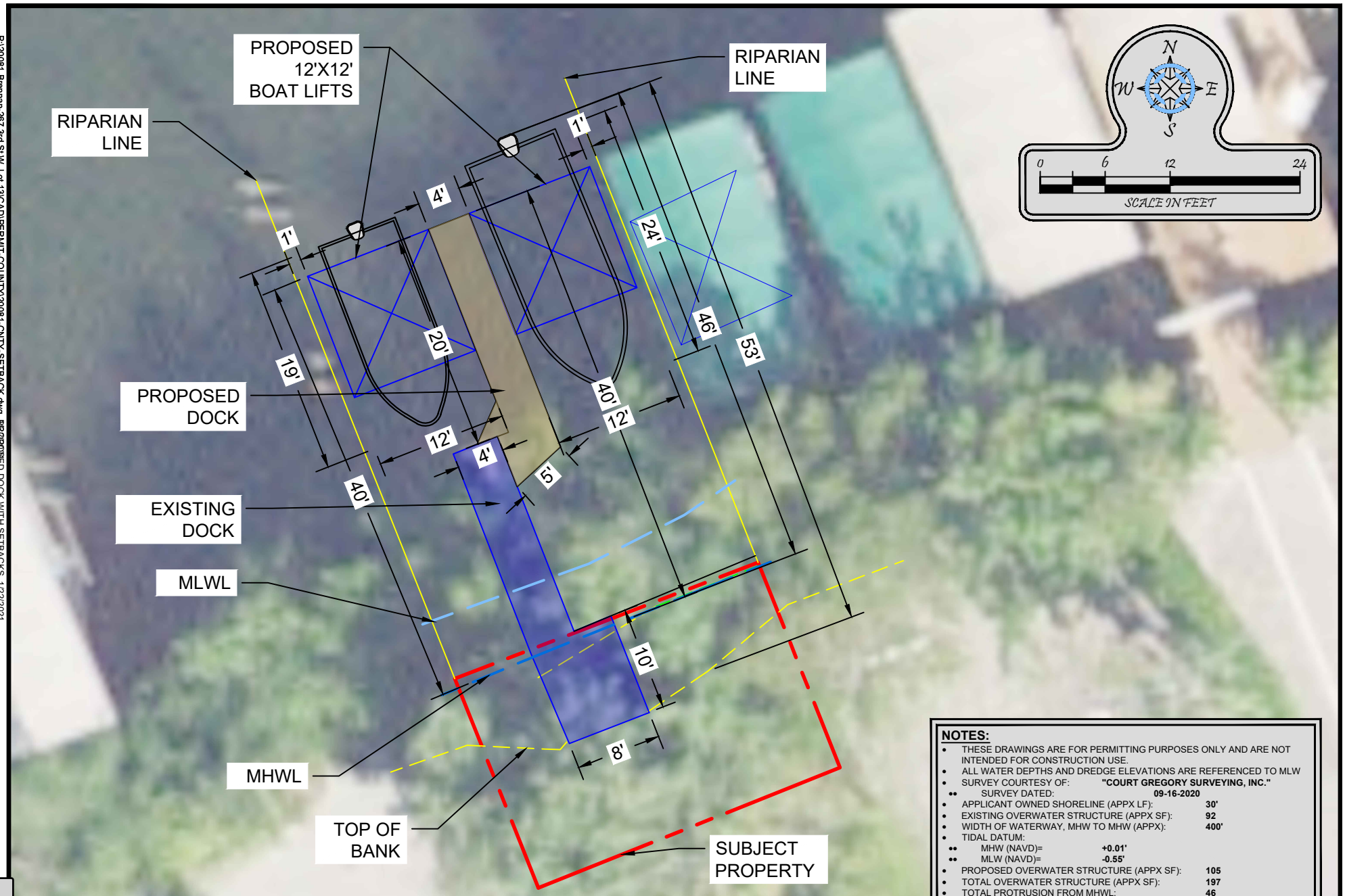
EXISTING CONDITIONS

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	02 OF 04	5.	-	-	-	-

E

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-SETBACK.dwg EXISTING CONDITIONS 1/22/2021

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **09-16-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **30'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **92**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **400'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **105**
- TOTAL OVERWATER STRUCTURE (APPX SF): **197**
- TOTAL PROTRUSION FROM MHWL: **46**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tyne@thenaples.com

BRENNAN - 267 3RD ST W. LOT 13

PROPOSED DOCK WITH SETBACKS

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	03 OF 04	5.	-	-	-	-

E

P:\20081 Brennan-267 3rd St W, Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-SETBACK.dwg 1/22/2021 PROPOSED DOCK WITH SETBACKS 1/22/2021

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

P:\20081 Brennan-267 3rd St W. Lot 13\CAD\PERMIT-COUNTY\20081-CNTY-SETBACK.dwg ST OVERLAY 1/22/2021

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email:

BRENNAN - 267 3RD ST W. LOT 13

ST OVERLAY

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	12-08-2020	3.	-	-	-	-
JOB NO.:	20081	4.	-	-	-	-
SHEET NO.:	04 OF 04	5.	-	-	-	-

E

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

Notification of Variance
to Property Owners and Associations within 150 feet

Turrell, Hall & Associates, Inc.
3584 Exchange Ave. Suite B
Naples, FL 34104
Office: 239 643-0166

12.14.2020

Mailing Address
Naples, FL

Dear Property Owner:

Please be advised that the sender has made a formal application to Collier County for a variance, PL20200002152, from the requirements of the zoning regulations as they apply to the following described property:

Lot 13, Block G, Little Hickory Shores, Unit 3 Replat in Section 5, Township 48 South, Range 25 East, Collier County, Florida

AKA: 267 3rd St West, Folio: 56001160003

It is our intent to ask the County to allow us to reduce the minimum side yard setback from the riparian line from 7.5 feet to 1.0 feet for both proposed boat lifts to accommodate the proposed dock expansion and associated boatlifts. If you have any questions or concerns, please feel free to contact Jeff Rogers using the contact information listed below.

Regards,

Jeff Rogers
Project Manager
Turrell, Hall & Associates, Inc.
Jeff@thanaples.com

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition: PL20200002152 (VA) | Buffer: 150' | Date: 3/11/2021 | Site Location: 56001160003

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	SECTION	TOWNSHIP	RANGE	BLOCK	BLDG	LOTUNIT	FOLIO	ADDRESSTYPE
267 3RD ST LLC	9142 BONITA BEACH RD				BONITA SPRINGS, FL 34135—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 17 OR 1168	PG 373		5	48	25	G		17	56001320005	U
A & H DOCK 9N LLC	28819 WINTHROP CIRCLE				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 9			5	48	25	G		9	56001000008	U
AJMVL MANAGEMENT LLC	555 17TH AVE S				NAPLES, FL 34102—7406	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 14			5	48	25	G		14	56001200002	U
ALLEN, MARK O	10602 WOODS CIR				BONITA SPRINGS, FL 34135—5133	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 12			5	48	25	G		12	56001120001	U
AUSTIN, NEAL & SHARI	345 WILLIAMS RD				LITTLETON, NH 03561—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 8 OR 997 PG	1103		5	48	25	H		8	56001880008	U
BAREFOOT EXPRESS LLC	103 INAGUA LN				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 6			5	48	25	H		6	56001800004	U
BLUM, DENNIS & LYNN	27660 HICKORY BLVD				BONITA SPRINGS, FL 34134—8413	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 9			5	48	25	H		9	56001920007	U
BONITA SHORES BOATING AREA INC	PO BOX 797				BONITA SPRINGS, FL 34133—797	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 2 OR 579 PG	454		5	48	25	H		2	56001640002	U
BOTTGER, PHILIP A & LINDA M	270 3RD ST				BONITA SPRINGS, FL 34134—7323	LITTLE HICKORY SHORES UNIT 3	REPLAT,BLK F, A PORT OF LOT 16	& LOT 11 BLK H DESC IN OR 2104	PG 1853 REF AS LOT B; & LOT 10	5	48	25	F		16	56000640003	U
BRENNAN FAMILY LIVING TRUST	66 3RD ST				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 13 OR 1954	PG 2174		5	48	25	G		13	56001160003	U
DOMZALL, ZBIGNIEW	28693 MONTECRISTO LOOP				BONITA SPRINGS, FL 34135—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 4			5	48	25	H		4	56001720003	U
DONALD TREW TRUST	26900 PALM ST				BONITA SPRINGS, FL 34135—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 5 OR 1667 PG	412		5	48	25	H		5	56001760005	U
DONALD TREW TRUST	26900 PALM ST				BONITA SPRINGS, FL 34135—5021	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 7			5	48	25	H		7	56001840006	U
EQUITY TRUST CO FBO W M MOODY	3656 MC COMB LN				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 8 OR 706 PG	1531-32		5	48	25	G		8	56000960000	U
GARARD, JEFF B & TINEKE	4114 OLDE MEADOWBROOK LN				BONITA SPRINGS, FL 34134—9112	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 15			5	48	25	G		15	56001240004	U
LITTLE HICKORY BAY CONDO ASSOC	4835 BONITA BEACH RD # A				BONITA SPRINGS, FL 34134—3977	5 48 25 THOSE LANDS LYING	SOUTH OF LITTLE HICKORY BAY	PHASE I WITH THIS PARCELS	NORTHLY BOUNDARY LINE BEING A	5	48	25	001			00140720004	U
LLOYD, KENT	3825 20TH AVE SE				NAPLES, FL 34117—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK H LOT 3			5	48	25	H		3	56001680004	U
MCCROHAN, JOHN J	CHERYL A LEWANDOWSKI	133 3RD ST			BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 16			5	48	25	G		16	56001280006	U
MCKEE, MICHAEL E	28405 MANGO DR				BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOTS 10 & 11			5	48	25	G		10	56001040000	U
REAMER, DAVID W	RONNA M GOWER	94 1ST STREET			BONITA SPRINGS, FL 34134—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 19			5	48	25	G		19	56001400006	U
V5 LLC	8025 VERA CRUZ WAY				NAPLES, FL 34109—0	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 18			5	48	25	G		18	56001360007	U
WALL, DOUGLAS & JANET	195 5TH ST				BONITA SPRINGS, FL 34134—7367	LITTLE HICKORY SHORES UNIT 3	REPLAT BLK G LOT 7			5	48	25	G		7	56000920008	U

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change.

Per attached letters and or property owner's list, which are hereby made a part of this Affidavit of Compliance.

Jeff Rog
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 22 day of March, 2021 by Jeff Rogers, who is personally known to me or who has produced _____ as identification.

Jordan Lee Rice
(Signature of Notary Public)

Jordan Lee Rice
Printed Name of Notary

(Notary Seal)

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

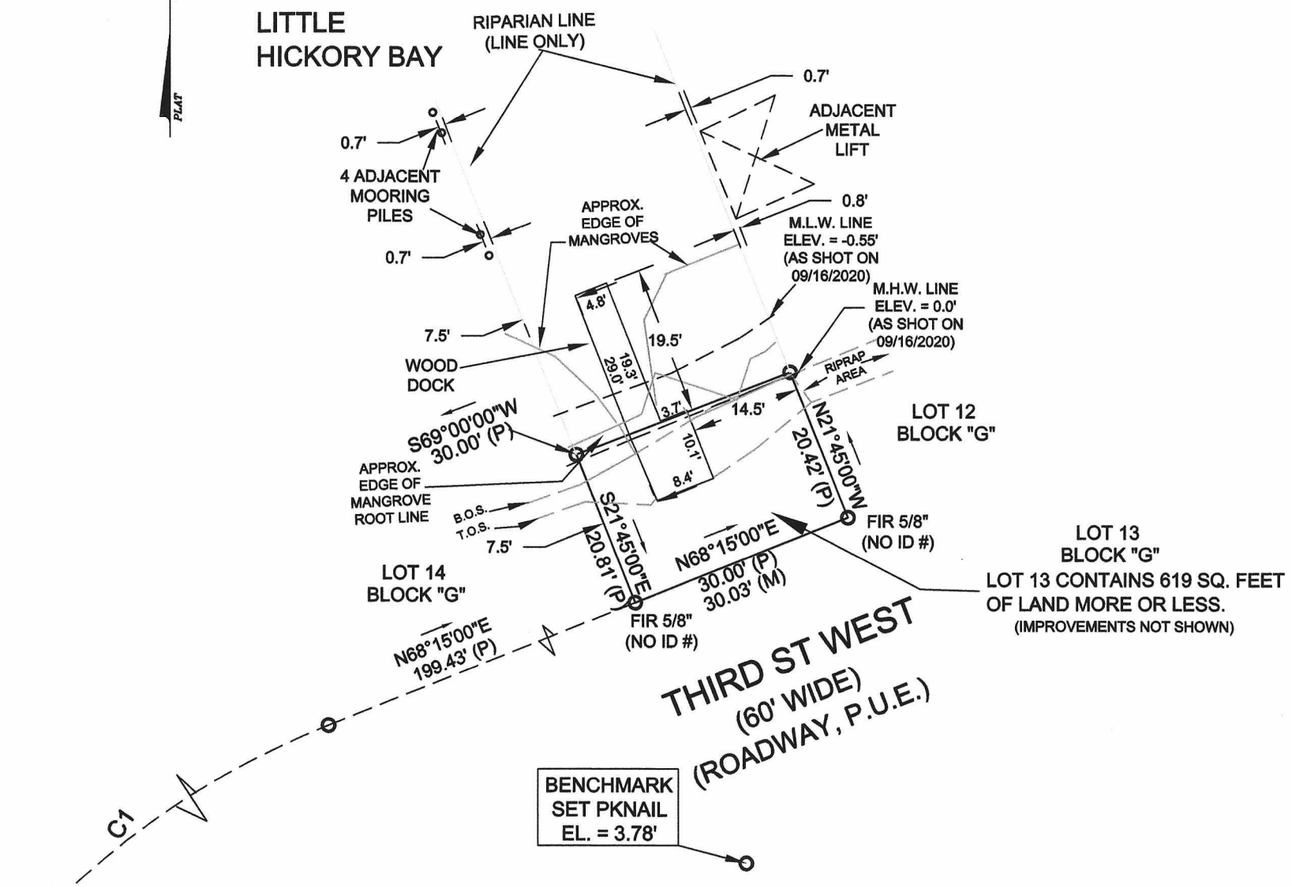
Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
W = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
S = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL, HALL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

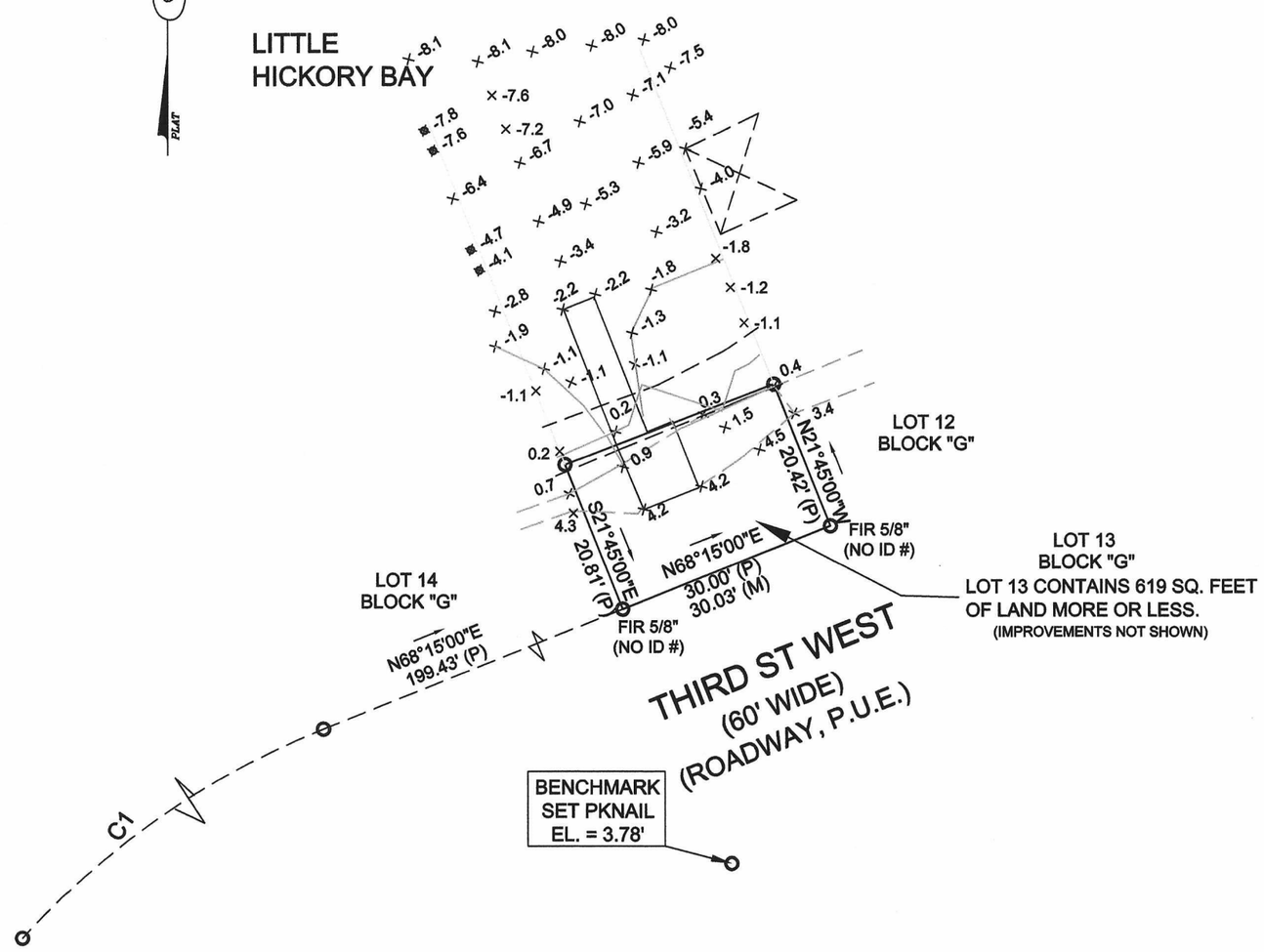
Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE APPROXIMATE M.H.W. LINE BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION NAVD 88 DATUM

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
EF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES

OF

LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/16/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 09/18/2020
Job # VB1(BS0050M)
Fb VB-5 Pg 12

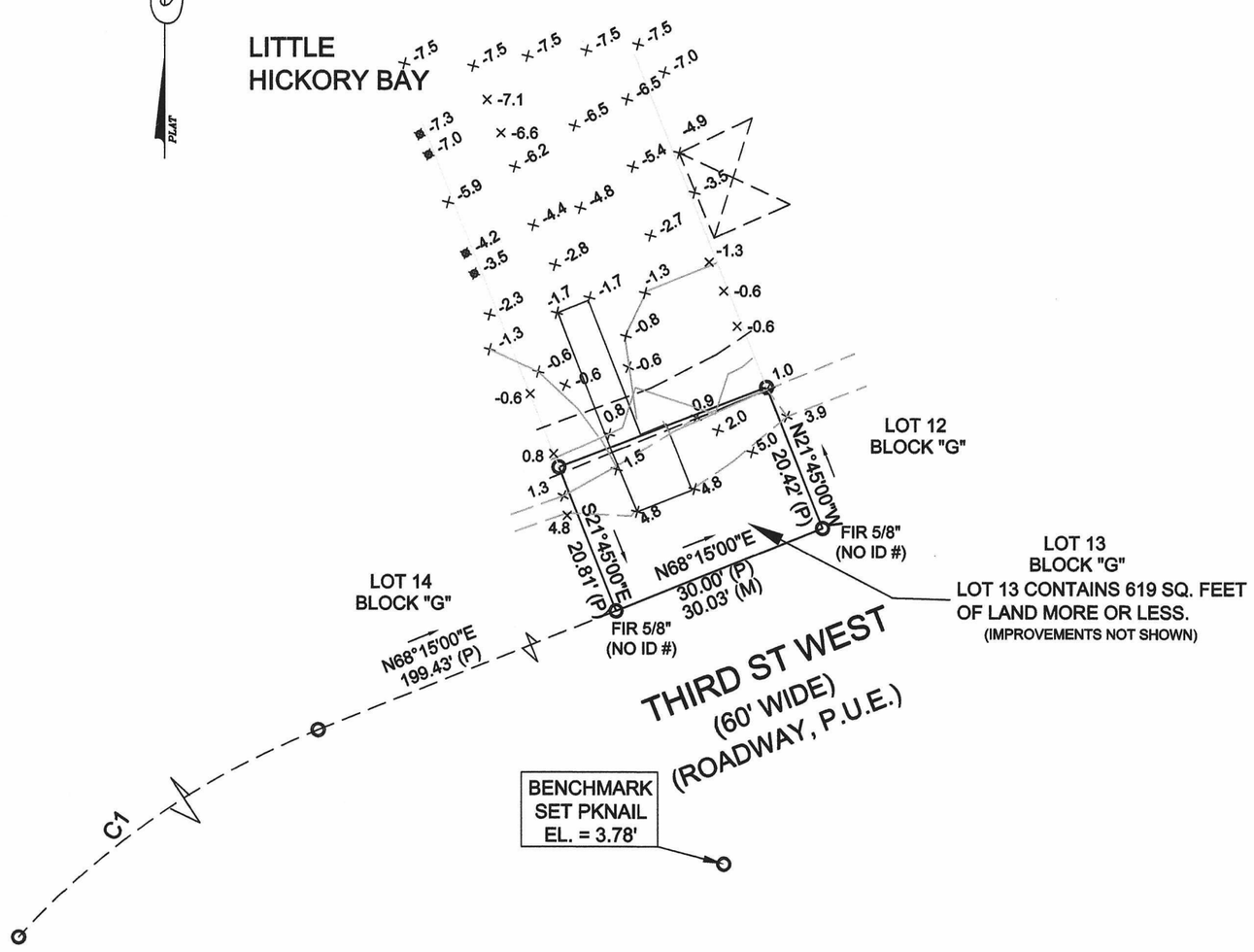
Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

NOTE: DIMENSIONS TO THE DOCK ARE
MEASURED FROM THE APPROXIMATE M.H.W. LINE
BOUNDARY INFORMATION FURNISHED BY CLIENT.

X = DENOTES SPOT ELEVATION BASED UPON MLW (-0.55')

SCALE 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	130.56	109.61	S34°07'30"W	122.98	68°14'54"



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R.O.W. LINE OF THIRD ST WEST AS SHOWN IN PLAT BOOK 6 PAGE 2 OF COLLIER COUNTY, BEING NORTH 68D 15' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY SEPTEMBER 18, 2020.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND 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.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON SET PKN&D AT SOUTH EDGE OF PAVEMENT AT WEST P.L. EXTENDED ELEV. = 3.78'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING DDOCK STRUCTURES AND THE WATER DEPTHS OF THE SUBJECT PROPERTY.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA FLOOD ZONE MAP PANEL # 120067 0179 D DATED:JUNE 3, 1986 BASE ELEVATION DETERMINED AT 11.00'

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
EF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
MHW/MLW = APPROXIMATE MEAN HIGH/LOW WATER

MAP OF
SPECIFIC PURPOSE SURVEY
OF
REPLAT OF UNIT NO.3 LITTLE HICKORY SHORES
OF
LOT 13 BLOCK "G"

AS RECORDED IN
PLAT BOOK 6 PAGE(S) 2
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

267 3RD STREET WEST

CERTIFY TO:
TURRELL & ASSOCIATES, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/18/2020
DATE OF FIELD SURVEY 09-16-2020

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net

Date 09/18/2020
Job # VB1(BS0050M)

Attachment: Attachment F - VA HEX Package PL20200002152 (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20200002152 and PL20200002151

Regarding the above subject petition number(s), Nancy Brennan (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: NANCY E BRENNAN Date: 4/27/2021

Signature: Nancy E Brennan

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment G - Hybrid Meeting Waivers-Ed and Nancy Brennan (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20200002152 and PL20200002151

Regarding the above subject petition number(s), Ed Brennan (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: EDWARD BRENNAN Date: 4-27-21

Signature: Edward Brennan

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment G - Hybrid Meeting Waivers-Ed and Nancy Brennan (15698 : PL20200002152 VA 267 3rd Street West Lot 13 - Brennan)