COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

May 12, 2022

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-PL20210000569 - Request for a 38.1-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 58.1 feet into a waterway that is 1,000± feet wide. The subject property is located at 2 Dolphin Circle and is further described as Lot 107, Isles of Capri No. 1, in Section 31, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1

B. Petition No. BDE-PL20210001817-Request for a 39-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 protruding a total of 59 feet into a waterway that is 527± feet wide. The subject property is located at 199 San Mateo Drive, also known as Lot 33, Southport on the Bay, Unit One, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: Petition No. BDE-PL20210000569 - Request for a 38.1-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 58.1 feet into a waterway that is 1,000± feet wide. The subject property is located at 2 Dolphin Circle and is further described as Lot 107, Isles of Capri No. 1, in Section 31, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1

Meeting Date: 05/12/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
04/21/2022 5:35 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
04/21/2022 5:35 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/29/2022 5:31 PM
Zoning	Ray Bellows	Review Item	Completed	05/02/2022 9:25 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	05/03/2022 8:00 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/12/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION - ZONING SERVICES SECTION

HEARING DATE: MAY 12, 2022

SUBJECT: BDE-PL20210000569, 2 DOLPHIN CIRCLE – PURSE DOCK

PROPERTY OWNER/APPLICANT:

Bryan Purse and Yvonne Purse
2 Dolphin Cir.
Naples, FL 34113

AGENT:

Nancy Sciog
Collier Seawall and Dock
919 N. Collier Blvd.
Marco Island, FL 34145

REQUESTED ACTION:

The petitioner requests a 38.1-foot boat dock extension over the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow a boat docking facility that will protrude a total of 58.1 feet into a waterway that is 1,000± feet wide pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC) for the benefit of the subject property.

GEOGRAPHIC LOCATION:

The subject property is located at 2 Dolphin Circle, further described as Lot 107, Isles of Capri No. 1, in Section 31, Township 51 South, Range 26 East. Collier County, Florida. *(See location map on the following page)*

PURPOSE/DESCRIPTION OF PROJECT:

The subject improved property comprises 0.37± acres with a homesteaded single-family residence, with 75 feet of water frontage on Johnson Bay, located within a Residential Single-family-4 (RSF-4) zoning district. The petitioner seeks to replace an existing accessory dock facility, approved by petition No. BD-93-22 / CCPC Resolution No. 94-1 in 1994, that allowed for a 40-foot boat dock extension (total 60-foot protrusion); the new boat dock facility will comprise a finger pier with terminal platform and two boat lifts, one on either side of the pier, one to accommodate a 30-foot vessel and the other for two personal watercraft, that will protrude 58.1 feet into Capri Pass as depicted within Attachment A.

Attachment: Staff Report 05032022 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

Location Map

Zoning Map

Petition Number: PL20210000569

Attachment: Staff Report 05032022 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

SURROUNDING LAND USE & ZONING:

North: Single-family residence located within a Residential Single-Family-4 (RSF-4) zoning district

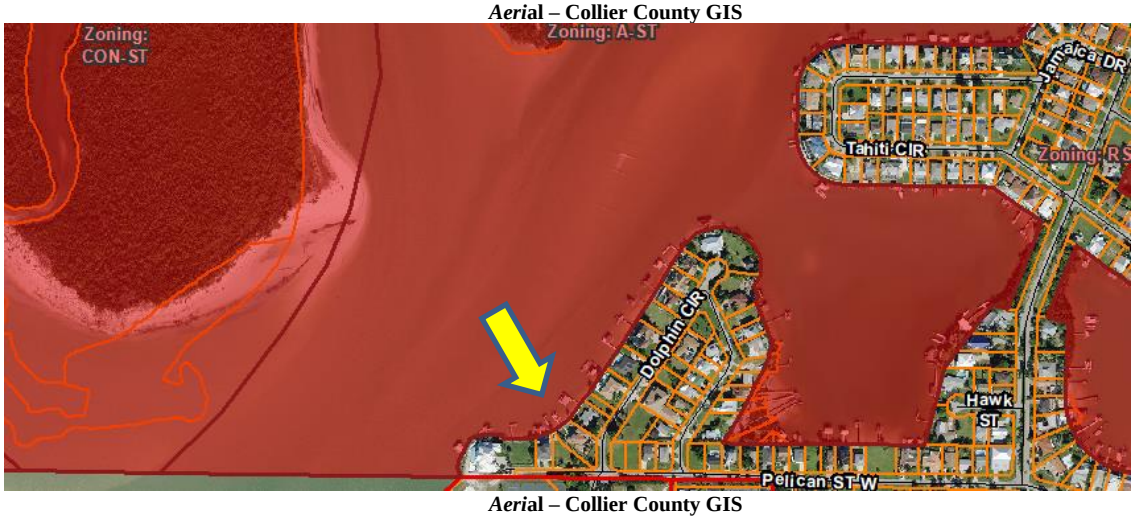
East: Dolphin Circle (Right-of-Way) then unimproved property located within a Residential Single-Family-4 (RSF-4) zoning district

South: Razed property, with exception to a dock facility, located within a Residential Single-Family-4 (RSF-4) zoning district

West: Johnson Bay (waterway located within an Agricultural zoning with a Special Treatment overlay (A-ST))



***Aerial* – Collier County GIS**



***Aerial* – Collier County GIS**

Attachment: Staff Report 05032022 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse 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 rip rapped 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. Submerged resource survey exhibit sheet 6 of 11 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.

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:

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. The subject property is located within an RSF-4 zoning district and is improved with a single-family dwelling for which the LDC allows two boat slips. The proposed project consists of a single dock facility with two boatlifts, one for a 30-foot vessel and the other for up to two personal watercrafts.

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 applicant's agent indicates there is insufficient water depth for a 30-foot vessel to be launched at Mean Low Tide, as depicted within the Cross Section contained in Attachment A. Staff concurs.

Attachment: Staff Report 05032022 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse 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 proposed dock facility does not protrude into any marked or charted navigable channel and will not impede any vessel traffic.

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 applicant's agent states that the waterway width from the subject property to the nearest landmass is 1,000± feet. The proposed dock facility protrusion is 58.1 feet which comprises 5.81 percent of the waterway; there is no dock facility on the opposite shore, therefore greater than 50 percent of the waterway is maintained for navigation.

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 proposed dock facility will satisfy side setback requirements, 15 feet from the west riparian line and 25 feet to the east riparian line, and will not interfere with public navigability or with ingress/egress to any of the 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. The main obstacle surrounding this property are the required setbacks, the neighboring properties with dock facilities, and the aquatic preserve. The subject property is one of two that comprise a corner; both are trapezoid shaped properties, the subject property has significantly more water frontage than the neighboring property that has significantly more street frontage and isn't conducive of a dock facility with only 39 feet (platted) of water frontage. The legality of the dock to the south is questionable as the property has been razed and staff is unable to locate a permit for a new principal structure. Staff further notes that the subject property is no longer in its platted condition as a result of accretion and shoaling, as reflected by the issuance of a state Certificate dedicating use of said area to the subject property; see attached survey.

Attachment: Staff Report 05032022 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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 comprised of a 4-foot finger pier with two lifts, a catwalk, and a terminal platform that is necessary for loading/unloading and routine maintenance.

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 proposed dock facility has been designed to moor a 30-foot vessel and up to two personal water craft of approximately 10 feet each; therefore, the combined length of the vessels will exceed 50 percent of the property's linear water 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 dock will satisfy setback requirements and given it's unique location, the convergence point of two platted streets, will cause no greater impact upon the waterfront views of neighboring properties than the existing dock facility.

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

   Criterion met. There are no seagrass beds present on the property nor the neighboring properties within 200-feet of the existing dock structure.

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 is not applicable. Criterion not applicable. The provisions of the Collier County Manatee Protection Plan do not apply to single-family dock facilities except for those within the seawalled basin of Port of the Islands; the subject property is not located within Port of the Islands.

Staff analysis finds this request complies with five of the five primary criteria. With respect to the six secondary criteria, one of the criteria is found to be not applicable, the request meets four of the remaining five secondary criteria.

CONCURRENT LAND USE APPLICATIONS:

Attachment: Staff Report 05032022 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF ZONING APPEALS:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-89 of the Collier County Code of Ordinances 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.

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20210000569, to allow for the construction of the proposed dock facility as depicted within the plans contained in Attachment A.

Attachments:

A) Site and Dock Plans
B) Map of Specific Purpose Survey, 03/02/2022
C) Plat, Isles of Capri No. 1, PB 3 – PG 41
D) CCPC Resolution 94-1 and Permit 940002312
E) Public Hearing Sign Posting
F) Applicant's Backup
G) Public Correspondence

Attachment: Staff Report 05032022 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



CUSTOMER SIGNATURE:

PURSE - 2 DOLPHIN CIR. - I.O.C.

Collier SEAWALL & DOCK LLC

SHEET NO.

A1

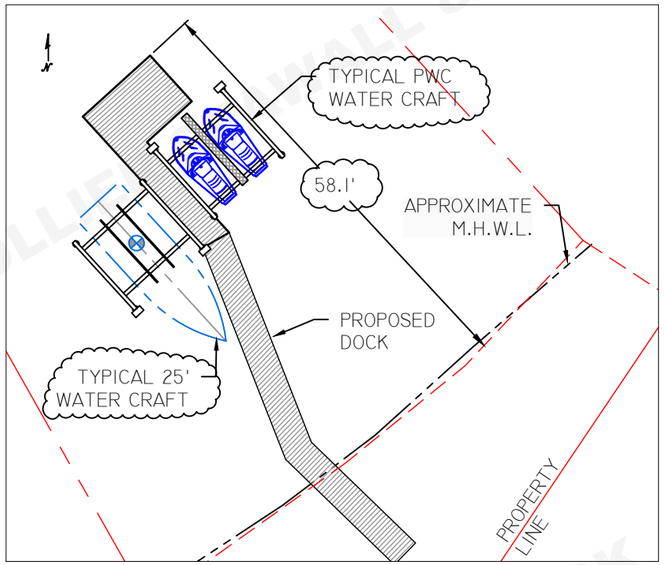
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DATE: 11/06/2020		REV:

COLLIER SEAWALL & DOCK, LLC

EXISTING COND. - 2019 AERIAL

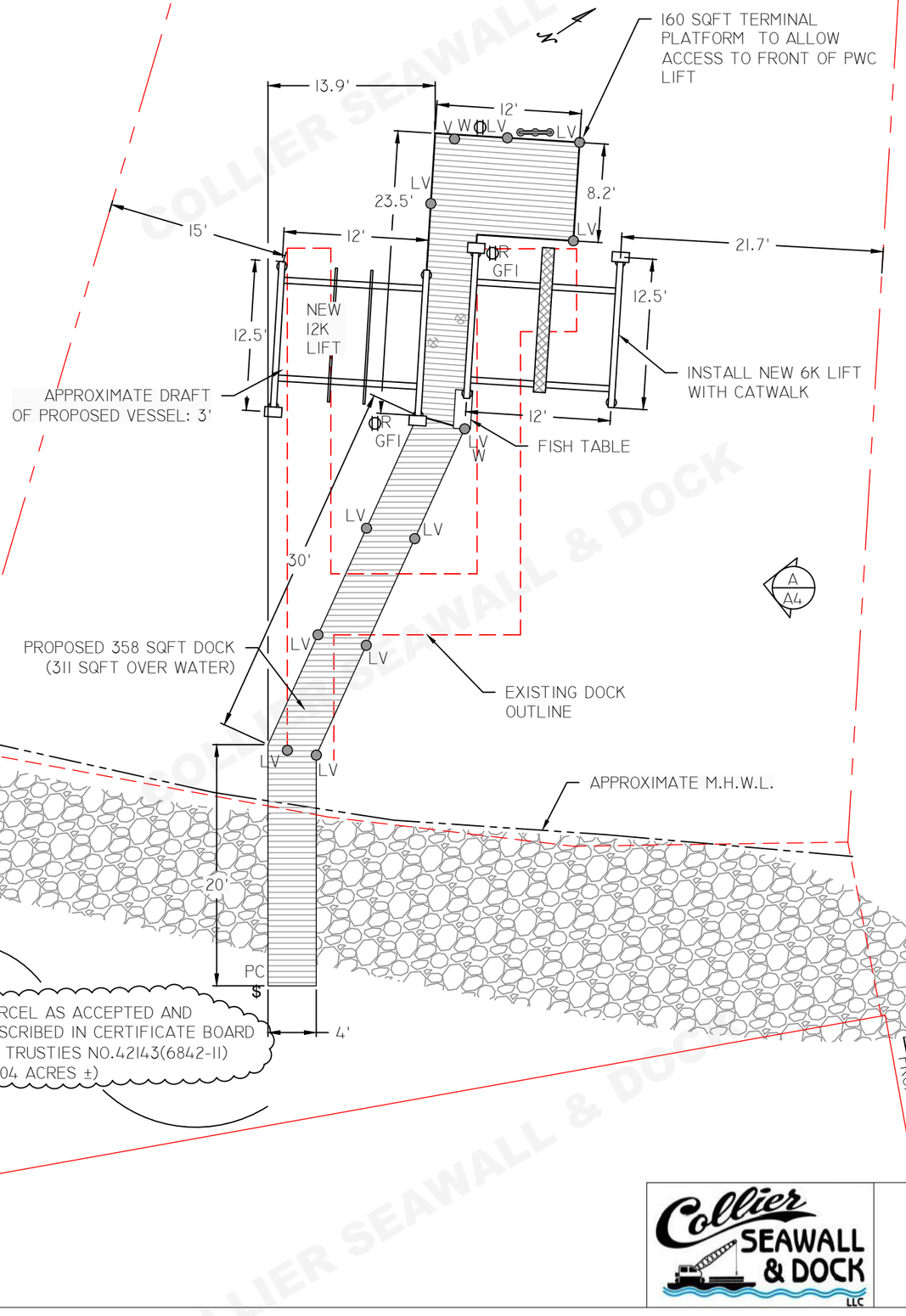
DRAWING NUMBER:

Attachment: Attachment A - Site and Dock Plans (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



PROTRUSION DETAIL

SCALE: 1"=20'



NOTE:
<> ALL PROTRUSION DIMENSIONS FROM WET WALL
<> FINAL DESIGN SUBJECT TO PROFESSIONAL SURVEY
<> DOCK PILE HEIGHTS TO BE 45" ABOVE DECK, LIFT PILES TO BE 74" ABOVE DECK U.N.O
<> BY SIGNING BELOW, I AGREE TO ALL PLAN DETAILS. ANY CHANGES WILL BE
BILLED ON A TIME AND MATERIAL BASIS.
<> ALL DIMENSIONS ARE APPROXIMATE AND FINAL DESIGN WILL BE BASED ON FIELD MEASUREMENTS.

NOTES:
<> NO VEGETATION ALONG RIPRAP
<> NO SEA GRASSES IN THE AREA OF PROPOSED CONSTRUCTION

- FISH TABLE
- LADDER
ML - BRONZE MUSHROOM LIGHT
LV - LOW VOLTAGE LIGHT
SL - SNOOK LIGHT
- DEEP GLOW - BLUE
PC - PHOTO CELL
$ - SWITCH
GFI - GFI RECEPTACLE
R - REMOTE
GFI - GFI BREAKER
W - WATER SPIGOT
- 10" "S" CLEAT
- BUMPER
- SHORE POWER

Collier SEAWALL & DOCK LLC

SHEET NO. A2

PURSE - 2 DOLPHIN CIR. - I.O.C.

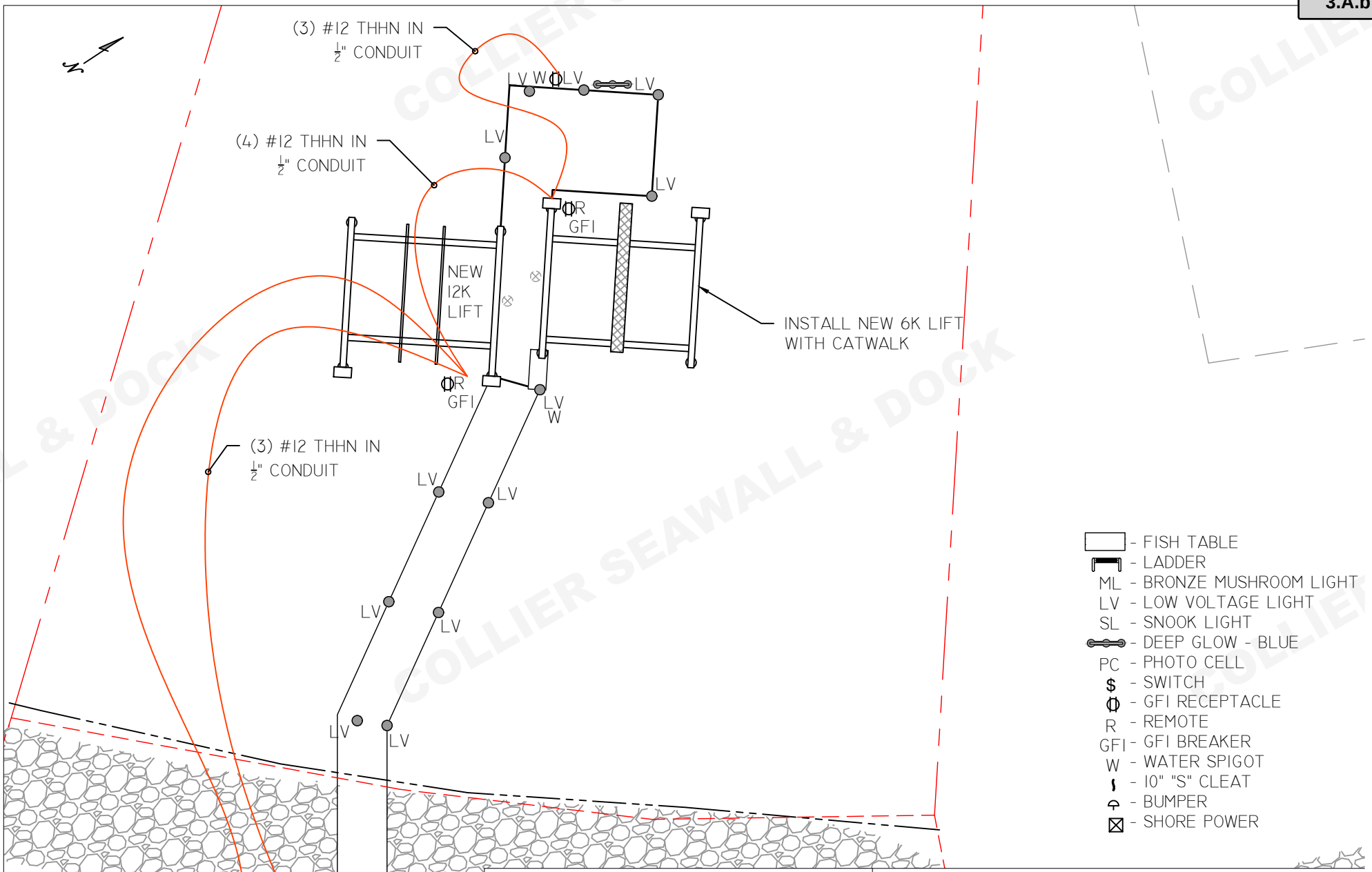
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DATE: 10/21/2020		REV: 03/01/202

COLLIER SEAWALL & DOCK, LLC

PROPOSED DESIGN

DRAWING NUMBER:

Attachment: Attachment A - Site and Dock Plans (22027 : PL2021000569 BDE 2 Dolphin Cir Purse Dock)



CUSTOMER SIGNATURE:

Collier SEAWALL & DOCK LLC

SHEET NO.

A3

PURSE - 2 DOLPHIN CIR. - I.O.C.

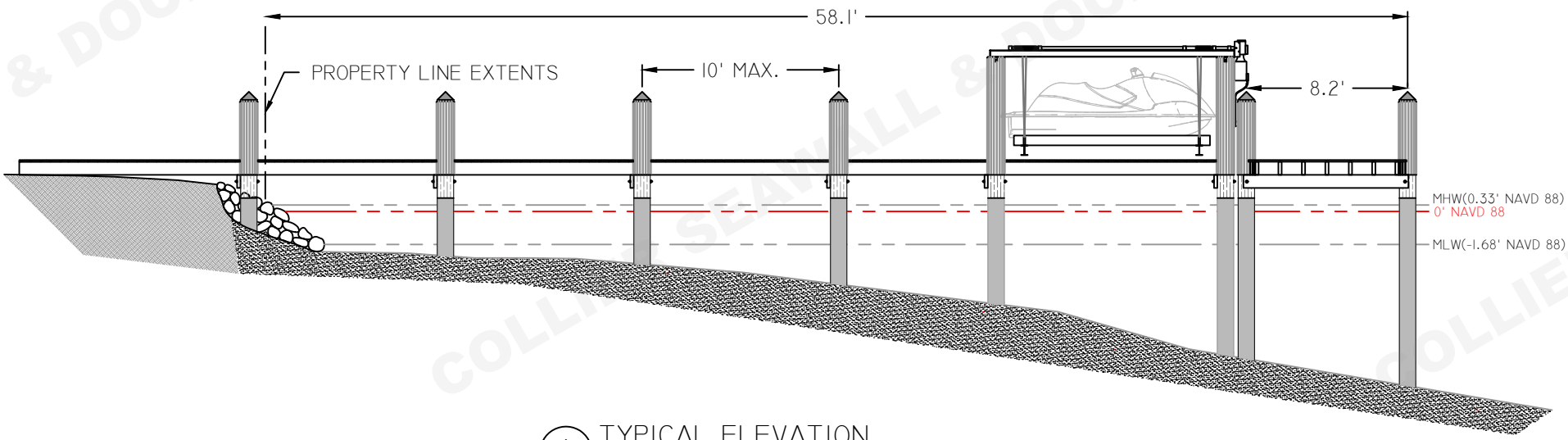
SCALE: 3/32"=1'-0"	APPROVED BY:	DRAWN BY:KD
DATE: 11/06/2020		REV: 02/25/2021

COLLIER SEAWALL & DOCK, LLC

ELECTRICAL DESIGN

DRAWING NUMBER:

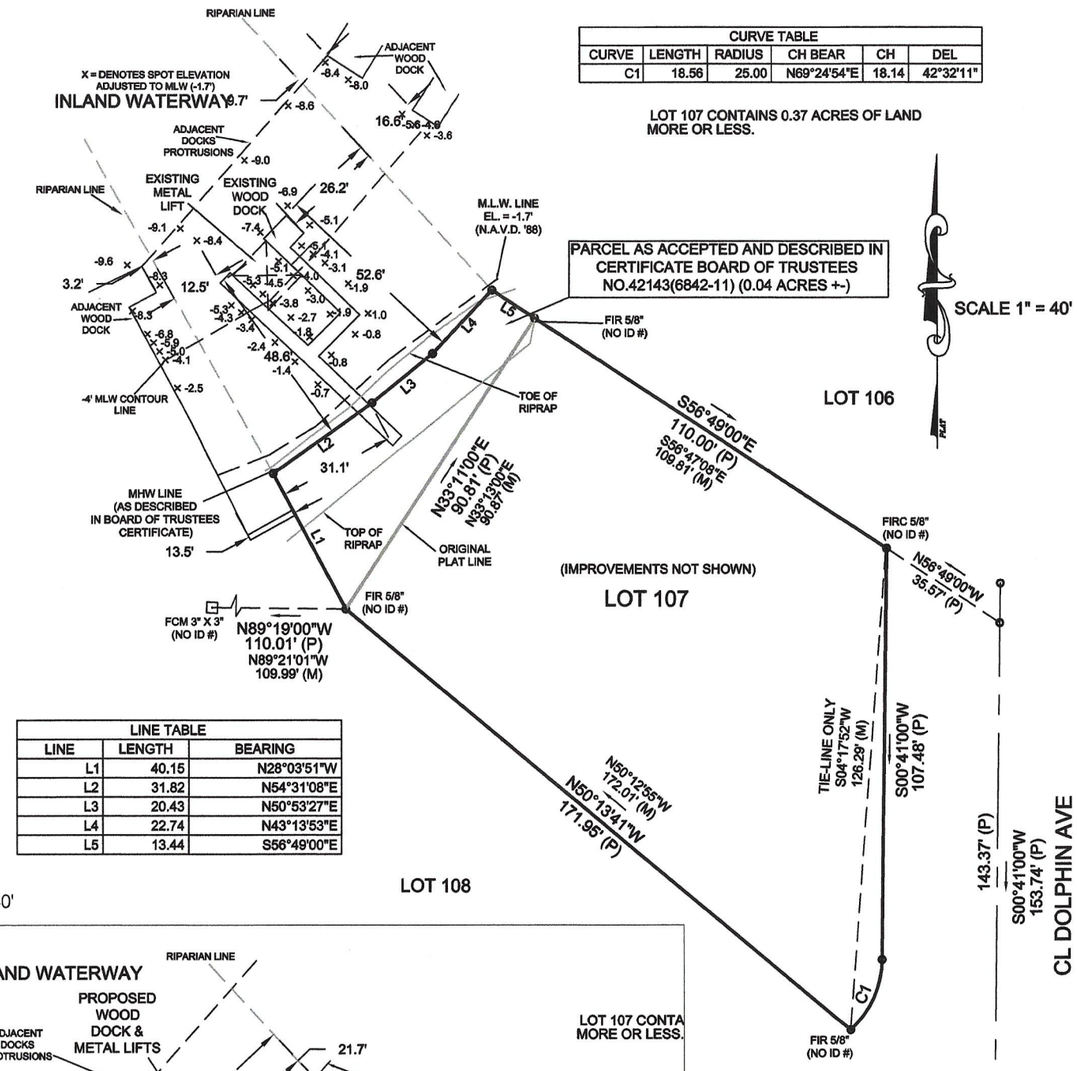
Attachment: Attachment A - Site and Dock Plans (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



A TYPICAL ELEVATION
SCALE: 1/8" = 1'

CUSTOMER SIGNATURE:		PURSE - 2 DOLPHIN CIR. - I.O.C.	
Collier SEAWALL & DOCK LLC	SHEET NO. A4	SCALE: 1/8"=1'-0"	APPROVED BY:
		DATE: 03/01/2022	DRAWN BY:KD
			REV:
		COLLIER SEAWALL & DOCK, LLC	
		TYPICAL SECTION	DRAWING NUMBER:

Attachment: Attachment A - Site and Dock Plans (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

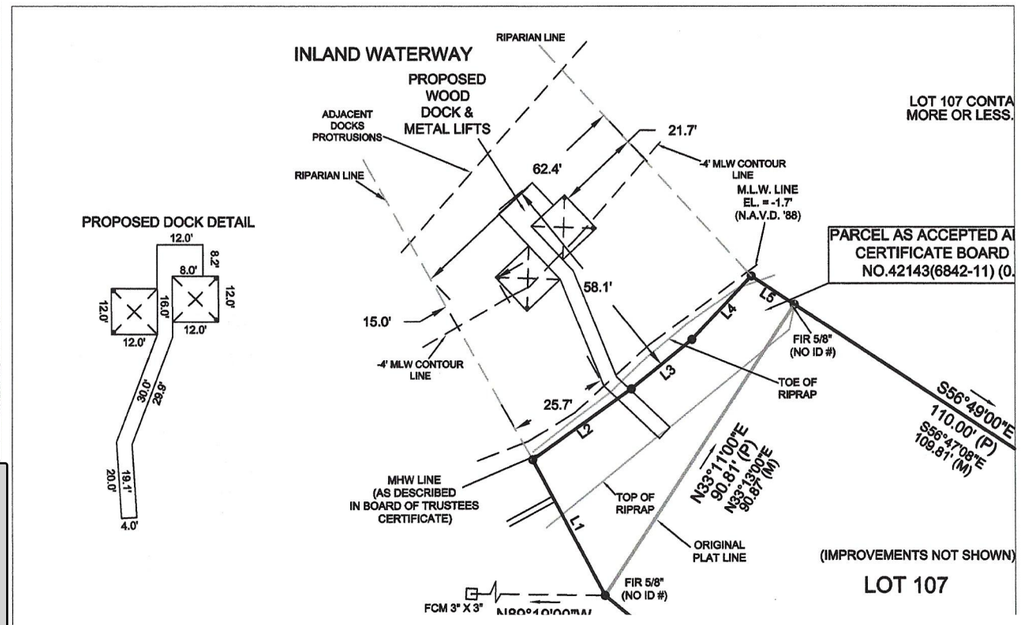


CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	18.56	25.00	N69°24'54"E	18.14	42°32'11"

LOT 107 CONTAINS 0.37 ACRES OF LAND MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.15	N28°03'51"W
L2	31.82	N54°31'08"E
L3	20.43	N50°53'27"E
L4	22.74	N43°13'53"E
L5	13.44	S56°49'00"E

PROPOSED DOCK SCALE 1"= 40'



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DOLPHIN AVE (PLAT) AS SHOWN IN PLAT BOOK 3 PAGE 41 OF COLLIER COUNTY, BEING SOUTH 89D 19' 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 NOVEMBER 24, 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: SPKN&D #6004 IN EDGE OF ROAD AT THE NORTH PROP. LINE EXT ELEV. = 4.23'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING AND PROPOSED DOCK STRUCTURES WITH RESPECT TO THE PLATTED PROPERTY LINES.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO 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.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

LEGEND

ADDED EXISTING SPOT ELEVATIONS & MLW LINE
DATE OF REVISION 02-15-2021
NEW DOCK DESIGN & LOCATION
DATE OF REVISION 03-26-2021
ADDED -4 MLW CONTOUR LINE
DATE OF REVISION 04-05-2021
ADDED ACCEPTED PARCEL BOARD OF TRUSTEE
DATE OF REVISION 01-27-2022

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

(PROPOSED DOCK SITE PLAN)

LOT 107

OF

ISLES OF CAPRIS NO.1

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 41
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

2 DOLPHIN CIRCLE
2 DOLPHIN AVE (PLAT)

CERTIFIED TO:
COLLIER SEAWALL & DOCK LLC

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 Gregory
DN: cn=Court Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2022.03.02 16:52:57 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 03/02/2022
DATE OF FIELD SURVEY 11-24-2020

LB #7112
PSM # 6004

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 03/02/2022
Job # EN40201MR5
Fb EN4-41 Pg 20

Attachment: Attachment B - Map of Specific Purpose Survey (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

ISLES OF CAPRI No. 1

MARCO, COLLIER COUNTY, FLORIDA

A SUBDIVISION OF ALL OF GOVT LOT 3, IN SEC. 5-52-26, AND THE SOUTH 1100 FT. OF GOVT. LOT 9, IN SEC. 31-51-26; AND A PART OF GOVT. LOT 9 IN SEC. 32-51-26.

VACATION W'ly 75.70' of PELICAN ST. S'ly OF LOT 112 OR 206 PG 7-9 — 1-7-66

DEDICATION AND CERTIFICATE OF SURVEY-CORRECTIVE OR 127 PAGE 411-414 12-19-62

VACATION GRIFFIS HIGHWAY BETWEEN LOTS 13 AND 14 OR 151 PAGE 24-26 9-25-63

RESOLUTION NO. 94-108
AUTHORIZING ACCEPTANCE OF VALSHALLA(PB 22PG 87)
REPLAT A PORTION OF ISLES OF CAPRI NO. 1
RECORDED 2/24/94, OR 1917 PG 530
PLAT BOOK 3 PG 41

DESCRIPTION

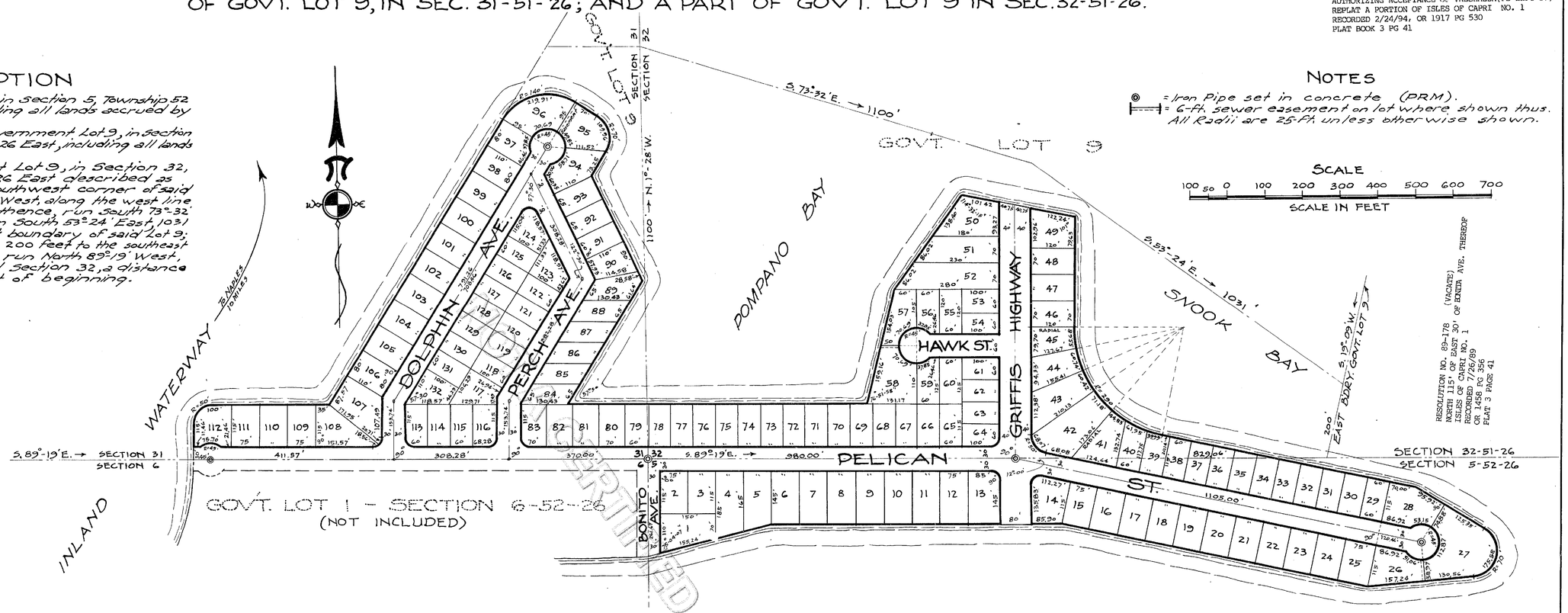
All of Government Lot 3, in Section 5, Township 52 South, Range 26 East, including all lands accrued by accretion; and

The South 1,100 feet of Government Lot 9, in Section 31, Township 51 South, Range 26 East, including all lands accrued by accretion; and

That part of Government Lot 9, in Section 32, Township 51 South, Range 26 East described as follows: Beginning at the southwest corner of said Section 32, run North 1°-28' West, along the west line of said section 1,100 feet; thence, run South 73°-32' East, 1,100 feet; thence, run South 53°-24' East, 1031 feet to a point on the east boundary of said Lot 9; thence, run South 19°-09' West, 200 feet to the southeast corner of said Lot 9; thence, run North 89°-19' West, along the south line of said Section 32, a distance of 1809.06 feet to the point of beginning.

NOTES

= Iron Pipe set in concrete (PRM).
= 6-ft. sewer easement on lot where shown thus.
All Radii are 25-ft. unless otherwise shown.



UNCERTIFIED COPY

TO GULF OF MEXICO 3/4 MILE

BIG MARCO RIVER

COUNTY COMMISSION

This plat was approved and accepted for Record by the Board of County Commissioners of Collier County, Florida, this 4 day of October, A.D. 1955.

APPROVED: J. M. Davidson CHAIRMAN

ATTEST: Ted Scott CLERK OF CIRCUIT COURT

APPROVED: W.H. TURNER
W.H. TURNER - COUNTY ENGINEER
STATE REGISTRY NO. 3033

(SEAL)

CIRCUIT COURT CLERK

Filed for record this 4 day of October, A.D. 1955, in Plat Book 3, page 41, of the public records of Collier County, Florida. This plat complies with the provisions of Chapter 10275 (No. 253) Laws of the State of Florida.

ATTEST: Ted Scott
CLERK OF CIRCUIT COURT
IN AND FOR COLLIER COUNTY.

(SEAL)

Resolution vacating the West 30ft of the NW¼-NW¼-NW¼ of Section 5-52-26 lying west of Lot 1 Isles of Capri #1 & the West 30 ft of Bonita Ave. Approved by the Board of County Commissioners Meeting 11, 1975 and filed in Minute Book 28 page 288-289. Recorded in Official Record Book 635 on page 1234, November 20, 1975. Margaret T. Scott Clerk by Nancy Gruenwald DC

MORTGAGE HOLDERS

We the undersigned are the holders of a mortgage on the lands platted hereon, hereby consent to and join in this plat.

Maurice E. Berry WITNESS
W. A. Berry WITNESS
AS TO
David C. Jones Jr. DAVID C. JONES, JR.
Irene Jones IRENE JONES

Jesse MacLean WITNESS
William T. Bamett Jr WITNESS
AS TO
Robert T. Benson ROBERT T. BENSON
Clarice Benson CLARICE BENSON

Jesse MacLean WITNESS
William T. Bamett Jr WITNESS
AS TO
John A. Pulling JOHN A. PULLING
Carole E. Pulling CAROLE E. PULLING

SURVEYOR'S CERTIFICATE

I, Maurice E. Berry, hereby certify that I have made a recent survey of the herein described lands as indicated, that Permanent Reference Monuments (PRMs) were set at locations shown on the attached plat and that said plat is true and correct to the best of my knowledge and belief.

Dated at Hollywood, Broward County, Florida, this 20th day of September, A.D. 1955.

Maurice E. Berry
MAURICE E. BERRY
FLORIDA LAND SURVEYOR 371
HOLLYWOOD, FLORIDA

(SEAL)

VACATE PORTION OF PELICAN STREET
OR 918 Pg 272 4-28-81

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LOACH, INC., a corporation under the Laws of the State of Florida, has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "ISLES OF CAPRI NO. 1."

All streets and waterways shown on said plat are hereby dedicated to the perpetual use of the public.

In Witness Whereof I hereunto set my hand and seal this 20th day of September, A.D. 1955.

LOACH, INC.

Maurice E. Berry WITNESS
W. A. Berry WITNESS

L. L. Loach
L.L. LOACH, President.

(SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I, Hereby Certify That on this day personally appeared before me L.L. Loach, to me well known to be the President of Loach, Inc, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and acknowledged the execution thereof to be his free act and deed as such officer and that he affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Hollywood, Broward County, Florida, this 20th day of September, A.D. 1955.

Jean B. Jackson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 12, 1958

(SEAL)

M. E. BERRY
SURVEYS - AERIAL PHOTOS - MAPS
P. O. BOX 945
HOLLYWOOD, FLORIDA

3.A.d
Attachment: Attachment C - Plat (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)
Packet Pg. 16

INSPECTION HISTORY

JOB LOCATION-006-MARCO
SUBDIVISION-ISLES OF CAPRI
JOB ADDRESS- 2 DOLPHIN CIRCLE
JOB NAME-
DWELLING UNITS-00000
CONTRACTOR-MAHER, SPIEGEL ASSOCIATES, INC
PHONE-813/394-4200 NO-

S.D.C. RECEIPT-
WATER-
SEWER-
COASTAL ZONE
USE/OCC-R/STRUC OTHER THAN BUILDINGS
STRUCTURE-BOAT DOCK ADDITION TO EXISTING
COMMENTS-
CONTACT PERSON-SHAWN PHONE- 394-4200

PERMIT NO-940002312
MAIN PERMIT NO-
OWNER-GRIFFITH, W.R. MR.

DATE ISSUED- 3/07/94
DATE APPROVED- 3/07/94

SECTION	TOWNSHIP	RANGE	MAP/ARE
5	51	26	

BLOCK	LOT/PARCEL	UNIT	TRACT
	107		000

FLOOD EL-
BENCH MARK-
LOCATION-

****

******** INSPECTION HISTORY *********

LINE #	NOTE LINE	940002312		DATE	TY
115	FINAL BUILDING	INSP-ANDERSON, D	.00	5/16/94	PA
C.O. ISSUED- /00/00		TOTAL FEES-	.00		

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

CCPC RESOLUTION NO. 94-1

RELATING TO PETITION NUMBER BD-93-22
FOR AN EXTENSION OF A BOAT DOCK 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 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 Collier County Planning Commission, being the duly elected and constituted Planning Commission 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 a 40 foot boat dock extension to allow a 60 foot docking facility in a RSF-4 zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement has been made concerning all applicable matters required by said regulations and in accordance with Section 2.6.21. of the Collier County Land Development Code, and

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

NOW THEREFORE, BE IT RESOLVED BY the Collier County Planning Commission of Collier County, Florida, that:

The petition filed by Miles L. Scofield, representing W.R. Griffith, with respect to the property hereinafter described as:

Lot 107, Isle of Capri #1, according to Plat thereof, recorded in Plat Book 3, Page 41, of the Public Records of Collier County, Florida.

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

be and the same is hereby approved for a 40 foot extension of a boat dock to allow for a 60 foot boat docking facility in the RSF-4 zoning district wherein said property is located, subject to the following conditions:

1. All docks, or mooring pilings, whichever protrudes the greater into the water, regardless of length shall have reflectors and house numbers four (4) inches minimum size installed at the outermost end on both sides.

2. In order to address the protection of manatees, one (1) "Manatee Alert" sign shall be permanently affixed to the pilings and shall be visible from the waterway.

3. Permits or letters of exemption from the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection shall be presented prior to issuance of a building permit.

BE IT FURTHER RESOLVED that this Resolution relating to Petition Number BD-93-22 be recorded in the minutes of this Commission and filed with the County Clerk's Office.

This resolution adopted after motion, second and majority vote.

Done this 3rd day of February, 1994.

COLLIER COUNTY PLANNING COMMISSION
COLLIER COUNTY, FLORIDA

MICHAEL A. DAVIS, CHAIRMAN

ATTEST:

RICHARD R. CLARK
EXECUTIVE SECRETARY
ACTING COMMUNITY DEVELOPMENT SERVICES ADMINISTRATOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

MARJORIE M. STUDENT
ASSISTANT COUNTY ATTORNEY

BD RESOLUTION/11000

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

LICENSE NO. CG C041601

EXPRESS
APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA
813-643-8400

RECEIVED MAR 7 1994 BUILDING DEPARTMENT

3.A.e

Property ID# 5234396000/4 Application Date 3/7/94 Approved Date 3/7/94 CSA 24

___	301	Construction Trailer	___	306	Fences	___	320	Screen Enclosure 1 & 2 Family	___ 334 Tents
___	300	A/C Replacement	___	332	Fireplace	___	321	Seawall	___ 333 Wood Deck
___	339	Awning	___	309	Fire Suppression Systems	___	322	Septic Tanks	___ 337 Screen Room W/Vinyl Windows
___	345	Carport 1 & 2 Family/Panroof	___	336	Flagpole	___	323	Sewer Tap	___ 800 Wells
___	308	Chickes	___	338	Interior Partition	___	343	Siding	___ 347 Tenant Seperation Wall/Firewall
___	310	Combust Liquid Storage Tank	___	311	Lawn Sprinkler	___	324	Signs	___ 331 Site Improvement (Tennis Courts, Parking Lots, Landscaping)
XX	302	Dock & Davits 1 & 2 Family	___	341	Pilings	___	342	Slab	
___	303	Demolition	___	330	Plumbing Repair/Modifications	___	335	Sliding Glass Doors/Windows	
___	304	Driveways	___	314	Propane Gas Tanks	___	325	Solar Heat	
___	312	Electrical Work/Minor	___	315	Refrigeration	___	326	Storage Sheds Residential	
___	305	Exhaust Hood System	___	316	Reroof	___	327	Swimming Pool 1 & 2 Family	
___	344	Exterior Wall/Alteration	___	319	Satellite Dish	___	328	Temp. Electric Poles	

RESIDENTIAL-USE/OCC CODE

___ 998 Express Residential Other
Specify: _____

___ 328 Other Residential Buildings
Sheds/Carport-1 & 2 Family

XX 329 Structures other than Buildings
Pool/Seawall/Dock/Fence
Specify: CUSTOM DOCK ADDITION AS PER ATTACHED DRAWING.

NONRESIDENTIAL-USE/OCC CODE

___ 999 Express NonResidential Other
Specify: _____

___ 528 Other NonResidential Buildings
Cooler/Freezer/Shed
Specify: _____

___ 529 Structures other than Buildings
Fence/Dish/Pool/Seawall/Dock/Tank Tower/Roof Structure
Specify: _____

Construction Address 2 DOLPHIN CIRCLE (ISLESOF CAPRI)
NAPLES, FL 33962

Section 5 NE 1 SW Township 51 Range 26 Map/Area ____
Block LYT/2 Lot/Parcel 105 Unit ____ Tract ____
General Location: 1 2 3 4 5 (6) 7 8 9 10 11 12
GPIN ____ ZONING ____
Subdivision ISLES OF CAPRI (NO.1 SW LYT/2 OF LOT 105)

Owner MR. W.R. GRIFFITH
Address 2 DOLPHIN CIRCLE
City NAPLES, State FL Zip 33962
Job Representative MR. SHAWN P. MAHER
Phone No. [813] 394-4200
Value of Improvement/Construction $3500.

WARNING - WORK IN RIGHT OF WAY

This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right-of-w or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler system landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separa permit for that purpose must be obtained from Project Review Services (643-8471).

___	100	Footings	___	200	Plumbing Rough	___	127	Elevation Certificate	
___	103	Slab	___	204	Final Plumbing	___	900	Marco Fire Dept.	
___	104	Tie Beam	___	300	Mechanical Rough A/C	___	901	East Naples Fire Dept.	
___	107	Tin Tab	___	301	Final Mechanical A/C	___	902	North Naples Fire Dept.	
___	108	Framing	✓	115	Final Building	___	903	Golden Gate Fire Dept.	
___	501	Electric Rough	___	111	Final Roof	___	904	Little Hickory-Bonita Shore	
___	502	Final Electric	___	400	Rough Gas	___	905	Ochopee Fire Dept.	
___	203	Sewer Tap	___	401	Final Gas	___	906	Immokalee	
___	110	Tie Down	___	800	Right of Way	___	907	Big Corkscrew	
___	619	Pollution Control	___	801	Storm Water Mgmt.	___	811	Site Improvement	
___	700	Pool Steel & Ground	___	122	Spot Survey - 10 days				
___	701	Final Pool	___	99	Notice of Commencement				

REVIEWED FOR CODE COMPLIANCE COUNTY DEPTS.

	Initial	Date	Fee
ZONING/BUILDING	LDL	3/7/94	$ 43.10
ENGINEERING	____	____	$ ____
UTILITIES	____	____	$ ____
FIRE	____	____	$ ____
TOTAL PERMIT FEE	____	____	$43.

Contractor [MAHER, SPIEGEL ASSOCIATES, INC. JACK CROGNALE - PRESIDENT GENERAL CONSTRUCTION STATE-REGISTRATION NO. C G C 041601 CARD NO.

Address P. O. BOX 1729 City MARCO ISLAND State FLORIDA Zip Code 33969

Signature Jack Crognale Date 3/7/94

FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT (F.S. 695.254)

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 3/7/94 (Date)

by JACK CROGNALE (Name of person acknowledging), who is personally known to me

or who has produced _____ (Type of identification)

as identification and who did (did not) take an oath.

JUDITH J. DELANEY
My Comm. Exp. 6-20-95
Bonded By Service Ins. Co.

Judith J. Delaney (Signature)

Notary Public, Commission No. CC120233

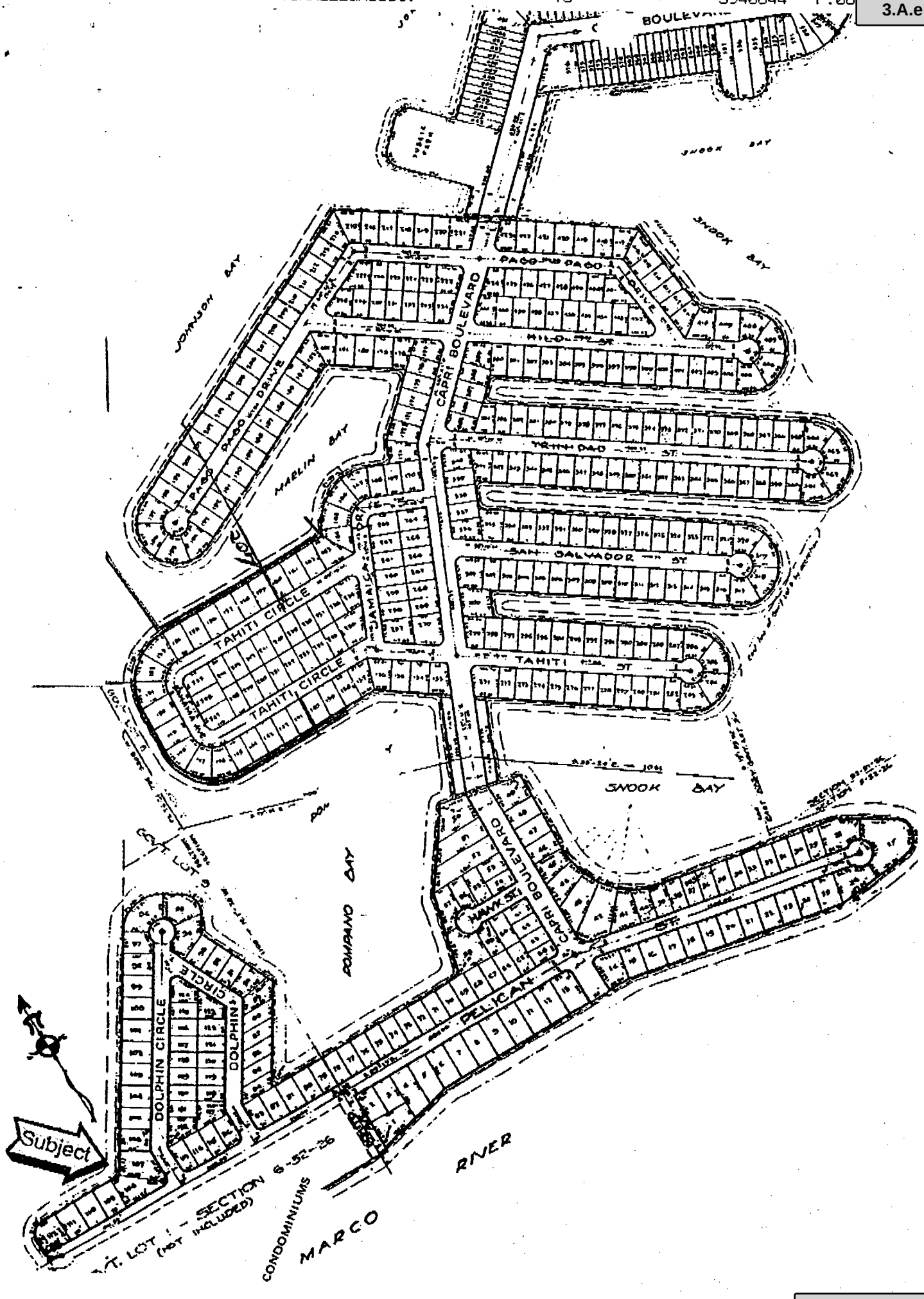
COMMISSION EXPIRES 6/20/95

(SEAL ABOVE)

JUDITH J. DELANEY (Name of Notary typed, printed or stamped)

PERMIT NO. 94

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

3.A.e

RECEIVED
FEB 11 1994

Community Development Division / Collier County Government
2800 North Horseshoe Drive / Naples, FL 33942-8917
Phone: 813 / 643-8400

CURRENT PLANNING
February 4, 1994

Mr. Miles L. Scofield
Turrell & Associates
3584-B Exchange Avenue
Naples, FL 33942

REFERENCE: BD-93-22

Dear Mr. Scofield:

On Thursday, February 3, 1994, the Collier County Planning Commission heard and approved BD-93-22.

A copy of CCPC Resolution No. 94-1 is enclosed approving this use.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Chahram Badamtchian

Chahram Badamtchian
Planner II
CB/ms/11274

cc: Mr. W. R. Griffith
2 Dolphin Circle
Isles of Capri, FL 33962
Sandra Martin, Land Appraiser
Project Plan Review
M. Ocheltree, Graphics
L. Chesonis, Minutes & Records
File

Enclosure

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

05/13/92

AUDIT CONTROL NO. 1771891

LICENSE NO.	BATCH NO.	AMOUNT PAID
CG C041601	41849	$140.00

CONSTRUCTION INDUSTRY LICENSING BD
POST OFFICE BOX 2
JACKSONVILLE, FL 32201

Joachim A Crognale

LICENSEE SIGNATURE

[WALLET CARD —— FOLD HERE]

STATE OF FLORIDA
DEPARTMENT OF PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY
LICENSING BOARD

CERTIFIED GENERAL CONTRACTOR

CROGNALE, JOACHIM ANTHONY
BAKER SPIEGEL ASSOCIATES INC

HAS PAID THE FEE REQUIRED BY CHAPTER 489 F.S.,
FOR THE YEAR EXPIRING AUG 31, 1994

LAWTON CHILES
GOVERNOR

GEORGE STUART, JR.
SECRETARY, D.P.R.

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY): 10/31/93

PRODUCER

INSURANCE & RISK MGMT.
SERVICES INC.
3200 BAILEY LANE #105
NAPLES FL 33942

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

MAHER SPEIGEL & ASSOC INC
P.O. BOX 1729
MARCO ISL FL 33969

COPY

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A: CRUM & FORSTER INSURANCE

COMPANY LETTER B: CRUM & FORSTER INSURANCE

COMPANY LETTER C:

COMPANY LETTER D: COMMERCE MUTUAL INS CO

COMPANY LETTER E:

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	BINDER	11/01/93	11/01/94	GENERAL AGGREGATE	$1,000,000
	X COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG.	$1,000,000
	CLAIMS MADE X OCCUR				PERSONAL & ADV. INJURY	$500,000
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE	$500,000
					FIRE DAMAGE (Any one fire)	$50,000
					MED. EXPENSE (Any one person)	$5,000
B	AUTOMOBILE LIABILITY	BINDER	11/01/93	11/01/94	COMBINED SINGLE LIMIT	$ 500,000
	X ANY AUTO				BODILY INJURY (Per person)	$
	ALL OWNED AUTOS					
	SCHEDULED AUTOS				BODILY INJURY (Per accident)	$
	X HIRED AUTOS					
	X NON-OWNED AUTOS				PROPERTY DAMAGE	$
	GARAGE LIABILITY					
	EXCESS LIABILITY				EACH OCCURRENCE	$
	UMBRELLA FORM				AGGREGATE	$
	OTHER THAN UMBRELLA FORM					
D	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	BINDER	11/01/93	11/01/94	X STATUTORY LIMITS	
					EACH ACCIDENT	$500,000
					DISEASE--POLICY LIMIT	$500,000
					DISEASE--EACH EMPLOYEE	$500,000
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CONTRACTOR OPERATIONS THROUGHOUT SOUTHWEST FLORIDA.
30 DAYS NOTICE REQUIRED FOR CANCELLATION OF WORKERS' COMPENSATION COVERAGE.

CERTIFICATE HOLDER

COLLIER DIV OF COMPLIANCE
CONTRACTOR LICNSG
2800 N HORSESHOE DR
NAPLES FL 33942

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

CHARLES D. SCHMELZLE

ACORD 25-S (7/90)

© ACORD CORPORATION 1990

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY GROWTH AND QUALITY SERVICE

APPLICATION DATE
3/07/94

PERMIT NUMBER
940002312

OWNER-
GRIFFITH, W.R. MR.
2 DOLPIN CIRCLE
NAPLES FL 339620000

CONTRACTOR-
MAHER, SPIEGEL ASSOCIATES, INC
960 CHALMER DRIVE,P.O. BX 1729
MARCO ISLAND FL 339690

813/394-4200

PROJECT NAME-BOAT DOCK ADDITION TO EXISTING
JOB ADDRESS- 2 DOLPHIN CIRCLE

GEN LOCATION-MARCO
SUBDIVISION-ISLES OF CAPRI
SECTION- 5 TWP-51 RANGE-26 MAP/AREA- BLK- LOT/PARCEL- 107 UNIT-
LEGAL

FOLIO #- 5234396000/4
TRACT-000

PERMIT TYPE- DOCK & DAVITS
COST OF CONSTRUCTION- $3,500

APPROVAL DATE- 3/07/94

CONTACT PERSON-SHAWN
CONTACT PHONE #- 394-4200

The above application has been examined and is hereby approved subject to the payment of $ 43.50, as provided by the Collier County Building Code and Ordinances.
Payment Received by: _____ Date Issued: 3/7/94 Receipt No. 110039

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

Signature of Contractor Daniel Maher

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

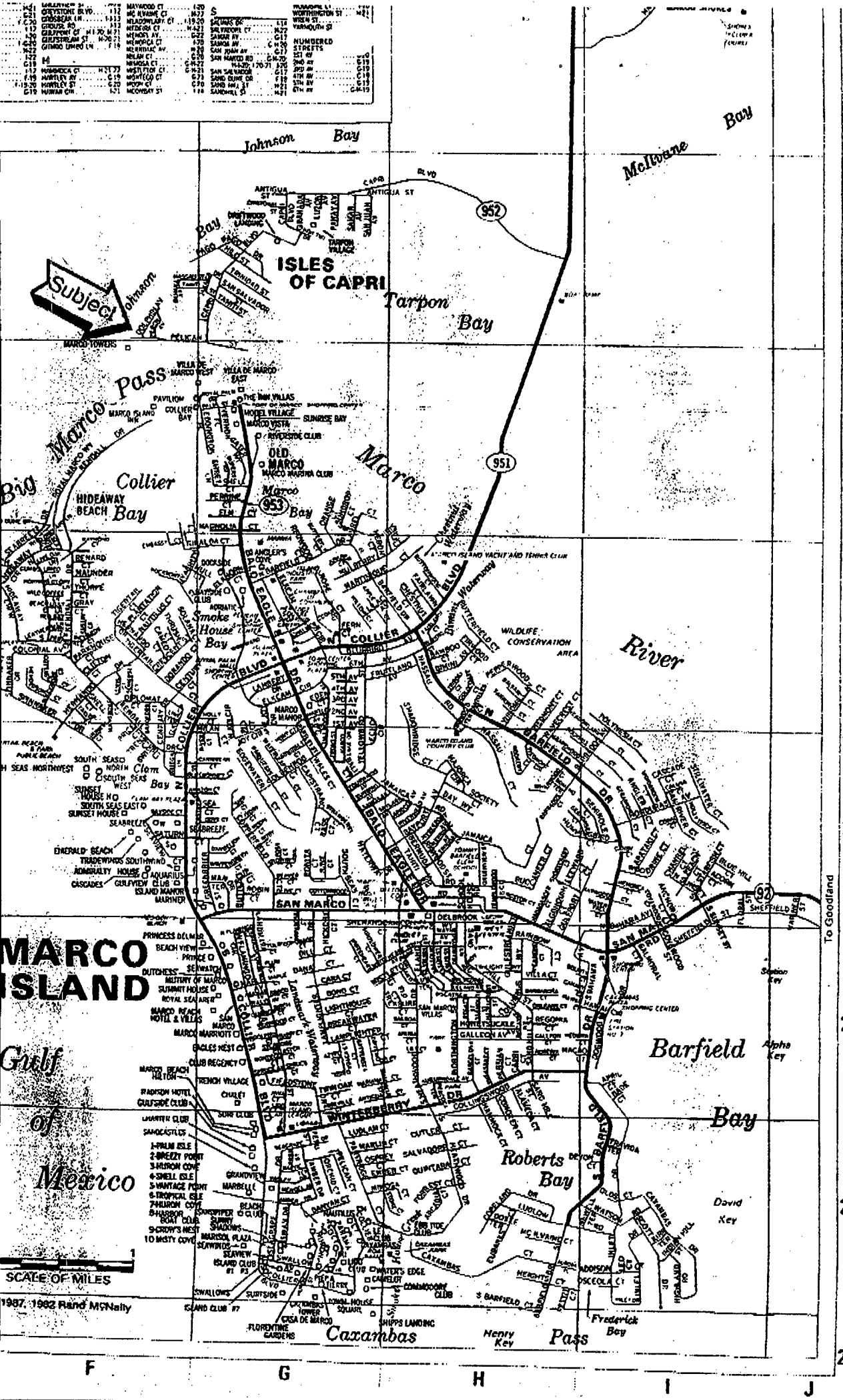
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMI

COLLIER COUNTY

White - Customer
Yellow - Records Room
Pink - Property Appraiser
Gold - Lobby File

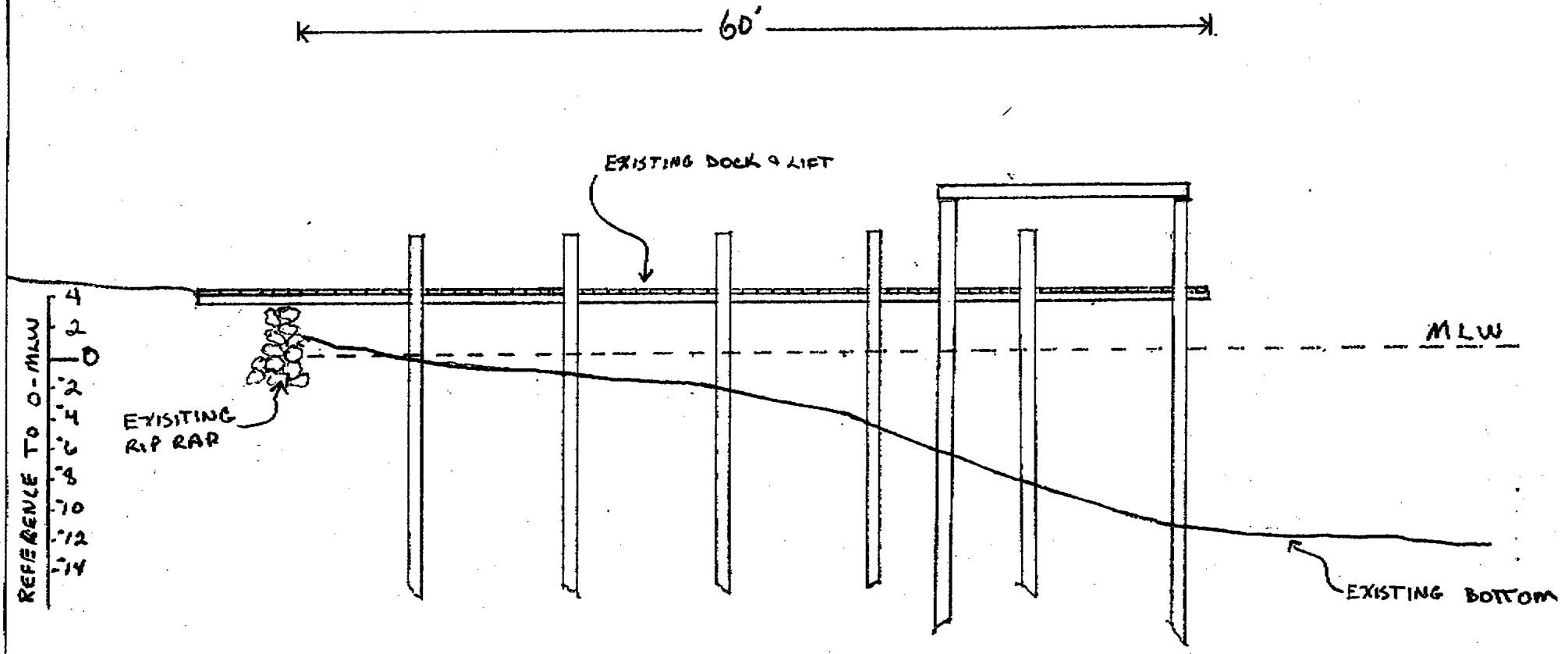
Rev/8-91

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

SCALE: 1" = 1



NOTE: FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION USE.

PROJECT: PROPOSED 5' WIDE CATWALK ADDITION AROUND BOATHOIST

APPLICANT: W.R. GRIFFITH, 2 DOLPHIN CIRCLE, ISLES OF CAPRI

TURRELL AND ASSOCIATES, INC.
MARINE & ENVIRONMENTAL CONSULTING
3584 EXCHANGE AVENUE, SUITE B
NAPLES, FLORIDA 33942

COUNTY: COLLIER

ITT # 9391

DATE: 12-13-93

DRAWN BY:

03-04-1994 12:26PM FROM TURRELL&ASSOC. TO 3940644 P.07

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2

COLLIER COUNTY CERTIFICATE OF OCCUPANCY

PERMIT NO-(illegible) CONTRACTOR MARINE (illegible)

OWNER GRIFFITH, W.E. JR.

JOB ADDR : DOLPHIN DRIVE

TRACT- LOT- 107 BLOCK- UNIT- (illegible)

SUBDIVISION ISLES OF CAPRI

TYPE OF OCCUPANCY-B/ENTIRE OTHER THAN BUILDING

PROJECT NAME-BOAT DOCK ADDITION TO E-POSTING

WORK DESCRIPTION-

THIS CERTIFICATE IS ISSUED AS PROOF THAT THE WORK HAS BEEN COMPLETED WITHIN THE SCOPE AS DESCRIBED ON THE PERMIT

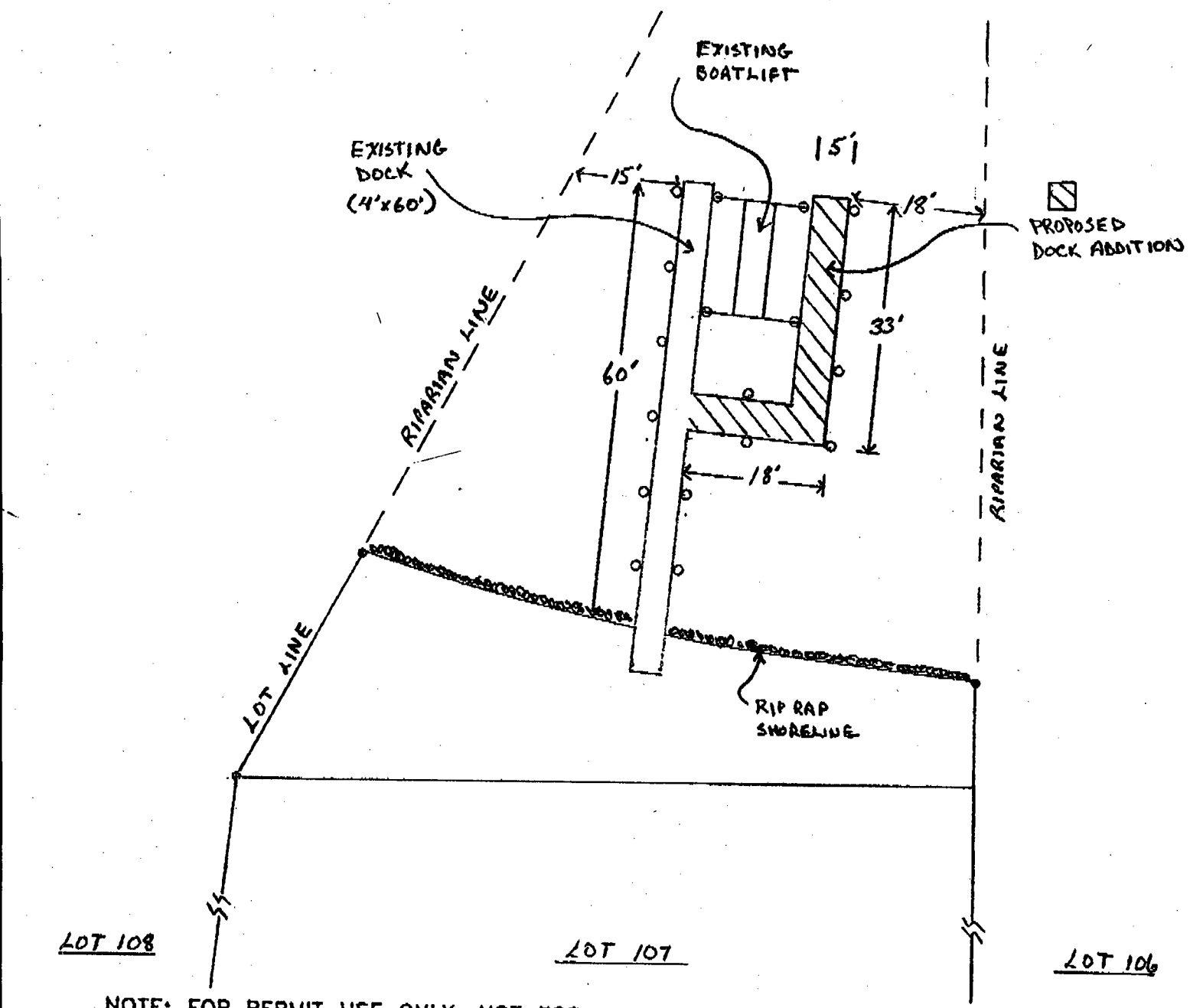
WBS 1/20

BUILDING OFFICIAL

DATE-05/17/94

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2

SCALE: 1" = 10'



NOTE: FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION USE.

PROJECT: PROPOSED 5' WIDE CATWALK ADDITION AROUND BOATHOIST

APPLICANT: W.R. GRIFFITH 2 DOLPHIN CIRCLE, ISLES OF CAPRI

TURRELL AND ASSOCIATES, INC.
MARINE & ENVIRONMENTAL CONSULTING
3584 EXCHANGE AVENUE, SUITE B
NAPLES, FLORIDA 33942

COUNTY: COLLIER	TTT #:
DATE: 12-13-93	DRAWN

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

94 2312

BUILDING DEPT. COPY

REVIEWED FOR CODE COMPLIANCE		DATE
Zoning		
Engineering		
Building Electrical		
Mechanical		
Gas		
Plumbing		
Structural		
Fire Prev.		
Health		
Utilities		

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY CERTIFICATE OF OCCUPANCY

PERMIT NO-940002312 CONTRACTOR-MAHER, SPIEGEL ASSOCI ES

OWNER-GRIFFITH, W.R. MR.

JOB ADDR-2 DOLPHIN CIRCLE

TRACT- LOT- 107 BLOCK- UNIT- FOLIO #-5234396000/

SUBDIVISION-ISLES OF CAPRI

TYPE OF OCCUPANCY-R/STRUC OTHER THAN BUILDINGS

PROJECT NAME-BOAT DOCK ADDITION TO EXISTING

WORK DESCRIPTION-

THIS CERTIFICATE IS ISSUED AS PROOF THAT THE WORK HAS BEEN COMPLETED WITHIN THE SCOPE AS DESCRIBED ON THE PERMIT.

WBS/lo

ISSUED BY-W.B. SMITH, JR
ACTING CODE ENFORCEMENT
DIRECTOR

DATE-05/17/94

Attachment: Attachment D - CCPC Resolution 94-1 and Permit

County of Collier
BOARD OF COUNTY COMMISSIONERS

COLLIER COUNTY COURTHOUSE
3301 TAMIAMI TRAIL EAST
NAPLES, FLORIDA 33962.

VALID #: 199705 03/07/94

CHECK: 43.50

OFFICIAL RECEIPT

When Validated

12 AMT PAID: 43.50

BY: _____
DEPUTY CLERK

RECEIPT: 1100343

PAYOR: MAHER, SPIEGEL ASSOC.

REF: MR. W.R. GRIFFITH\
000006968
94-2312WL

DESCRIPTION	AMOUNT DUE
BUILDING PERMITS - NAPLES	42.00
SURCHARGE FOR MICROFILM	1.50

DEPT: DSC: CUSTOMER SERVICES NAPLE

TOTAL DUE: 43.50

Attachment: Attachment D - CCPC Resolution 94-1 and Permit 940002312 (22027 :

COLLIER COUNTY CERTIFICATE OF OCCUPANCY

PERMIT NO-940002312 CONTRACTOR-MAHER, SPIEGEL ASSOCI ES

OWNER-GRIFFITH, W.R. MR.

JOB ADDR-2 DOLPHIN CIRCLE

TRACT- LOT- 107 BLOCK- UNIT- FOLIO #-5234396000/

SUBDIVISION-ISLES OF CAPRI

TYPE OF OCCUPANCY-R/STRUC OTHER THAN BUILDINGS

PROJECT NAME-BOAT DOCK ADDITION TO EXISTING

WORK DESCRIPTION-

THIS CERTIFICATE IS ISSUED AS PROOF THAT THE WORK HAS BEEN COMPLETED WITHIN HE SCOPE AS DESCRIBED ON THE PERMIT.

WBS/LO

ISSUED BY-W.B. SMITH, JR
ACTING CODE ENFORCEMENT
DIRECTOR

DATE-05/17/94

Attachment: Attachment D - CCPC Resolution 94-1 and Permit

KellyJohn

From: KellyJohn
Sent: Friday, April 22, 2022 3:06 PM
To: KellyJohn
Subject: BDE-PL20210000569 - 2 Dolphin Cir - Public Hearing Sign Posting, HEX 5-12-2022
Attachments: 5682827B-F674-4A23-A0DB-4C306F968337.jpeg; 583EE379-6AD5-4E00-8583-8C2436F78F86.jpeg; 7BD52144-452D-465D-90D3-98790DBF68AA.jpeg

I, John Kelly, hereby affirm that at approximately 12:25 P.M. this date, April 22, 2022, I personally posted a notice of Public Hearing Sign to the front of the above described location for the May 12, 2022, meeting of the Hearing Examiner as is further evidenced by the attached photographs.

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
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 E - Sign Posting PL20210000569 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)





Attachment: Attachment E - Sign Posting PL20210000569 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



Attachment: Attachment E - Sign Posting PL20210000569 (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

BDE-PL20210000569
2 DOLPHIN CIR - PURSE

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

The agent is responsible for all required data included in the digital file of information for the Hearing Examiner (Hex) or the Collier County Planning Commission (CCPC). DO NOT ACCEPT DUPLICATES OF ANY DOCUMENTS. MAKE SURE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. PLEASE CONFIRM THE DOCUMENTS ARE IN THE ORDER DESCRIBED IN "BACKUP PROVIDED BY APPLICANT."

Planner responsible for providing the County Attorney-drafted Ordinance for PUDs and placing in backup materials. AGENTS DO NOT INCLUDE THE PUD DOCUMENT – STAFF PROVIDES THIS TO THE COUNTY ATTORNEY WHEN THE ORDINANCE IS DRAFTED FOR A PUD. THE FINAL PUD ORDINANCE/RESOLUTION IS THE FIRST ITEM AFTER THE STAFF REPORT. [FOR HEX, THE REQUESTED LANGUAGE/ PROPOSED PLAN IS THE FIRST ITEM AFTER THE STAFF REPORT]

B. Backup provided by Applicant:

PLEASE PROVIDE THE DOCUMENTS IN THE ORDER DESCRIBED BELOW. DO NOT PROVIDE DUPLICATES OF ANY DOCUMENTS. PROVIDE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. IF THE BACKUP PROVIDED BY APPLICANT IS IN DISARRAY-MEANING IT IS NOT IN THE PROPER ORDER AND/OR THE APPLICANT PROVIDES MULTIPLE DUPLICATES-THE APPLICANT COULD LOSE ITS HEARING DATE.

- ✓ Application, to include but not limited to the following:
  - ✓ Narrative of request
  - ✓ Property Information
  - ✓ Property Ownership Disclosure Form
  - ✓ Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- ____ Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- ____ Affidavit of Unified Control
- ✓ Affidavit of ~~Representation~~ AUTHORIZATION
- ✓ Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- ____ NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- ____ Traffic Impact Study (TIS)
- ____ Environmental Data
- ____ Historical/Archeological Survey or Waiver
- ____ Utility Letter
- ✓ Deviation Justifications – PRIMARY / SECONDARY CRITERIA

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

✓ Boundary Survey

✓ Other documents, as needed, on a case-by-case basis such as relevant prior Ordinances, Conditional Uses, historical documents, any "private or legal" agreements affecting the PUD etc.

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** DC/ E-MAIL

I understand that by submitting the above materials, it is the agent's/applicant's responsibility to ensure all materials are in the same order for flash drive must contain the documents in one pdf file. It is the agent's responsibility to ensure no documentation is left out.

Signature of Agent Representative

4/1/2022
Date

NANCY SCIRA
Printed Name of Signing Agent Representative

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

Collier County

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
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): BRYAN & YVONNE PURSE

Name of Applicant if different than owner:

Address: 2 DOLPHIN CIR **City:** NAPLES **State:** FL **ZIP:** 34113

Telephone: 239-248-3617 **Cell:** **Fax:**

E-Mail Address: bryan@pixelpush.com

Name of Agent(s): COLLIER SEAWALL AND DOCK

Firm: NANCY SCIOG

Address: 919 N COLLIER BLVD **City:** MARCO ISLAND **State:** FL **ZIP:** 34145

Telephone: 2393894700 Ext 2 **Cell:** 239-207-6193 Nancy **Fax:**

E-Mail Address: APRIL@COLLIERSEAWALLANDDOCK.COM

PROPERTY LOCATION

Section/Township/Range: 31 / 51 / 26 **Property I.D. Number:** 52344040004

Subdivision: 426400 - ISLES OF CAPRI **Unit:** 1 **Lot:** 107 **Block:**

Address/ General Location of Subject Property:
2 DOLPHIN CIR

Current Zoning and Land use of Subject Property:
SINGLE FAMILY RESIDENCE

RECEIVED
MAR 04 2021
By 23915

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
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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		CAPRI PASS
S	COMMERCIAL	CLUB AT LA PENINSULA
E	RSF-4	RESIDENTIAL SINGLE FAMILY
W	RSF-4	RESIDENTIAL SINGLE FAMILY

DESCRIPTION OF PROJECT

Narrative description of project (indicate extent of work, new dock, replacement, addition to existing facility, any other pertinent information):
REPLACE DOCK WITH 358 SQ FT DOCK, WHICH INCLUDES THE 160 SQ FT TERMINAL PLATFORM. INSTALL (1) 12K LIFT AND (1) 6K LIFT WITH CATWALK

SITE INFORMATION

1. **Waterway Width:**
   1000 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ☒ other (specify) AERIAL
2. **Total Property Water Frontage:**
   75 ft.
3. **Setbacks:**
   Provided: 15&21.7' ft.
   Required: 15&15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   58.1' ft.
5. **Number and Length of Vessels to use Facility:**
   1. 30 ft.
   2. 10 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 ADJACENT NEIGHBORING DOCKS PROTRUDE APPROXIMATELY 70' OUT INTO THE SAME 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?** 0.37 Acres

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY GOVERNMENT
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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 F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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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 F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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(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 F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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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

1/12/22
Date

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliergov.net or fax to the Operations Department at 239-252-5724 or submit in person to the Addressing Department at the above address. Form must be signed by Addressing personnel prior to pre-application meeting, **please allow 3 days for processing.**

Not all items will apply to every project. Items in **bold type** are required. **FOLIO NUMBERS MUST BE PROVIDED.** Forms older than 6 months will require additional review and approval by the Addressing Department.

PETITION TYPE *(Indicate type below, complete a separate Addressing Checklist for each Petition type)*

- ☐ BL (Blasting Permit)
- ☒ BD (Boat Dock Extension)
- ☐ Carnival/Circus Permit
- ☐ CU (Conditional Use)
- ☐ EXP (Excavation Permit)
- ☐ FP (Final Plat
- ☐ LLA (Lot Line Adjustment)
- ☐ PNC (Project Name Change)
- ☐ PPL (Plans & Plat Review)
- ☐ PSP (Preliminary Subdivision Plat)
- ☐ PUD Rezone
- ☐ RZ (Standard Rezone)
- ☐ SDP (Site Development Plan)
- ☐ SDPA (SDP Amendment)
- ☐ SDPI (Insubstantial Change to SDP)
- ☐ SIP (Site Improvement Plan)
- ☐ SIPI (Insubstantial Change to SIP)
- ☐ SNR (Street Name Change)
- ☐ SNC (Street Name Change – Unplatted)
- ☐ TDR (Transfer of Development Rights)
- ☐ VA (Variance)
- ☐ VRP (Vegetation Removal Permit)
- ☐ VRSFP (Vegetation Removal & Site Fill Permit)
- ☒ OTHER SPECIAL TREATMENT

LEGAL DESCRIPTION of subject property or properties *(copy of lengthy description may be attached)*

ISLES OF CAPRI NO 1 LOT 107 T51, R26, S31

FOLIO (Property ID) NUMBER(s) of above *(attach to, or associate with, legal description if more than one)*

52344040004

STREET ADDRESS or ADDRESSES *(as applicable, if already assigned)*

2 DOLPHIN CIR

- **LOCATION MAP** must be attached showing exact location of project/site in relation to nearest public road right-of-way
- SURVEY (copy - needed only for unplatted properties)

PROPOSED PROJECT NAME *(if applicable)*

PURSE name not yet approved

PROPOSED STREET NAMES *(if applicable)*

DOLPHIN

SITE DEVELOPMENT PLAN NUMBER *(for existing projects/sites only)*

SDP___-____ or AR or PL # _____

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

Project or development names proposed for, or already appearing in, condominium documents (if application; indicate whether proposed or existing)

Please Return Approved Checklist By: ☑ Email ☐ Fax ☐ Personally picked up

Applicant Name: COLLIER SEAWALL AND DOCK

Phone: 2393894700 **Email/Fax:** APRIL@COLLIERSEAWALLANDDOCK.COM

Signature on Addressing Checklist does not constitute Project and/or Street Name approval and is subject to further review by the Operations Department.

FOR STAFF USE ONLY

Folio Number 52344040004

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: L.L.H. **Date:** 11/22/2021

Updated by: **Date:**

IF OLDER THAN 6 MONTHS, FORM MUST BE UPDATED OR NEW FORM SUBMITTED

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

March 31st, 2022

Collier County Growth Management Dept
2800 N Horseshoe Dr
Naples, FL 34104

RE: PL20210000569 – PURSE – 2 DOLPHIN CIR

NARRATIVE OF REQUEST

Collier Seawall and Dock is asking approval for a 38.1 foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 58.1 feet into a waterway that is 1,000 feet wide.

Scope of work: REPLACE DOCK WITH 358 SQ FT DOCK, WHICH INCLUDES THE 160 SQ FT TERMINAL PLATFORM. INSTALL (1) 12K LIFT AND (1) 6K LIFT WITH CATWALK

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

919 N Collier Blvd • Marco Island, FL 34145 • 239.389.4700 • Fax 239.389.4701

Collier County Property Appraiser
Property Summary

Parcel No	52344040004	Site Address *Disclaimer	2 DOLPHIN CIR	Site City	NAPLES	Site Zone *Note	341

Name / Address	PURSE, BRYAN=& YVONNE
	179 MAHOGANY DR

City	NAPLES	State	FL	Zip	34105

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
6B31	426400 1076B31	31	51	26	0.37

Legal	ISLES OF CAPRI NO 1 LOT 107

Millage Area	91	Millage Rates	*Calculations	
Sub./Condo	426400 - ISLES OF CAPRI UNIT 1	School	Other	Total
Use Code	1 - SINGLE FAMILY RESIDENTIAL	5.016	6.2924	11.3084

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
08/28/20	5809-3725	$ 3,264,000
08/24/20	5809-3723	$ 0
11/15/13	4984-2110	$ 0
11/29/10	4634-2042	$ 1,365,000
07/28/10	4594-347	$ 100
02/13/08	4329-3053	$ 2,900,000
12/21/05	3952-703	$ 1,261,300
07/21/04	3610-3477	$ 0
07/21/04	3610-3476	$ 0
07/21/04	3610-3475	$ 0
07/21/04	3610-3474	$ 1,395,000
07/21/04	3610-2478	$ 0
03/20/01	2792-3453	$ 0
11/00/76	667-1577	$ 0

2020 Certified Tax Roll

(Subject to Change)

	Land Value	$ 1,137,6
(+)	Improved Value	$ 1,309,3
(=)	Market Value	$ 2,446,9
(-)	Save our Home	$ 735,5
(=)	Assessed Value	$ 1,711,4
(-)	Homestead	$ 25,0
(=)	School Taxable Value	$ 1,686,4
(-)	Additional Homestead	$ 25,0
(=)	Taxable Value	$ 1,661,4

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

Collier County Property Appraiser
Property Aerial

Parcel No	52344040004	Site Address *Disclaimer	2 DOLPHIN CIR	Site City	NAPLES	Site Zone *Note	341



Open GIS in a New Window with More Features.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse 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
BRYAN PURSE	50
YVONNE PURSE	50
179 MAHOGANY DR NAPLES, FL 34105	

b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership

c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership

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d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: _____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

g. Date subject property acquired 8/28/20

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

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

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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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

BMR
Agent/Owner Signature

2/18/21
Date

Bryan G. Purse
Agent/Owner Name (please print)

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, BRYAN & YVONNE PURSE (print name), as OWNERS (title, if applicable) of 2 DOLPHIN CIR (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 COLLIER SEAWALL AND DOCK LLC 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 _____ Date 2/18/21

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✔] physical presence or [ ] online notarization this 18 day of February, 2021, by (printed name of owner or qualifier) Bryan & Yvonne Purse.

Such person(s) Notary Public must check applicable box:

[ ] Are personally known to me

[ ] Has produced a current drivers license _____

[✔] Has produced ID as identification.

Notary Signature: _____

Notary Public State of Florida
APRIL F DE LEON
My Commission GG 116525
Expires 06/19/2021

CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



CUSTOMER SIGNATURE:

PURSE - 2 DOLPHIN CIR. - I.O.C.

Collier SEAWALL & DOCK LLC

SHEET NO.

A1

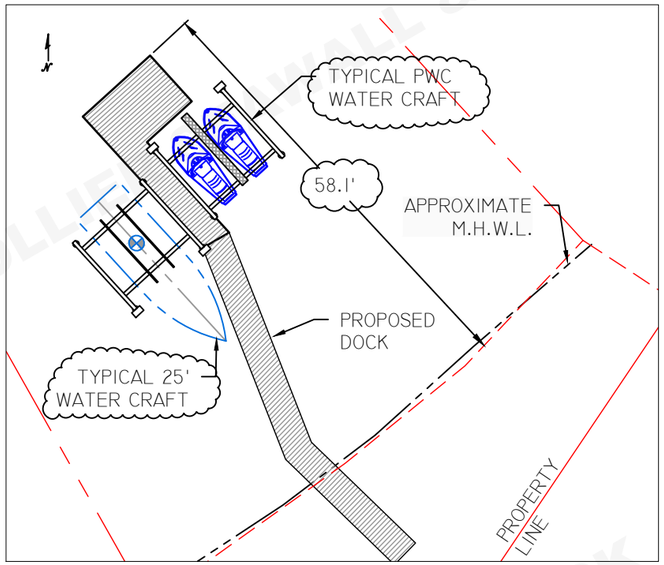
SCALE: 1"=30'-0"	APPROVED BY:	DRAWN BY:KD
DATE: 11/06/2020		REV:

COLLIER SEAWALL & DOCK, LLC

EXISTING COND. - 2019 AERIAL

DRAWING NUMBER:

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



PROTRUSION DETAIL

SCALE: 1"=20'

160 SQFT TERMINAL PLATFORM TO ALLOW ACCESS TO FRONT OF PWC LIFT

13.9'
12'
23.5'
8.2'
15'
12'
21.7'
12.5'
12.5'
NEW
12K
LIFT
INSTALL NEW 6K LIFT
WITH CATWALK
APPROXIMATE DRAFT
OF PROPOSED VESSEL: 3'
12'
FISH TABLE
30'
PROPOSED 358 SQFT DOCK
(311 SQFT OVER WATER)
EXISTING DOCK
OUTLINE
20'
PC
4'
PARCEL AS ACCEPTED AND
DESCRIBED IN CERTIFICATE BOARD
OF TRUSTIES NO.42143(6842-11)
(0.04 ACRES ±)
PROPERTY LINE
PROPERTY LINE
APPROXIMATE M.H.W.L.
APPROXIMATE TOE OF RIPRAP
EXISTING NEIGHBORING DOCK

NOTE:
<> ALL PROTRUSION DIMENSIONS FROM WET WALL
<> FINAL DESIGN SUBJECT TO PROFESSIONAL SURVEY
<> DOCK PILE HEIGHTS TO BE 45" ABOVE DECK, LIFT PILES TO BE 74" ABOVE DECK U.N.O
<> BY SIGNING BELOW, I AGREE TO ALL PLAN DETAILS. ANY CHANGES WILL BE
BILLED ON A TIME AND MATERIAL BASIS.
<> ALL DIMENSIONS ARE APPROXIMATE AND FINAL DESIGN WILL BE BASED ON FIELD MEASUREMENTS.

NOTES:
<> NO VEGETATION ALONG RIPRAP
<> NO SEA GRASSES IN THE AREA OF PROPOSED CONSTRUCTION

- FISH TABLE
- LADDER
ML - BRONZE MUSHROOM LIGHT
LV - LOW VOLTAGE LIGHT
SL - SNOOK LIGHT
- DEEP GLOW - BLUE
PC - PHOTO CELL
$ - SWITCH
GFI - GFI RECEPTACLE
R - REMOTE
GFI - GFI BREAKER
W - WATER SPIGOT
- 10" "S" CLEAT
- BUMPER
- SHORE POWER

Collier SEAWALL & DOCK LLC

SHEET NO. A2

PURSE - 2 DOLPHIN CIR. - I.O.C.

SCALE: 3/32"=1' | APPROVED BY: | DRAWN BY: KD

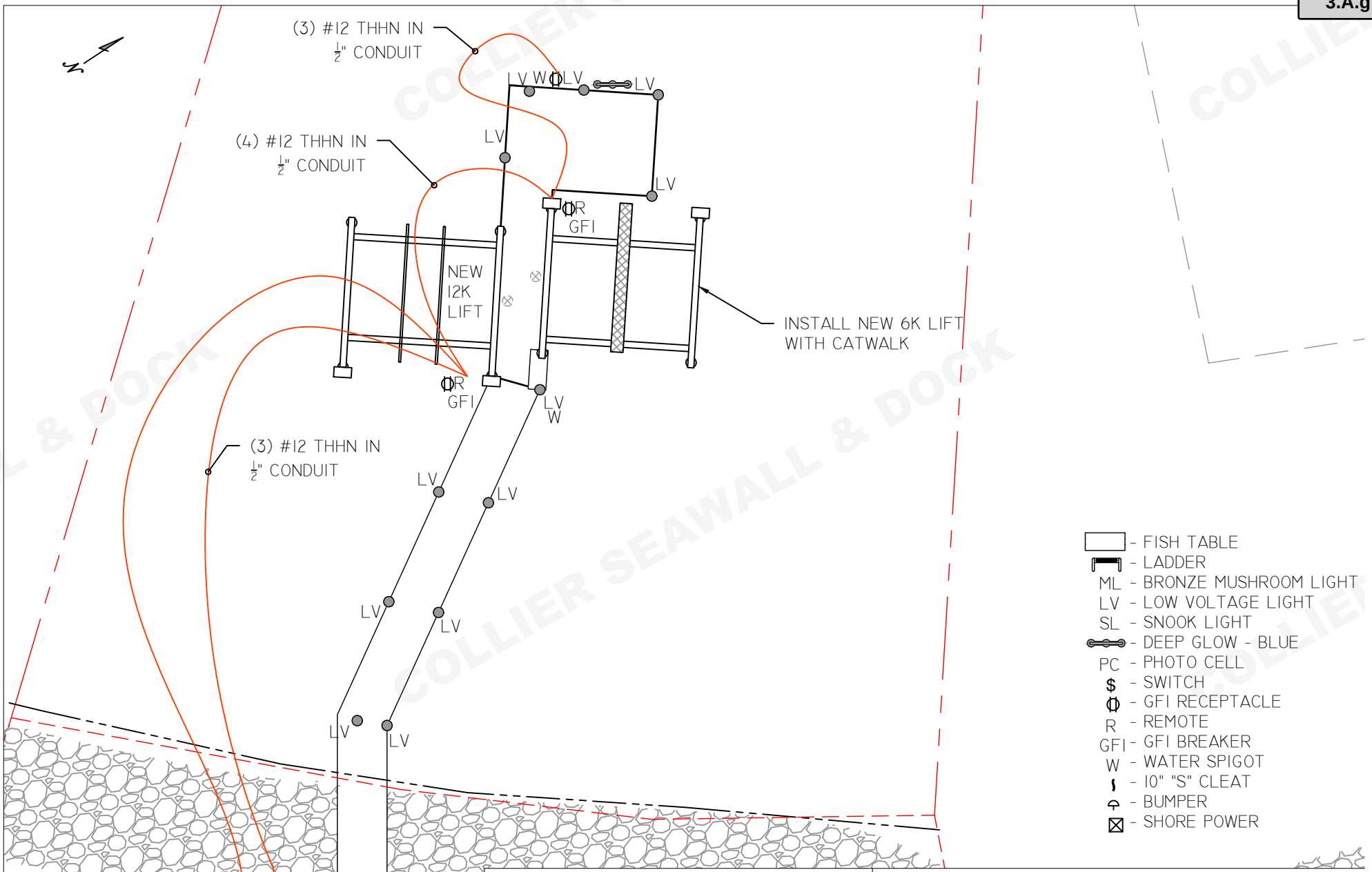
DATE: 10/21/2020 | REV: 03/01/202

COLLIER SEAWALL & DOCK, LLC

PROPOSED DESIGN

DRAWING NUMBER:

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



CUSTOMER SIGNATURE:

Collier SEAWALL & DOCK LLC

SHEET NO.

A3

PURSE - 2 DOLPHIN CIR. - I.O.C.

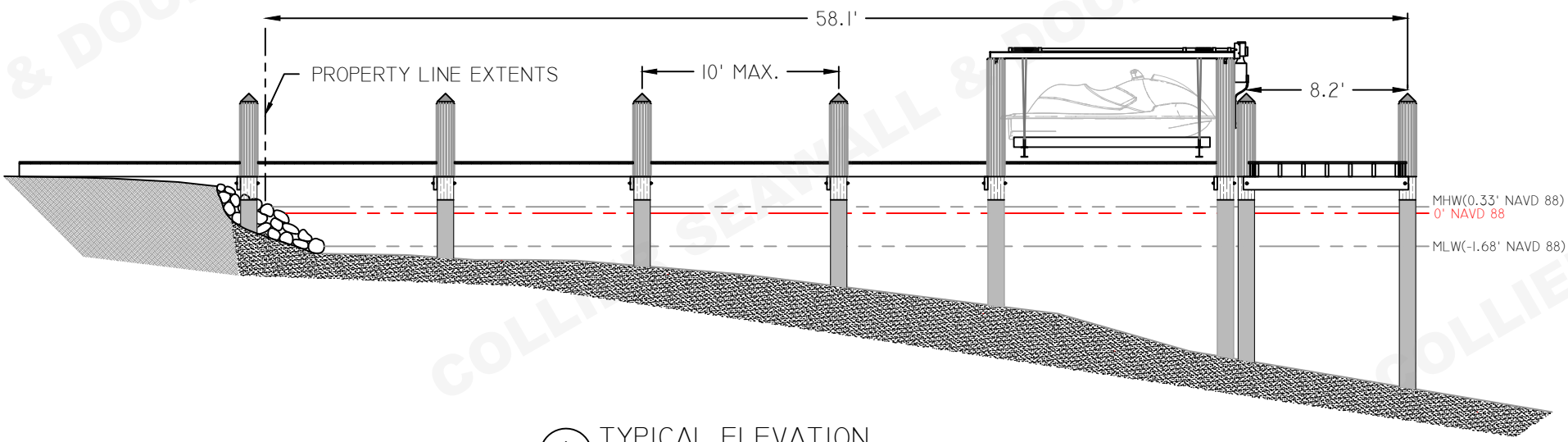
SCALE: 3/32"=1'-0"	APPROVED BY:	DRAWN BY:KD
DATE: 11/06/2020		REV: 02/25/2021

COLLIER SEAWALL & DOCK, LLC

ELECTRICAL DESIGN

DRAWING NUMBER:

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



A TYPICAL ELEVATION
SCALE: 1/8" = 1'

CUSTOMER SIGNATURE:

PURSE - 2 DOLPHIN CIR. - I.O.C.

Collier SEAWALL & DOCK LLC

SHEET NO.
A4

SCALE: 1/8"=1'-0"
DATE: 03/01/2022
APPROVED BY:
DRAWN BY:KD
REV:

COLLIER SEAWALL & DOCK, LLC

TYPICAL SECTION

DRAWING NUMBER:

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

Collier SEAWALL & DOCK LLC

BRYAN PURSE
2 DOLPHIN CIR
NAPLES, FL 34113

CRITERIA RESPONSE

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

919 N Collier Blvd • Marco Island, FL 34145 • 239.389.4700 • Fax 239.389.4701

PRIMARY CRITERIA:

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.)

CRITERION MET: The proposed project consists of 2 boat lifts, one for a 30' boat, which will be on a new 12k lift, and one for a jet ski, which will be on a new 6k lift with a catwalk.

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.)

CRITERION MET: The reason for the BDE request is based on the water depth for the 30' vessel to be launched from the boat lift. Refer to attachment on plans page A4

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.)

CRITERION MET: The existing docking facility is consistent with the other docks along the subject shoreline. As proposed the dock and boatlift will not impact navigation as some of the adjacent neighboring docks extend out past what the applicant is requesting within this BDE.

4. Whether or not 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 of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

CRITERION MET: The approximate waterway width is 1000. The proposed dock protrusion is 58.1' which his under 7% width of the waterway.

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Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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.)

CRITERION MET: The proposed docking facility will provide 15’ setback from the west riparian line to the dock and 25’ to the east riparian line to the dock, which meets the required 15’ setback so therefore we don’t interfere with the neighbors.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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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.)

CRITERION MET: The subject property has an angled riparian on one side which limits the area for the lift at the required water depth area.

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 project consists of a 358 sq ft dock, installing (1) 6k lift with catwalk and installing a new 12k lift to the outside of the terminal platform. There will not be any 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.)

CRITERION NOT MET: The proposed docking facility has been designed to moor two vessels between 10-30; The linear footage of shoreline is approximately 75' so 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.)

CRITERION MET: As proposed the dock has been designed consistent with other on this waterway. Therefore, no negative impact will result from the neighbors.

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.)

CRITERION MET: Attached Submerged resource survey confirms no seagrass or submerged resources of concern

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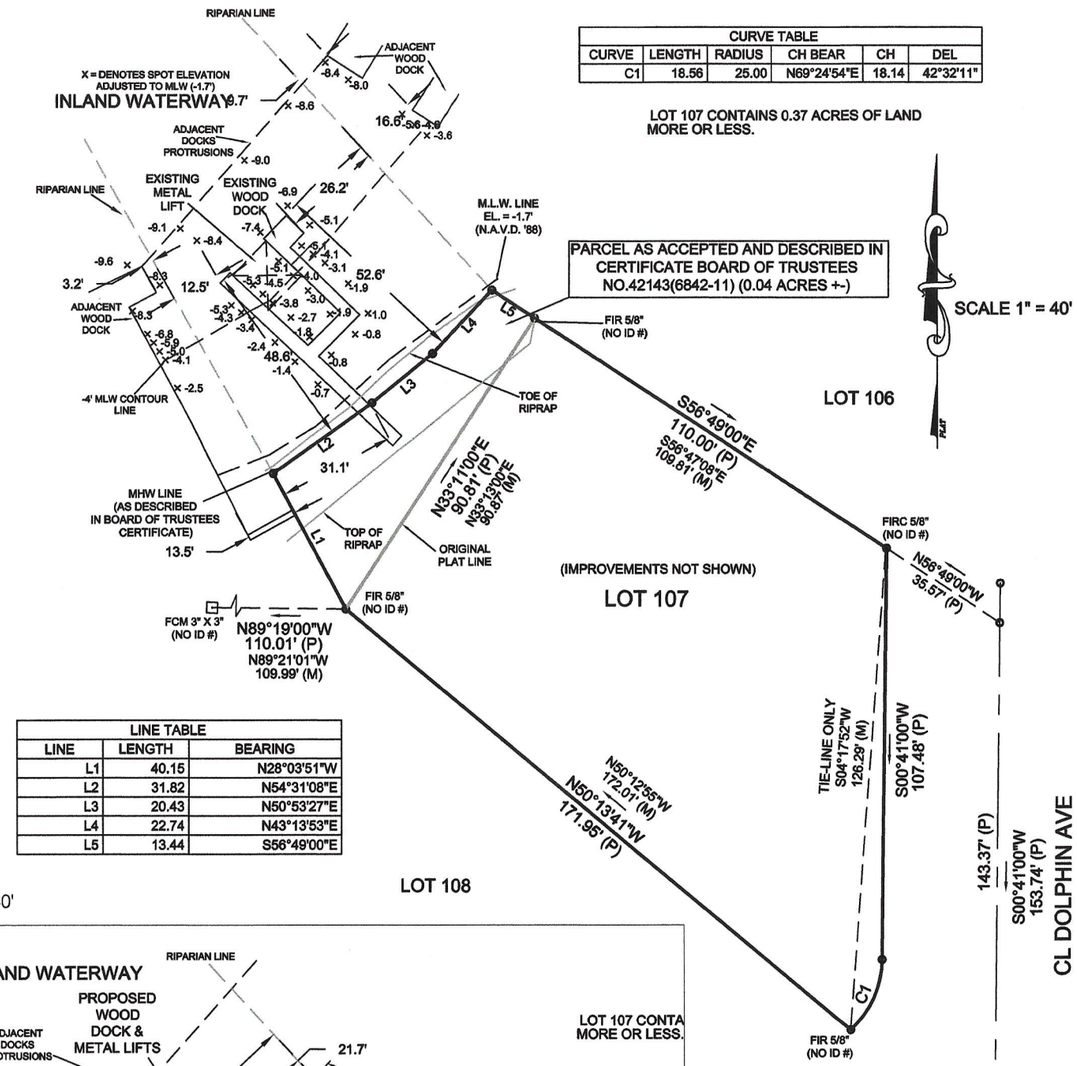
Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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.)

CRITERION MET: The proposed work is a single family dock facility and therefore not subject to Manatee Protection Requirements.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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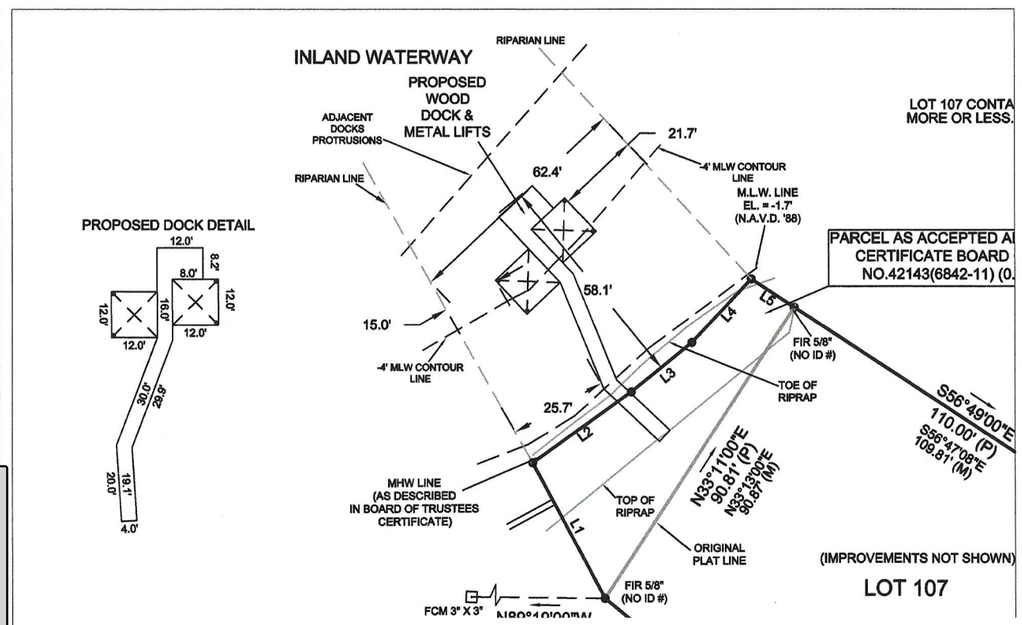


CURVE TABLE					
CURVE	LENGTH	RADIUS	CH BEAR	CH	DEL
C1	18.56	25.00	N69°24'54"E	18.14	42°32'11"

LOT 107 CONTAINS 0.37 ACRES OF LAND MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.15	N28°03'51"W
L2	31.82	N54°31'08"E
L3	20.43	N50°53'27"E
L4	22.74	N43°13'53"E
L5	13.44	S56°49'00"E

PROPOSED DOCK SCALE 1"= 40'



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DOLPHIN AVE (PLAT) AS SHOWN IN PLAT BOOK 3 PAGE 41 OF COLLIER COUNTY, BEING SOUTH 89D 19' 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 NOVEMBER 24, 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: SPKN&D #6004 IN EDGE OF ROAD AT THE NORTH PROP. LINE EXT ELEV. = 4.23'

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING AND PROPOSED DOCK STRUCTURES WITH RESPECT TO THE PLATTED PROPERTY LINES.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO 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.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

LEGEND

ADDED EXISTING SPOT ELEVATIONS & MLW LINE
DATE OF REVISION 02-15-2021

NEW DOCK DESIGN & LOCATION
DATE OF REVISION 03-26-2021

ADDED -4 MLW CONTOUR LINE
DATE OF REVISION 04-05-2021

ADDED ACCEPTED PARCEL BOARD OF TRUSTEE
DATE OF REVISION 01-27-2022

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
(PROPOSED DOCK SITE PLAN)
LOT 107
OF
ISLES OF CAPRIS NO.1

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 41
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

2 DOLPHIN CIRCLE
2 DOLPHIN AVE (PLAT)

CERTIFIED TO:
COLLIER SEAWALL & DOCK LLC

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 03/02/2022
DATE OF FIELD SURVEY 11-24-2020

LB #7112
PSM # 6004

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 03/02/2022
Job # EN40201MR5
Fb EN4-41 Pg 20

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

Trustees No. 42143(6842-11)

CERTIFICATE

Upon application of BRYAN PURSE and YVONNE PURSE, husband and wife, whose address is 179 Mahogany Drive, Naples, FL 34105, and pursuant to Section 92.16 and sub-section 253.12(9), Florida Statutes, the undersigned, on behalf of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, pursuant to Rule 18-21.019, Florida Administrative Code, hereby certifies that the boundary separating the lands of private ownership from the adjacent state owned sovereignty lands on July 1, 1975, is described as follows:

DESCRIPTION

THE WATERWARD BOUNDARY LINE AS OF JULY 1st, 1975 LYING ALONG CAPRI PASS ADJACENT TO AND NORTHWESTERLY OF LOT 107 OF ISLES OF CAPRI No. 1 AS RECORDED IN PLAT BOOK 3, PAGE 41 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. SAID WATERWARD BOUNDARY LINE BEING IN SECTION 31, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT 107; THENCE S33°11'00"W ALONG THE NORTHWESTERLY LINE OF SAID LOT 107 A DISTANCE OF 90.82 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 107; THENCE DEPARTING SAID NORTHWESTERLY LINE N28°03'51"W, SAID BEARING BEING THE BISECTED ANGLE OF THE REAR PROPERTY LINES OF SAID LOT 107 AND THE ADJACENT LOT 108, A DISTANCE OF 40.15 FEET, MORE OR LESS TO A POINT ON SAID WATERWARD BOUNDARY LINE AND THE POINT OF BEGINNING; THENCE MEANDER ALONG SAID WATERWARD BOUNDARY LINE FOR THE FOLLOWING THREE COURSES: N54°31'08"E A DISTANCE OF 31.82 FEET; THENCE N50°53'27"E A DISTANCE OF 20.43 FEET; THENCE N43°13'53"E A DISTANCE OF 22.75 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED WATERWARD BOUNDARY LINE; SAID POINT BEING N56°49'00"W A DISTANCE OF 13.45 FEET FROM SAID POINT OF COMMENCEMENT ALONG THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 107.

The above legal description was prepared by Kenneth C. Jackson, Florida Professional Surveyor and Mapper No. 4549.

NOTE: (1) This certificate is issued without a title examination of all tidally influenced land or tidally influenced islands bordering or being on sovereignty land, which have been permanently extended, filled, added to existing lands, or created before July 1, 1975, by fill, lying landward of the above described waterward boundary line, and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida may not have any right, title or interest in any of these lands. (2) The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida has not determined or verified the riparian rights lines of the applicant's privately owned uplands. (3) This certificate does not constitute a determination by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida that the applicant owns the filled area that extends from applicant's lands that are immediately upland of the filled area. (4) The boundary between state-owned sovereignty lands and privately owned uplands is ambulatory and will move as a result of nonavulsive changes.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

Trustees No. 42143(6842-11)

In Witness Whereof, I have hereunto set my hand and have caused to be affixed hereto the official seal of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida at its office in Tallahassee, Leon County, Florida, this 15th day of September, 2021.

(SEAL)
Board of Trustees of the
Internal Improvement Trust
Fund of the State of Florida

Witness

JORGE ALONSO
(Typed or Printed Name of Witness)

Witness

Gary Tew
(Typed or Printed Name of Witness)

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

By: _____
Scott E. Woolam, Chief
Bureau of Survey and Mapping
Division of State Lands
State of Florida Department of
Environmental Protection
as agent for and on behalf of the Board
of Trustees of the Internal Improvement
Trust Fund of the State of Florida

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 15th day of SEPT., 2021, by Scott E. Woolam, Chief, Bureau of Survey and Mapping, Division of State Lands, Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me or has produced a driver's license as identification.

_____
State of Florida at Large,
Notary Public

HENRY MILLER III
Commission # HH 105577
Expires March 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

(Typed, Printed or Stamped Name of Notary)

Commission No. HH 105577

My Commission Expires: 3/17/2025

APPROVED AS TO FORM
& LEGALITY

DEP Attorney

Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



2 DOLPHIN CIRCLE

SUBMERGED RESOURCE SURVEY

COLLIER COUNTY, FLORIDA

Prepared For:

Collier Seawall & Dock
919 North Collier Blvd
Marco Island, FL 34145

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

February 17, 2021

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

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Figure 2 Site Vicinity Map
Figure 3 Survey Area

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

INTRODUCTION

The purpose of this report is to summarize Earth Tech Environmental's (ETE) evaluation of the proposed dock rebuild area located at 2 Dolphin Circle (Subject Property) in Naples, Florida, for the presence of important submerged resources such as seagrass and other submerged aquatic vegetation (SAV) and/or hard bottom.

ETE conducted fieldwork for this Submerged Resource Survey (SRS) on February 15, 2020 for Collier Seawall and Dock (Client). The Client is proposing the rebuild and relocation of an existing dock structure.

LOCATION

The Subject Property is located in the Isles of Capri, west of Collier Blvd (951) in Section 31, Township 51 South, Range 26 East, in Naples, Collier County, Florida. The Subject Property currently has a house and existing dock structure on the property. See Figures 1 & 2 below for the property location.

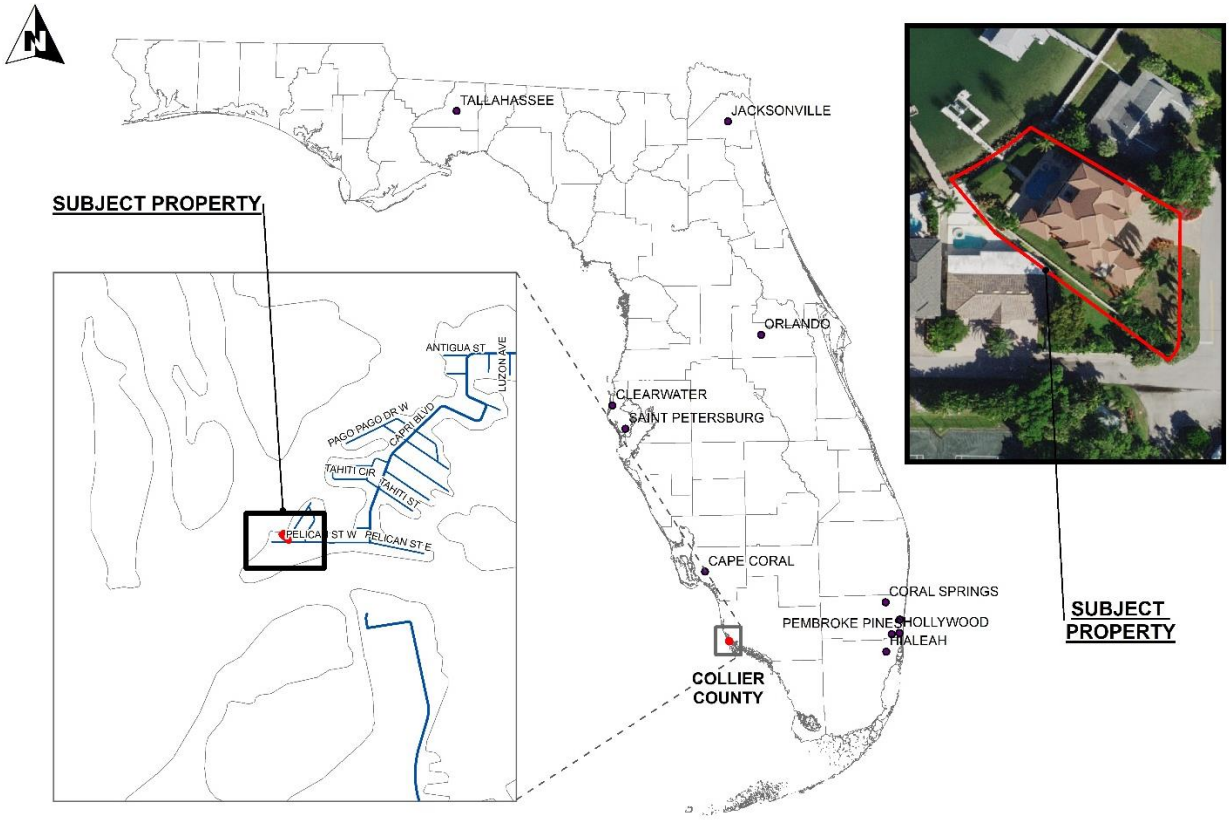


Figure 1. *Site Location Map*

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



Figure 2. *Site Vicinity Map*

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

SURVEY MATERIALS & METHODS

Based on the proposed dock location, an SRS was performed to search for the presence of important submerged resources such as seagrass and other submerged aquatic vegetation (SAV) and/or hard bottom. The SRS included the proposed construction location as well as a 200-foot buffer radius (survey area) as per the Collier County Land Development Code (LDC) subsection 5.03.06. The SRS was conducted based on methodology outlined in three (3) publications:

1) "Submerged Aquatic Vegetation Survey Guidelines". US Army Corps of Engineers (ACOE). Undated. http://www.saj.usace.army.mil/Portals/44/docs/regulatory/sourcebook/permitting/processing_steps/process_seagrass_survey.pdf

2) Florida Fish and Wildlife Conservation Commission (FWC) Recommended Survey Protocols for Estuarine and Marine Submerged Aquatic Vegetation (SAV) related to Permitting Applications. 12/14/2011. DRAFT. http://myfwc.com/media/1626941/SeagrassSurveyProtocol.pdf

3) Collier County, Florida – Land Development Code/Chapter 5 Supplemental Standards/Subsection 5.03.06 – Dock Facilities (May 31, 2017 – Current). https://library.municode.com/fl/collier_county/codes/land_development_code?nodeId=COLLIER_CO_LAND_DEVELOPMENT_CODE

The survey area is shown in Figure 3. Seagrass in Southwest Florida is ephemeral in nature; therefore, seagrass abundance and density can vary throughout the year.

The SRS was conducted by two (2) Ecologists from ETE, utilizing SCUBA gear. Northeast-southwest transects were completed throughout the approximate survey area. Photographs were taken to document observations.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



Figure 3. *Survey Area*

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

RESULTS/DISCUSSION

Weather conditions during the survey were approximately 82°F with partly cloudy skies, moderate winds (S @ 14). Water depth varied from approximately two (2) feet to eight (8) feet and water temperature was approximately 77°F. Underwater visibility ranged from six (6) inches to two (2) feet. Bottom material was primarily sand with a band mucky material found under most of the docks. Most of the surveyed area was subject to heavy siltation.

No submerged resources were observed within the survey area this includes a total absence of both seagrasses and other protected SAV as well as living oyster beds and/or hard bottom. There was a moderate amount of decomposing organic material observed as well as scattered refuse. The shoreline consisted of areas of riprap as well as residentials docks and seawalls. Below is a table showing species observed during the survey.

Table 1. Species Observed during Submerged Resource Survey	
Common Name	**Scientific Name**
Algae	
Caulerpa	*Caulerpa sp.*
Mermaids Wine Glass	*Acetabularia sp.*
Invertebrates	
Barnacle	*Balanus spp.*
Blue Crab	*Callinectes sapidus*
Brown Spiny Sea Star	*Echinaster spinulosus*
Feather Duster	*Sabellida Sp.*
Fighting Conch	*Strombus pugilis*
Lightning Welk	*Bursatella leachii pleii*
Mud Crab	*Scylla serrata*
Reticulated Brittle Star	*Ophionereis reticulata*
Spider Crab	*Libinia emarginata*
Stone Crab	*Menippe mercenaria*
Tulip Snail	*Fasciolaria tulipa*
Fishes	
Goby	*Gobiidae sp.*
Lined Seahorse	*Hippocampus erectus*
Lizardfish, Inshore	*Synodius foetens*
Searobin, Bandtail	*Prionotus ophryas*
Sheepshead	*Archosargus probatocephalus*
Snook, Common	*Centropomus undecimalis*

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

PHOTOGRAPHIC DOCUMENTATION

The following photographs were taken to document observations during the SRS.



Typical bottom substrate found within the survey area.



A Brown Spiny Sea Star seen during our survey.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



Mollusk egg cases.



Lined Seahorse found in some red algae.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)



A Spider Crab found under the existing dock structure.

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

REFERENCES

Collier County Property Appraiser. http://www.collierappraiser.com

Dawes, C.J., R.C. Phillips, and G. Morrison. 2004. Seagrass Communities of the Gulf Coast of Florida: Status and Ecology. Florida Fish and Wildlife Conservation Commission Fish and Wildlife Research Institute and the Tampa Bay Estuary Program. St. Petersburg, FL. iv + 74 pp.

Florida Fish and Wildlife Conservation Commission (FWC) Recommended Survey Protocols for Estuarine and Marine Submerged Aquatic Vegetation (SAV) related to Permitting Applications 12/14/2011 DRAFT. http://myfwc.com/media/1626941/SeagrassSurveyProtocol.pdf

Fonseca, M.S., W.J. Kenworthy and G.W. Thayer 1998. Guidelines for the Conservation and Restoration of Seagrasses in the United States and Adjacent Waters. NOAA Coastal Ocean Program Decision Analysis Series No. 12, NOAA Coastal Ocean Office, Silver Spring, MD. pp. 1-222.

Green, R.H. 1979. Sampling design and statistical analysis methods of environmental biologists. John. W. and Sons, Inc., New York.

Karazsia, J., 2010. A Science-based Seagrass Survey Window for Coastal Construction Project Planning in Florida. NOAA NMFS Southeast Region, Habitat Conservation Division.

Morris, L.J., L. Hall and R. Virnstein. 2001. Field Guide for Fixed Seagrass Transect Monitoring in the Indian River Lagoon. St. Johns River Water Management District.

"Submerged Aquatic Vegetation Survey Guidelines". US Army Corps of Engineers (ACOE). Undated. http://www.saj.usace.army.mil/Portals/44/docs/regulatory/sourcebook/permitting/processing_steps/process_seagrass_survey.pdf

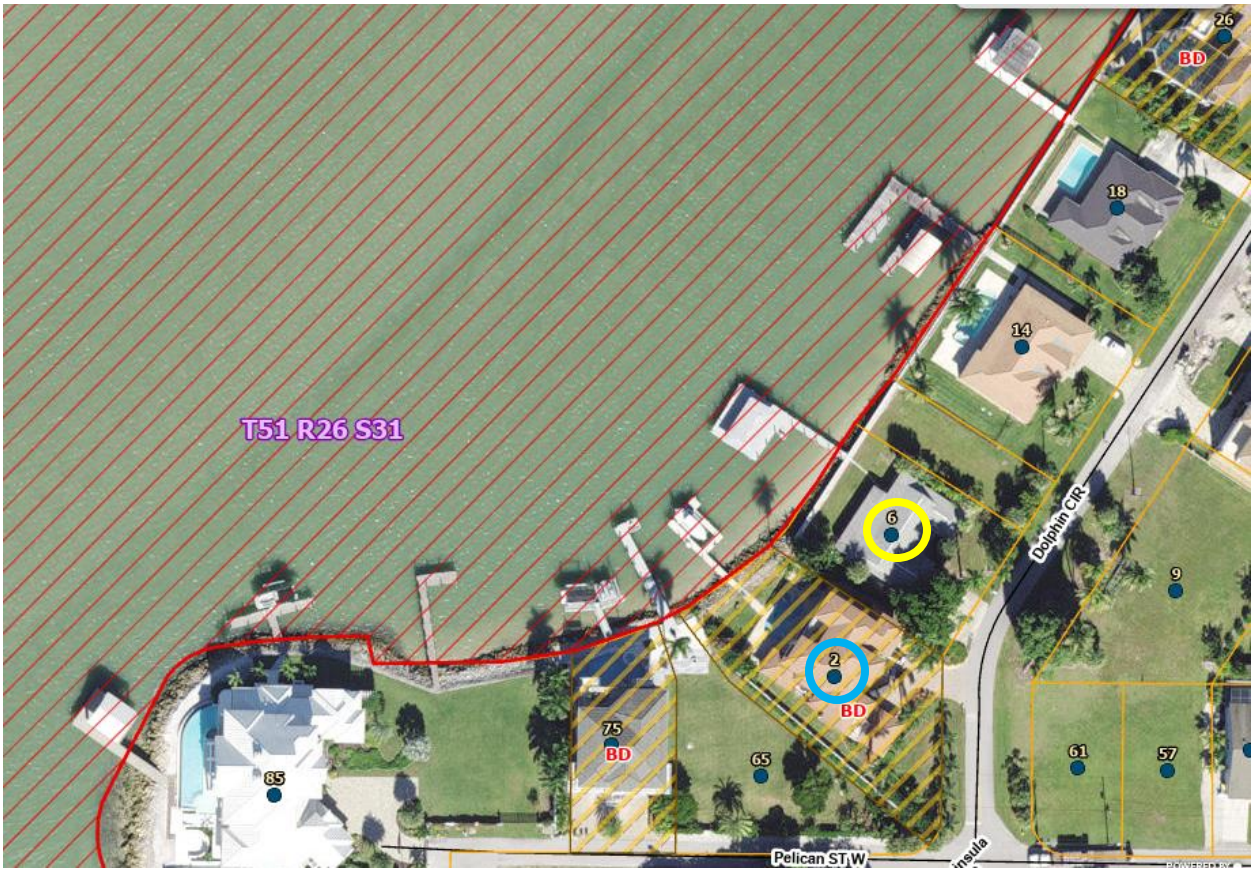
Zieman, J.C. 1982. The Ecology of the Seagrasses of South Florida: A Community Profile. U.S.F & W.S., Office of Biological Services, Washington D.C. FWS/OBS-82/25, 158 pp. (Human Impacts p. 84-90)

Collier County, Florida – Land Development Code/Chapter 5 Supplemental Standards/Subsection 5.03.06 – Dock Facilities (May 31, 2017 – Current). https://library.municode.com/fl/collier_county/codes/land_development_code?nodeId=COLLIER_CO_LAND_DEVELOPMENT_CODE

Attachment: Attachment F - Hearing Package (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

ATTACHMENT G –
Public Correspondence

- Letter of Objection – Sterrenburg/Weiskopf at 6 Dolphin Circle



Attachment: Attachment G - Public Correspondence (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

KellyJohn

From: Sterrenburg, Joan <sterrenb@indiana.edu>
Sent: Tuesday, May 3, 2022 9:15 AM
To: KellyJohn
Subject: Note to Examiner for Petition
Attachments: Note to Examiner for Petition .pdf

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.

Good Morning, John!

Please let me know that you have received this and that it will be included in the hearing materials.

Thank you again for facilitating my understanding of the plans and drawings for the project, and for your prompt response to my emails.

Sincerely,

Joan

Sent from my iPad

Attachment: Attachment G - Public Correspondence (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

Hearing Examiner for Petition No.PL2021000569
Planner John Kelly

We would like to be good neighbors, but we also feel a deep responsibility to our beautiful Johnson Bay, to Nature and the Environment. Unfortunately in the case of the Purse Family's request for a dock with both greater square footage, greater protrusion into the water and an additional lift, these desires are at odds. My family came to the Isles of Capri in the mid 1970's, owning the house that was bulldozed at #2 Dolphin Circle where the Purse home now stands. I have seen islands disappear, Mangroves die, beaches form and a considerable decline in the water quality! I feel that we humans are stewards of the natural environment! Johnson Bay is in a conservancy, and needs to be especially protected! It is hard for me to understand why a family who has a dock with a boat and a wave runner, a place to fish and enjoy the view, needs a bigger, longer dock to accommodate more watercraft. Is the request to increase the value of the property, which according to Zillow, has doubled since it was purchased a few years ago? I hope that the Purse family also wants to be good neighbors, and realizes that they have a three level home with ample decks from which to enjoy the beautiful Capri sunsets and reverse sunrises. We only have ground level, so we must view through and around the Purse dock and its aquatic accoutrements. We keep our dock free of clutter; we store our kayaks in the garage and do not leave furniture out on the dock. Ever since I taught To Kill A Mockingbird to my junior high students in 1964, I have tried to stand in the other person's shoes. We realize the Purse family's position as aspiring property owners wanting to maximize value, and we hope they will realize our position of concern for the Environment and the responsibility to protect it from unnecessary growth and development. Hearing Examiners and Planners also share this responsibility!

Respectfully Submitted,

Joan Sterrenburg and Michael Weiskopf
Property Owners #6 Dolphin Circle, Isles of Capri, Naples, FL 34113

Attachment: Attachment G - Public Correspondence (22027 : PL20210000569 BDE 2 Dolphin Cir Purse Dock)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: Petition No. BDE-PL20210001817-Request for a 39-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 protruding a total of 59 feet into a waterway that is 527± feet wide. The subject property is located at 199 San Mateo Drive, also known as Lot 33, Southport on the Bay, Unit One, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 05/12/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
04/21/2022 5:40 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
04/21/2022 5:40 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/29/2022 5:32 PM
Zoning	Ray Bellows	Review Item	Completed	05/02/2022 9:22 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	05/03/2022 8:10 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/12/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: MAY 12, 2022

SUBJECT: BDE-PL20210001817, 199 SAN MATEO DRIVE – NATALE DOCK

PROPERTY OWNER/APPLICANT:

Ralph A. Natale
199 San Mateo Dr.
Naples, FL 34134

AGENT:

Nick Pearson
Turrell, Hall & Associates, Inc.
3584 Exchange Ave
Marco Island, FL 34104

REQUESTED ACTION:

The petitioner requests a 39-foot boat dock extension over the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow a boat docking facility that will protrude a total of 59 feet into a waterway that is 527± feet wide pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC) for the benefit of the subject property.

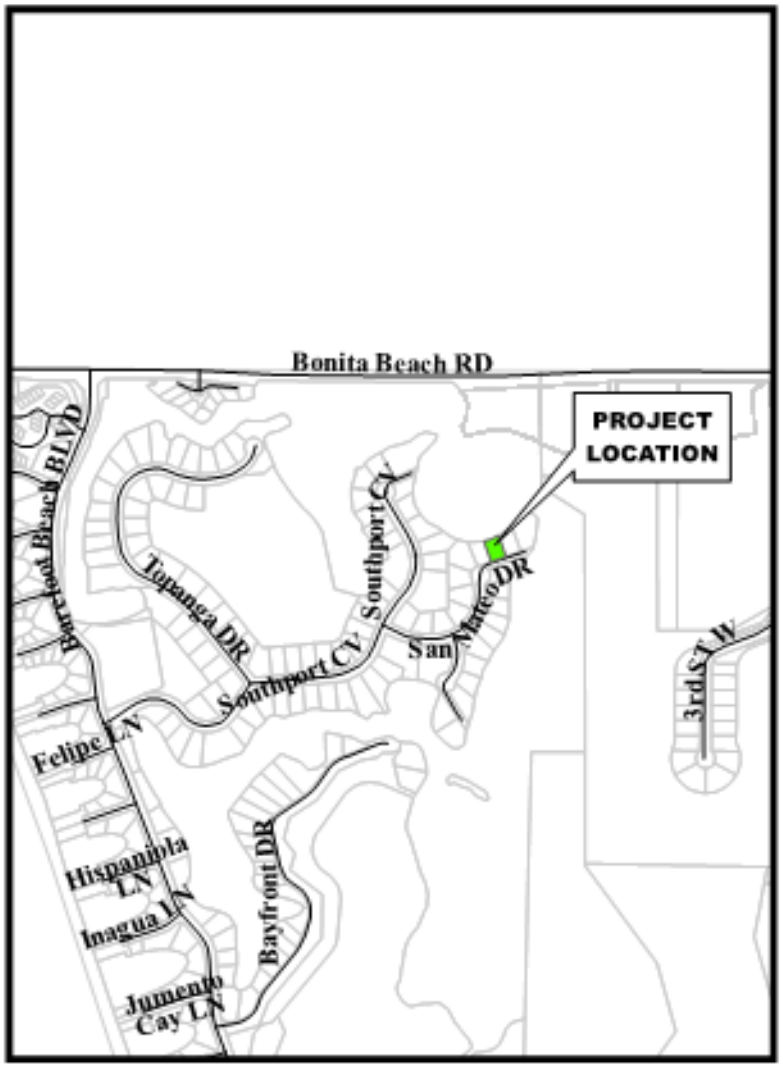
GEOGRAPHIC LOCATION:

The subject property is located at 199 San Mateo Drive, further described as Lot 33, Southport on the Bay, Unit One, in Section 6, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

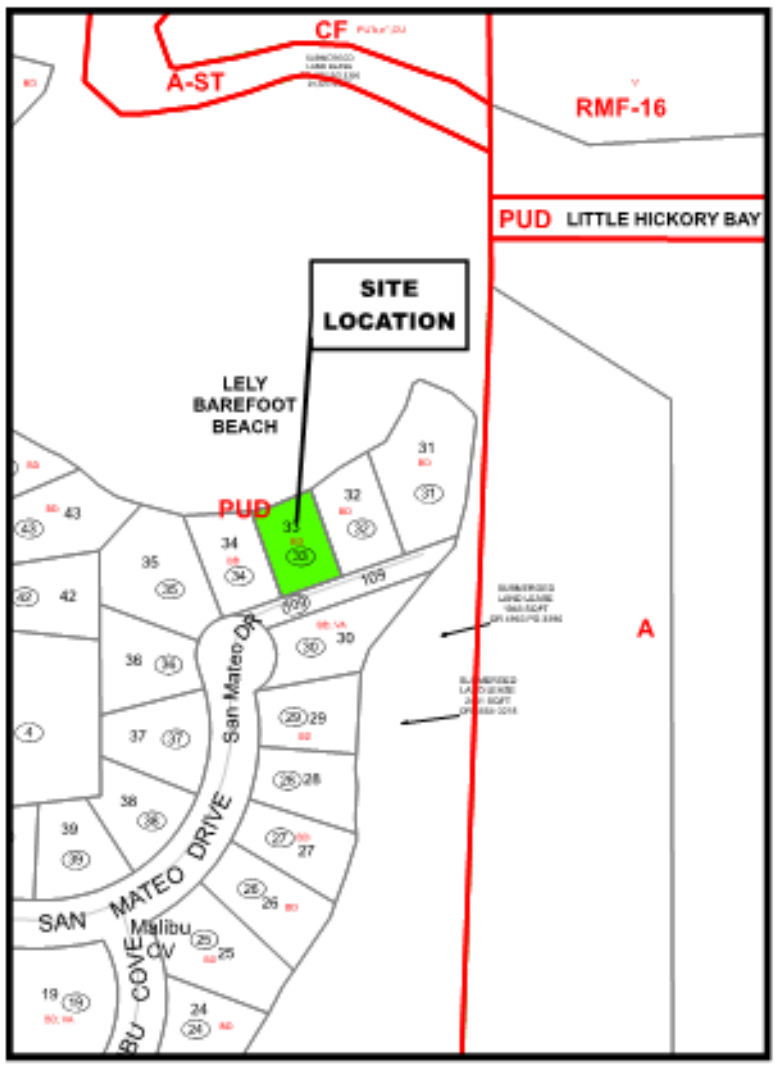
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within Tract H, a residential component, of the Lely Barefoot Beach Planned Unit Development (PUD) and comprises 0.2± acres with 81 feet of water frontage on Little Hickory Bay. The petitioner desires to reconfigure the existing shore parallel boat dock facility that protrudes 41± feet into the waterway, approved by means of CCPC Resolution No. 99-23 in 1999, to create a new dock facility perpendicular to the shore. The proposed dock facility will have two boat lifts, one for a 36-foot vessel and the other will be decked over to allow for kayaks and a 12-foot personal watercraft (PWC); the proposed dock facility will protrude 51.1 feet (Continued on Page 3)

Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



Location Map



Zoning Map

Petition Number: PL20210001817

Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

PURPOSE/DESCRIPTION OF PROJECT (Continued from Page 1):

from the Mean High Water Line (MHWL) which also serves as the platted property line. This BDE is requested to accommodate the desired vessel size, a meandering natural mangrove shoreline, and a platted 20-foot Conservation Easement that exists landward of the MHWL for which the Conservancy of Southwest Florida has provided a letter of no objection in keeping with an existing settlement agreement; see Attachment F. The proposed dock facility will be located within the required 15-foot side setbacks and has been designed so as not to affect the ingress or egress of neighboring dock facilities. As part of the State's permitting process, both neighbors have provided "Letters of Concurrence," see Attachment F.

SURROUNDING LAND USE & ZONING:

North: Little Hickory Bay then Barefoot Boat Club, a marina with clubhouse, located within a Community Facility (CF) zoning district

South: San Mateo Drive (Right-of-Way) then a single-family residence located within the Lely Barefoot Beach PUD

East: A single-family residence located within the Lely Barefoot Beach PUD

West: A single-family residence located within the Lely Barefoot Beach PUD



Collier County GIS

Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The shoreline of this property contains mangroves. The proposed dock replacement will be constructed waterward through the mangrove fringe. The access walkway will be 4 feet wide; the dock will be 547 square feet with two boatlifts. Any additional impacts to mangroves will require written approval from Florida Department of Environmental Protection (DEP). A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet page 6 of 7 provides an aerial with a note stating that no seagrasses were observed within 200 feet. The property contains a conservation easement just landward of mean high-water line (OR Book 1756 PG 1358). A site visit revealed a portion of the conservation easement has been impacted; therefore, the applicant has provided a restoration plan to restore the area with native plant species.

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.

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:

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. The subject property is located within Tract H, a residential component, within the Lely Barefoot Beach PUD upon which exists a single-family residence. The proposed boat docking facility has two slips, each with a boat lift, one for a 32.7-foot vessel and the other which will be segmented to accommodate two 11.7-foot personal watercraft.

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.)**

Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Criterion met. As per the applicant's agent, the contemplated 36-foot vessel will draft approximately two feet. A minimum of three feet of depth is required for said vessel to safely ingress or egress a lift. Depths of 3 feet at the subject site are not obtainable at Mean Low Tide within 20 feet of the property/MHW line, without dredging, as demonstrated by the drawings contained within Attachment A. As based upon the provided Cross-section, staff concurs.

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's agent states that the proposed dock facility has been designed not to impede navigation and that protrusions are consistent with neighboring docks along the shoreline. Said boat dock facility does not intrude into any marked or charted navigable channel, thus there will be no adverse impact on navigation.

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 applicable waterway is 527± feet wide as measured from MHWL to MHWL, the requested protrusion is 59 feet; therefore, the proposed dock facility will occupy less than 12 percent of the said waterway; between dock facilities there is approximately 428 feet which equated to approximately 81 percent of the waterway being open for navigation.

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 proposed dock facility will satisfy the required 15-foot side yard setback requirement for docks on lots with 60 feet or greater of water frontage. Additionally, the dock to the west has a shore perpendicular design and that to the east currently enters their dock from the east. Additionally, both adjoining property owners have provided Letters of Concurrence as part of the State's permitting process.

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.)**

Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Criterion met. The applicant's agent states the following: "The Barefoot beach subdivision, where the subject property is located, has a conservation easement that encumbers the entire subdivision's water frontage from 20' landward of the Mean High Water Line/property line. The conservation easement at the subject property contains (and protects) mangroves. This combined with the shallow water depths allows for constant recruitment of mangroves waterward of the easement as well. Construction waterward of the mangroves in this case is not possible until a minimal distance of roughly 15' waterward of the property line/Mean High Water Line. The remaining 5' of space between the mangroves and normal protrusion limit is not sufficient for construction of a dock facility whose purpose is to moor a vessel.

Furthermore, the proposed 36' vessel would not fit within the setbacks if moored on the existing lift (which also required and approved BDE prior to construction). The most efficient design in this case is shore-perpendicular mooring as this provides the greatest water depths, avoids navigational issues with neighbors, does not affect public navigation, and avoids the need for additional mangrove trimming."

Zoning staff concurs and notes that a letter of no objection has been received from the Conservancy of Southwest Florida; see Attachment F.

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 does not contain any space that is not directly related to reasonable safe access to moored vessels for the purposes of loading/unloading and maintenance.

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 81± feet of water frontage; vessels to be docked at this facility include a 36-foot vessel and up to two 12-foot PWCs which will exceed the 50 percent threshold.

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 dock has been designed within the designated riparian lines and is consistent with the existing docks along the subject shoreline. Additionally, as the subject property is located within the Coastal High Hazard Area, as per the Future Land Use Map (FLUM), most residences are constructed well above grade with the habitable area being over parking.

Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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 exist within 200-feet of the proposed 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 single-family dock facilities except for those within the seawalled basin of Port of the Islands; the subject property is not located within Port of the Islands.

Staff analysis finds this request complies with five of the five of the primary criteria and four of the six secondary criteria with the sixth criterion being not applicable.

CONCURRENT LAND USE APPLICATIONS:

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

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. Such appeal shall be filed per Section 2-89 of the Collier County Code of Ordinances 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.

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20210001817, to allow the dock facility depicted within the "Proposed Dock" plan contained within Attachments A, with the following condition:

1. The restoration plantings, described within the Vegetation Restoration Plan dated January 2022 as provided within Attachment F, must be installed and inspected by Collier County staff prior to issuance of a Certificate of Completion for the subject dock facility.

Attachments:

A. Site and Dock Plans

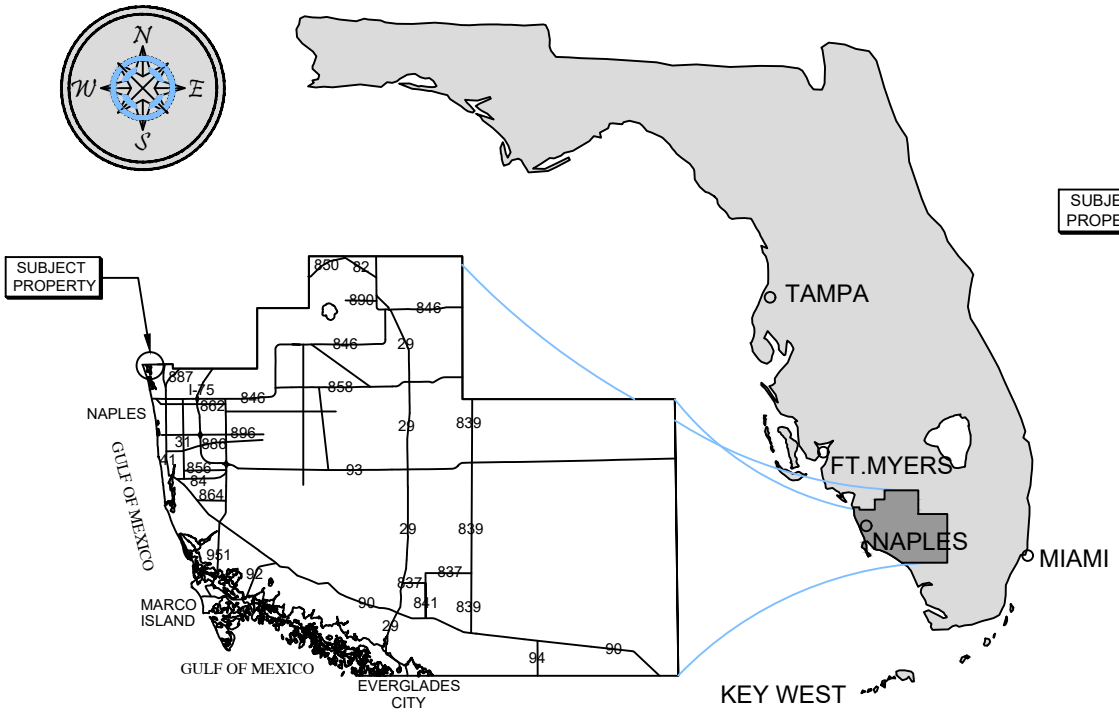
Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

B. Boundary Survey
C. Plat – PB 15 PG 52
D. CCPC Resolution 99-23
E. Public Hearing Sign Posting
F. Applicant's Backup, application and supporting documents

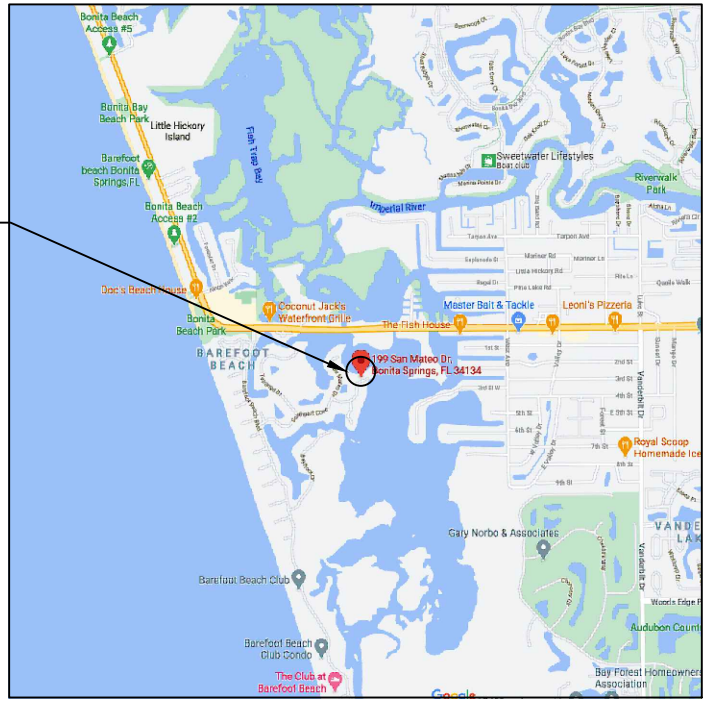
Attachment: 05-03-22-staff-report (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg LOCATION MAP 12/7/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 199 SAN MATEO DR
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.3287006
<> LONGITUDE: W -81.8391209

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

NATALE DOCK-199 SAN MATEO DR

LOCATION MAP

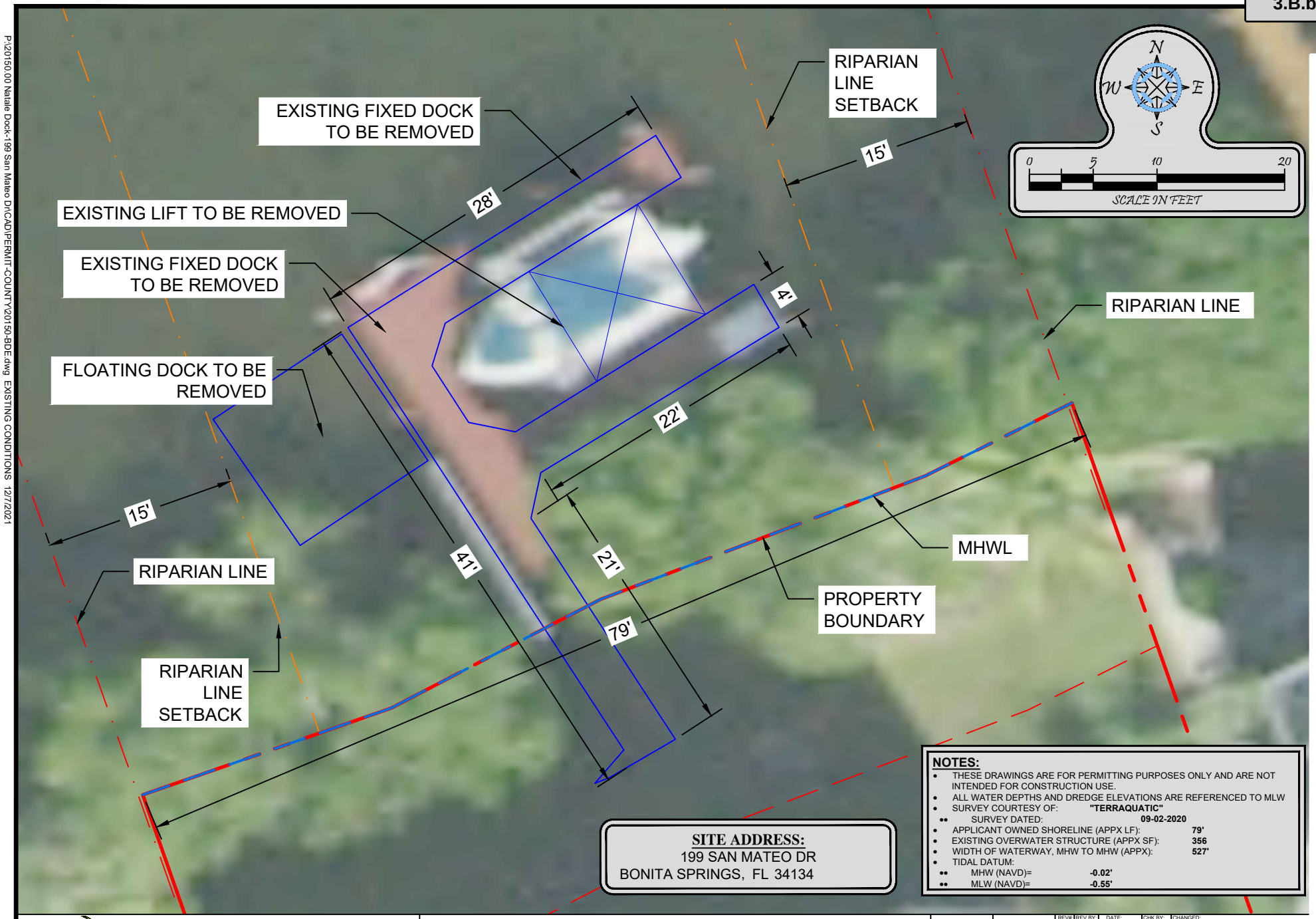
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	01 OF 06	5.	-	-	-	-

SECTION- 6 TOWNSHIP- 48S

Attachment: Attachment A - Site and Dock Plans (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg EXISTING CONDITIONS 12/7/2021



SITE ADDRESS:
199 SAN MATEO DR
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: **"TERRAQUATIC"**
  - SURVEY DATED: **09-02-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **79'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **356**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **527'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.02'**
  - MLW (NAVD)= **-0.55'**

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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

NATALE DOCK-199 SAN MATEO DR

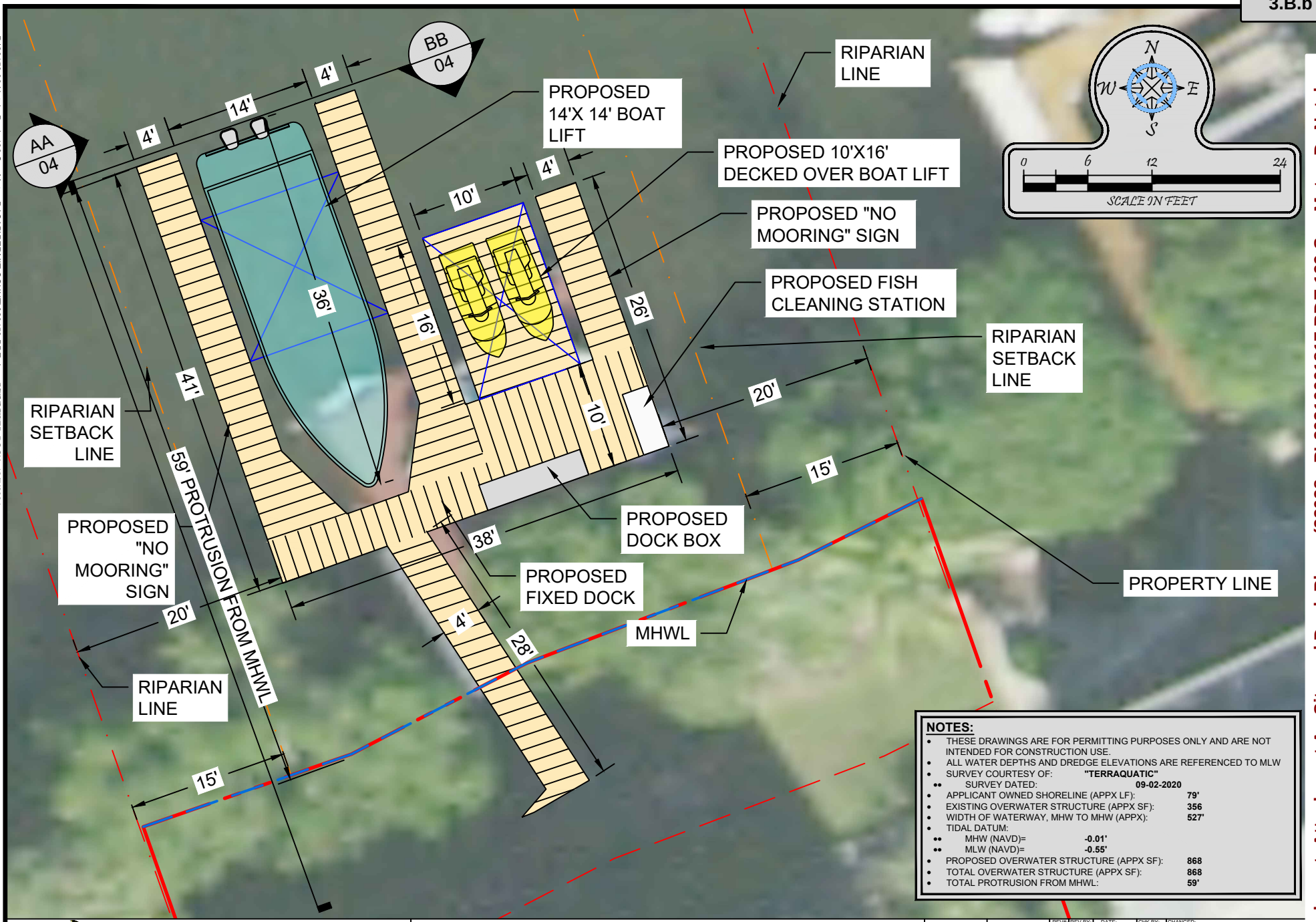
EXISTING CONDITIONS

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	02 OF 06	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (22028 : PL20210001817 BDE 199 San Mateo Dr Natale



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- EXISTING OVERWATER STRUCTURE (APPX SF): **356**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **527'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **868**
- TOTAL OVERWATER STRUCTURE (APPX SF): **868**
- TOTAL PROTRUSION FROM MHWL: **59'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

NATALE DOCK-199 SAN MATEO DR

PROPOSED DOCK

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

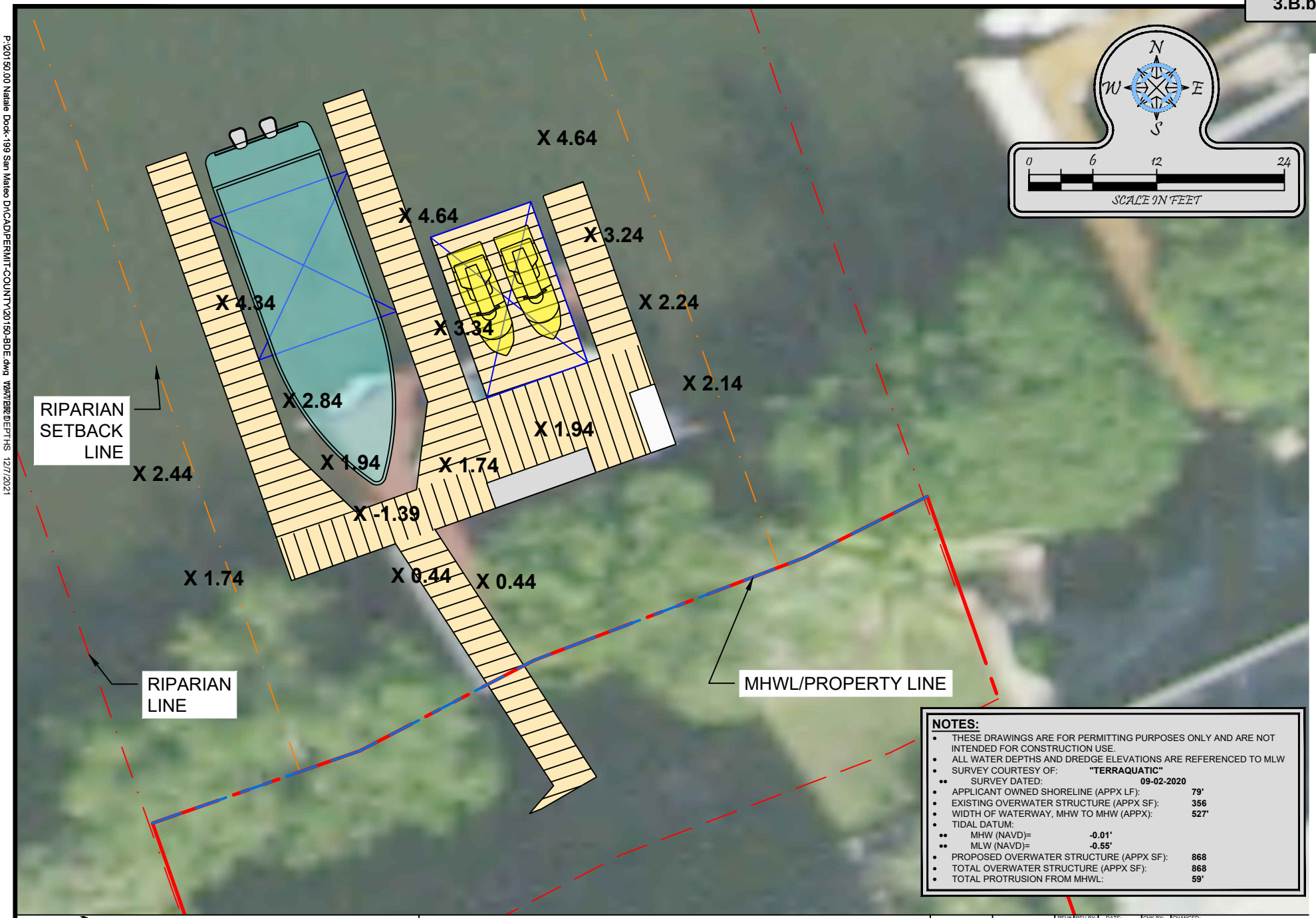
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	03 OF 06	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg PROPOSED DOCK 12/7/2021

Attachment: Attachment A - Site and Dock Plans (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg 12/7/2021 2:20:20 PM EST WATER DEPTHS 12/7/2021



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NATALE DOCK-199 SAN MATEO DR

WATER DEPTHS

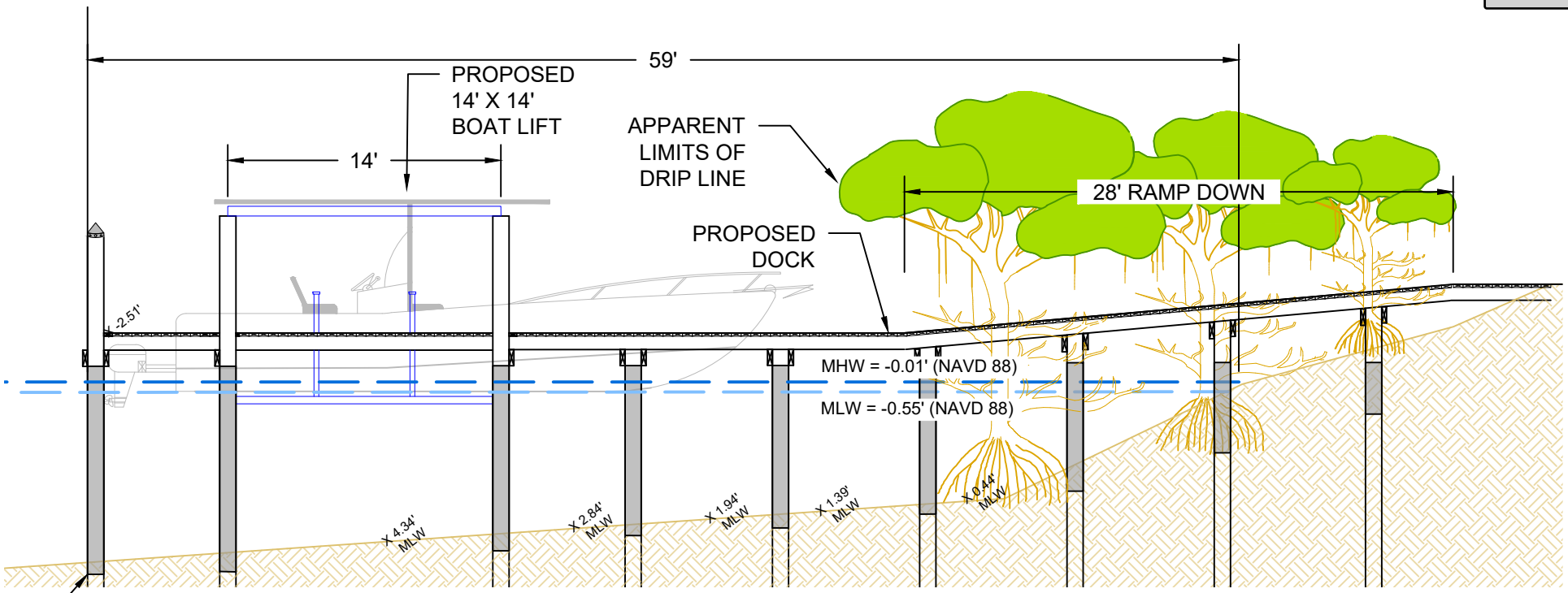
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	03 OF 06	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

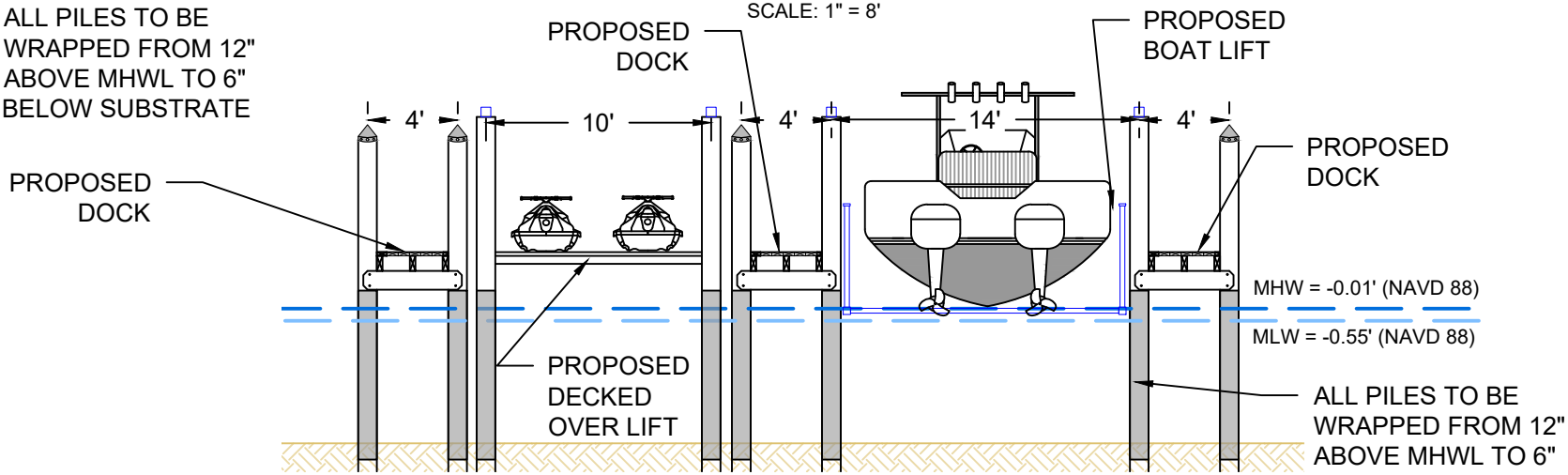
P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg CROSS SECTION 12/7/2021



CROSS SECTION AA

SCALE: 1" = 8'

ALL PILES TO BE
WRAPPED FROM 12"
ABOVE MHWL TO 6"
BELOW SUBSTRATE



CROSS SECTION BB

SCALE: 1" = 8'

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NATALE DOCK-199 SAN MATEO DR

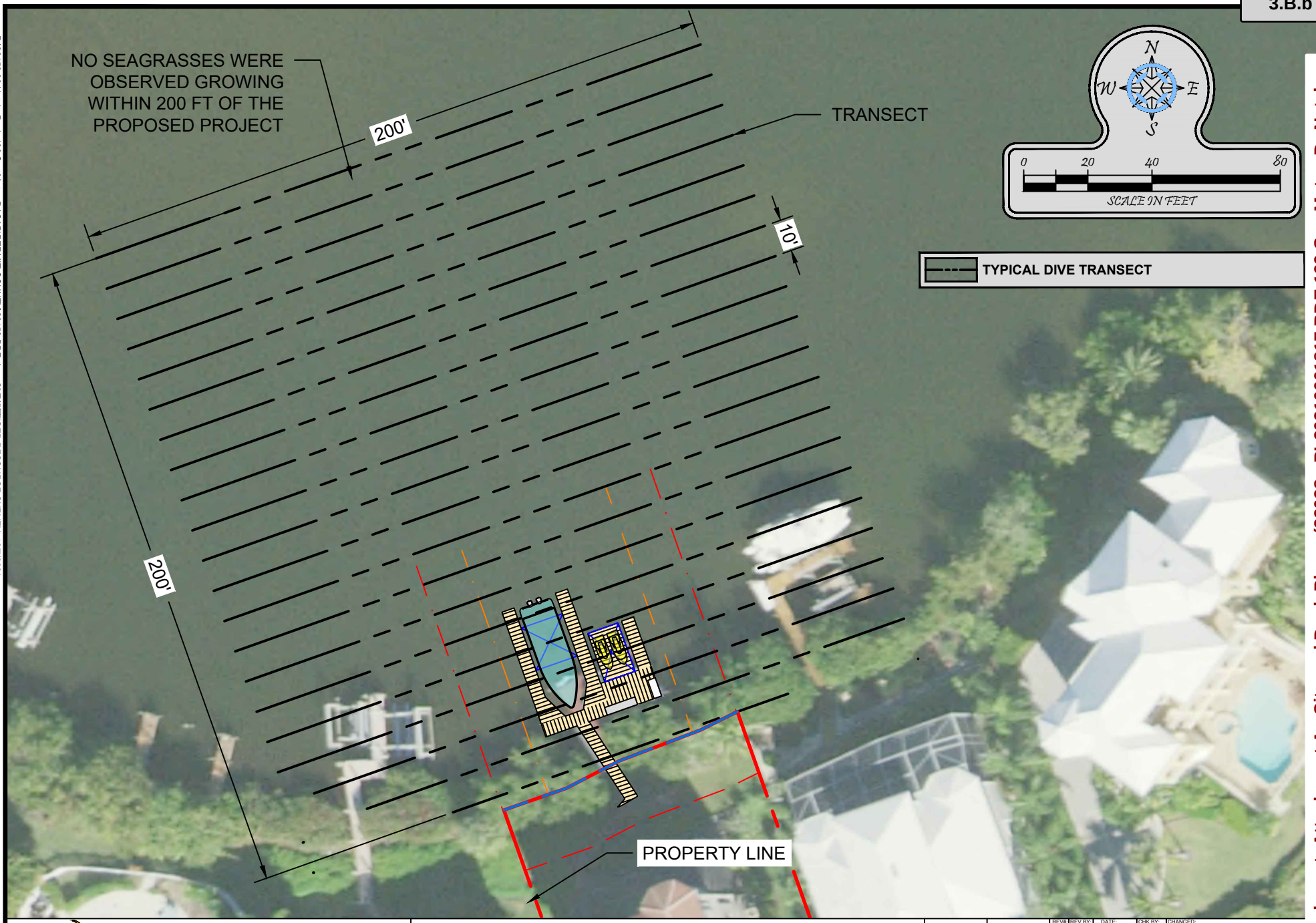
CROSS SECTION

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	04 OF 06	5.	-	-	-	-

SECTION-6 TOWNSHIP- 48S

Attachment: Attachment A - Site and Dock Plans (22028 : PL20210001817 BDE 199 San Mateo Dr Natale



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NATALE DOCK-199 SAN MATEO DR

SUBMERGED RESOURCE SURVEY

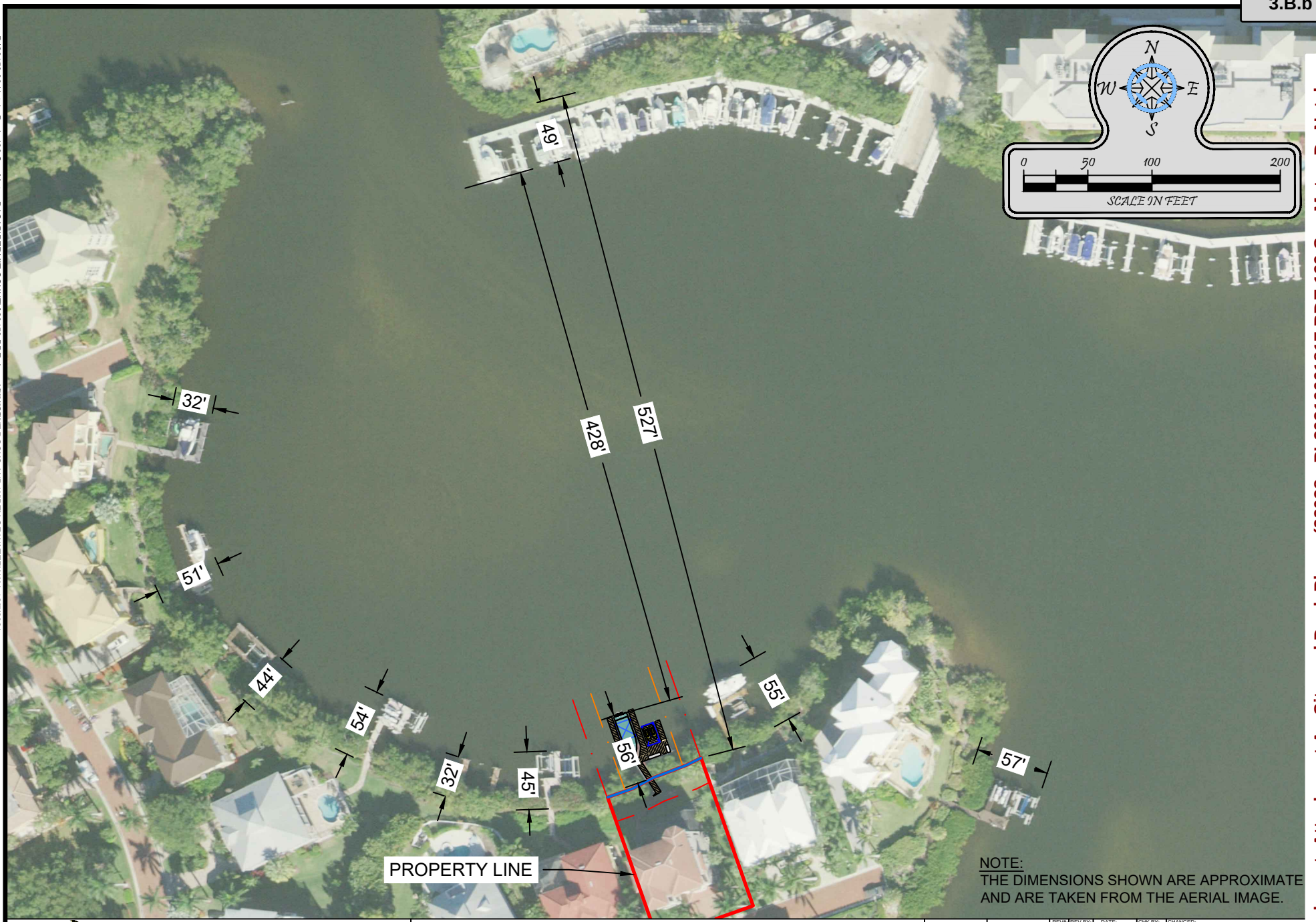
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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	05 OF 06	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg 6/21/2021 SUBMERGED RESOURCE SURVEY 12/7/2021

Attachment: Attachment A - Site and Dock Plans (22028 : PL20210001817 BDE 199 San Mateo Dr Natale



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

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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

NATALE DOCK-199 SAN MATEO DR

ADJACENT DOCKS AND 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:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	06 OF 06	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg ADJACENT DOCKS AND WIDTH OF WATERWAY 12/7/2021

Attachment: Attachment A - Site and Dock Plans (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

BOUNDARY SURVEY

LOT 33 of "SOUTHPORT ON THE BAY"
PLAT BOOK 15, PAGES 51 - 53
SECTION 6, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
COLLIER COUNTY, FLORIDA

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. THIS SURVEY IS CERTIFIED TO RALPH NATALE AND TURRELL, HALL & ASSOCIATES.
3. THIS SURVEY IS INTENDED EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. IT IS NOT TO BE USED BY OTHERS FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF TERRAQUATIC, INC.
4. THIS SURVEY, AND ANY REPRODUCTION THEREOF, IS NOT VALID WITHOUT AN ORIGINAL OR VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR. ADDITIONALLY, THIS SURVEY IS NOT VALID IF PRINTED BEARING A DIGITAL SIGNATURE AND SEAL.
5. OTHER THAN THOSE SHOWN ON THE REFERENCED PLAT, NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PARCEL OF LAND.
6. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 20 FEET OR SMALLER.
7. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
8. BEARING AND DISTANCES SHOWN HERON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90), FLORIDA STATE PLANE, EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
9. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S70°26'20"W ALONG THE SOUTH LINE OF LOT 33.
10. LOCATIONS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
11. UNLESS OTHERWISE NOTED, FIELD BEARINGS AND DISTANCES ARE CONSISTENT WITH THE RECORD PLAT.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 11/8/21. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.

KENNETH C. JACKSON LICENSE NUMBER 4549 STATE OF FLORIDA Professional Surveyor and Mapper

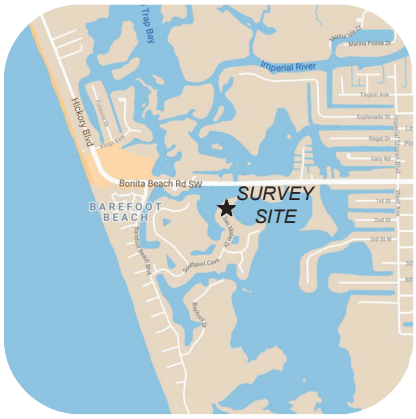
Digitally signed by Kenneth C. Jackson, PSM 4549
Date: 2021.11.09 15:50:55 -05'00'

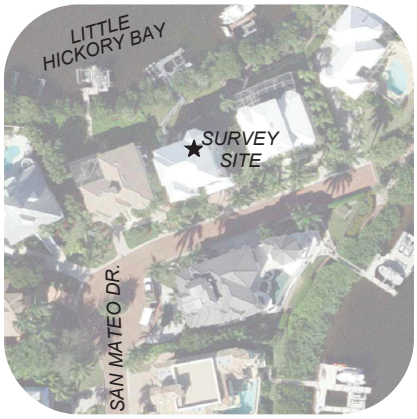
KENNETH C. JACKSON, PSM - FLORIDA REGISTRATION NUMBER 4549

LEGEND

CEC	COASTAL ENGINEERING CONSULTANTS
ELEV	ELEVATION
FND	FOUND
IR	IRON ROD
IRC	IRON ROD & CAP
MHWL	MEAN HIGH WATER LINE
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
(P)	PLAT
PC	POINT OF CURVATURE
TYP	TYPICAL

VICINITY MAPS
NOT TO SCALE

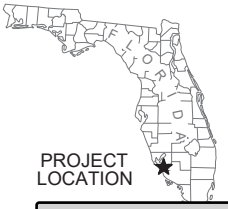




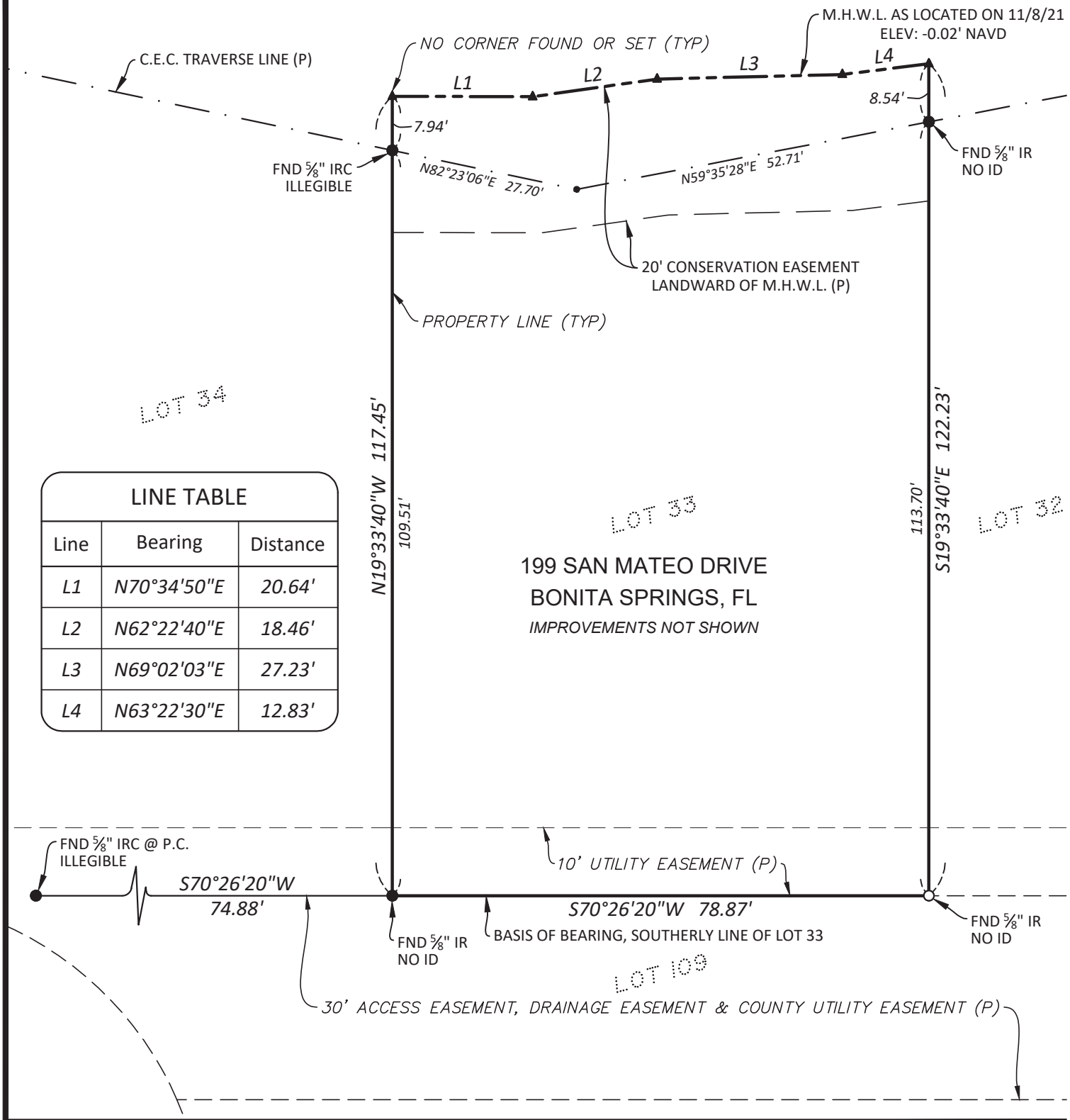
TERRAQUATIC SURVEYING AND MAPPING	DRAWING: 199 SAN MATEO DR BNDY.dwg		DRAWN BY: BL
	SCALE: N/A	DATE: 11/9/21 JOB No.: 21-1345	CHECKED BY: KC
	REV:		SHEET 1 OF 2

PREPARED BY:
TERRAQUATIC, INC
1220 TANGELO TERR, UNIT A12
DELRAY BEACH, FL 33444
TELEPHONE: (561) 806-6085
CERTIFICATE OF AUTHORIZATION NO. 7324

SITE OWNER / ADDRESS
RALPH NATALE
199 SAN MATEO DRIVE
BONITA SPRINGS, FL 34134



Attachment: Attachment B - Boundary Survey (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



LINE TABLE		
Line	Bearing	Distance
L1	N70°34'50"E	20.64'
L2	N62°22'40"E	18.46'
L3	N69°02'03"E	27.23'
L4	N63°22'30"E	12.83'

TERRAQUATIC
SURVEYING AND MAPPING

DRAWING: 199 SAN MATEO DR BNDY.dwg			DRAWN BY: BL
SCALE: 1" = 20'	DATE: 11/9/21	JOB No.: 21-1345	CHECKED BY: KC
REV:			SHEET 2 OF 2

PREPARED BY:
TERRAQUATIC, INC
1220 TANGELO TERR, UNIT A12
DELRAY BEACH, FL 33444
TELEPHONE: (561) 806-6085
CERTIFICATE OF AUTHORIZATION NO. 7324

SITE OWNER / ADDRESS
RALPH NATALE
199 SAN MATEO DRIVE
BONITA SPRINGS, FL 34134

0' 10' 20'
HORIZ

Attachment: Attachment B - Boundary Survey (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

PG 52
PB 15
DRAWING NUMBER
PLAN HOLD CORPORATION • NAPLE, CALIFORNIA
RECORDED IN PLAT BOOK 15 PAGE 52
RECORDED IN PLAT BOOK 15 PAGE 52
DRAWING NUMBER
PLAN HOLD CORPORATION • NAPLE, CALIFORNIA
RECORDED IN PLAT BOOK 15 PAGE 52
DRAWING NUMBER
PLAN HOLD CORPORATION • NAPLE, CALIFORNIA
RECORDED IN PLAT BOOK 15 PAGE 52
3.B.d
Attachment: Attachment C - Plat – PB 15 PG 52 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)
Packet Pg. 98

PLAT BOOK 15 , PAGE 52

SOUTHPORT ON THE BAY, UNIT ONE

A SUBDIVISION LYING IN SECTIONS 6 AND 5, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

RESOLUTION NO. 2003-49
VACATE EASEMENT
RECORDED 1/30/2003 OR 3207 PG 3207-3210
PLAT BOOK 15 PAGE 52

NOTE:
SEE SHEET 3 OF 3 FOR COURSE AND CURVE DATA

DETAIL FOR LOCATION OF MEAN HIGH WATER
N.T.S.

SCALE : 1" = 100'

DETAIL OF CONSERVATION EASEMENT
N.T.S.

DETAIL OF LOT LINE
N.T.S.

P.O.B.
NORTHEAST CORNER
OF TRACT "B"

TRACT "B"
COMMUNITY RECREATION AREA

BAYFRONT GARDENS
P.B. 14, PGS. 114 - 117

THIS INSTRUMENT PREPARED BY:
JAMES S. RICHMOND, P.L.S.
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA

SHEET 2 OF 3
C.E.C. FILE NO.: 87-194

COLLIER COUNTY GOVERNMENT

COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION

Planning Services Department
2800 North Horseshoe Drive
Naples, Florida 34104

PLANNING SERVICES
June 7, 1999

Mr. Ben Nelson
Nelson Marine Const., Inc.
10900 East Terry Street
Bonita Springs, Florida 34135

REFERENCE: Petition No. BD-99-06

Dear Mr. Nelson:

On Thursday, June 3, 1999, the Collier County Planning Commission heard and approved Petition No. BD-99-06.

A copy of CCPC Resolution No. 99-23 is enclosed approving this use.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Ross Gochenaur
Planner II

cc: Mr. Robert C. Hickman
480 Bermuda Cove Way
Naples, Florida 34110
Sandra Martin, Land Appraiser
M. Ocheltree, Graphics
Minutes & Records
File

Enclosure

Attachment: Attachment D - CCPC Resolution 99-23 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

CCPC RESOLUTION NO. 99-23

RELATING TO PETITION NUMBER BD-99-06 FOR AN EXTENSION OF A BOAT DOCK 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 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 Collier County Planning Commission, being the duly elected and constituted Planning Commission 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 an 16-foot extension of a boat dock from the permitted 20 feet to allow for a 36-foot boat dock facility in a PUD 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 2.6.21. of the Collier County Land Development Code; and

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

NOW THEREFORE, BE IT RESOLVED BY the Collier County Planning Commission of Collier County, Florida, that:

The petition filed by Ben Nelson of Nelson Marine Construction, representing Robert C. Hickman, with respect to the property hereinafter described as:

Lot 33, Southport on the Bay Unit 1, as recorded in Plat Book 15, Pages 51 - 53, of the Public Records of Collier County, Florida.

be and the same is hereby approved for an 16-foot extension of a boat dock from the permitted 20 feet to allow for a 36-foot boat docking facility in the PUD zoning district wherein said property is located, subject to the following conditions:

1. All docks, or mooring pilings, whichever protrudes the greater into the water, regardless of length shall have reflectors and house numbers four (4) inches minimum size installed at the outermost end on both sides.

Attachment: Attachment D - CCPC Resolution 99-23 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

2. In order to address the protection of manatees, one (1) "Manatee Alert" sign shall be permanently affixed to the pilings and shall be visible from the waterway.

3. Permits or letters of exemption from the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection shall be presented prior to issuance of a building permit.

BE IT FURTHER RESOLVED that this Resolution relating to Petition Number BD-99-06 be recorded in the minutes of this Commission and filed with the County Clerk's Office.

This Resolution adopted after motion, second and majority vote.

Done this 30th day of June, 1999.

COLLIER COUNTY PLANNING COMMISSION
COLLIER COUNTY, FLORIDA

MICHAEL J. BRUET, Chairman

ATTEST:

VINCENT A. CAUTERO, AICP
Executive Secretary
Community Development and Environmental
Services Administrator

Approved as to Form and Legal Sufficiency:

Marjorie M. Student
Assistant County Attorney

g admin suc BD-99-06 RESOLUTION

Attachment: Attachment D - CCPC Resolution 99-23 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

KellyJohn

From: KellyJohn
Sent: Friday, April 22, 2022 3:19 PM
To: KellyJohn
Subject: BDE-PL20210001817 - 199 San Mateo Dr - Public Hearing Sign Posting, HEX 5-12-2022
Attachments: 20754C04-5C11-4522-A670-B47CDB133C9F.jpeg; 5BDE53F1-67DB-4E2D-826A-5C07298704E2.jpeg; FACA7B2C-1BE3-4802-A8BF-01718D4D6DF4.jpeg; A70AD6F0-3443-4F9D-8107-6C92D0D42C71.jpeg; 6BA250D3-5426-431A-9DAE-75801ED1A07E.jpeg

I, John Kelly, hereby affirm that at approximately 1:30 P.M. this date, April 22, 2022, I personally posted a notice of Public Hearing Sign to the front of the above described location for the May 12, 2022, meeting of the Hearing Examiner as is further evidenced by the attached photographs.

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
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 E - Sign Posting PL20210001817 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)





Attachment: Attachment E - Sign Posting PL20210001817 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)





Attachment: Attachment E - Sign Posting PL20210001817 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



Attachment: Attachment E - Sign Posting PL20210001817 (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

NATALE DOCK
199 SAN MATEO DR
BONITA SPRINGS, FL 34134

BDE APPLICATION
PL20210001817
JUNE 2021

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

BDE-PL20210001817
199 San Mateo Dr

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

The agent is responsible for all required data included in the digital file of information for the Hearing Examiner (Hex) or the Collier County Planning Commission (CCPC). DO NOT ACCEPT DUPLICATES OF ANY DOCUMENTS. MAKE SURE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. PLEASE CONFIRM THE DOCUMENTS ARE IN THE ORDER DESCRIBED IN "BACKUP PROVIDED BY APPLICANT."

Planner responsible for providing the County Attorney-drafted Ordinance for PUDs and placing in backup materials. AGENTS DO NOT INCLUDE THE PUD DOCUMENT – STAFF PROVIDES THIS TO THE COUNTY ATTORNEY WHEN THE ORDINANCE IS DRAFTED FOR A PUD. THE FINAL PUD ORDINANCE/RESOLUTION IS THE FIRST ITEM AFTER THE STAFF REPORT. [FOR HEX, THE REQUESTED LANGUAGE/ PROPOSED PLAN IS THE FIRST ITEM AFTER THE STAFF REPORT]

B. Backup provided by Applicant:

PLEASE PROVIDE THE DOCUMENTS IN THE ORDER DESCRIBED BELOW. DO NOT PROVIDE DUPLICATES OF ANY DOCUMENTS. PROVIDE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. IF THE BACKUP PROVIDED BY APPLICANT IS IN DISARRAY-MEANING IT IS NOT IN THE PROPER ORDER AND/OR THE APPLICANT PROVIDES MULTIPLE DUPLICATES-THE APPLICANT COULD LOSE ITS HEARING DATE.

- ✓ Application, to include but not limited to the following:
  - ✓ Narrative of request
  - ✓ Property Information
  - ✓ Property Ownership Disclosure Form
  - ✓ Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- ____ Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- ____ Affidavit of Unified Control
- ✓ Affidavit of ~~Representation~~ AUTHORIZATION
- ✓ Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- ____ NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- ____ Traffic Impact Study (TIS)
- ____ Environmental Data
- ____ Historical/Archeological Survey or Waiver
- ____ Utility Letter
- ✓ Deviation Justifications – PRIMARY & SECONDARY CRITERIA

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

✓ Boundary Survey

✓ Other documents, as needed, on a case-by-case basis such as relevant prior Ordinances, Conditional Uses, historical documents, any "private or legal" agreements affecting the PUD etc.

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR/ E.MAIL

I understand that by submitting the above materials, it is the agent's/applicant's responsibility to ensure all materials are in the same order for flash drive must contain the documents in one pdf file. It is the agent's responsibility to ensure no documentation is left out.

Signature of Agent Representative

4/15/2022
Date

Nicholas Pearson
Printed Name of Signing Agent Representative

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Ralph A Natale

Name of Applicant if different than owner: _____

Address: 199 San Mateo Dr **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: _____ **Cell:** _____ **Fax:** _____

E-Mail Address: _____

Name of Agent(s): Nick Pearson

Firm: Turrell, Hall & Associates, Inc.

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

Telephone: (239) 643-0166 **Cell:** _____ **Fax:** _____

E-Mail Address: Nick@THAnaples.com

PROPERTY LOCATION

Section/Township/Range: 6 / 48 / 25 **Property I.D. Number:** 74435003608

Subdivision: Southport on the bay **Unit:** 1 **Lot:** 33 **Block:** _____

Address/ General Location of Subject Property:
199 San Mateo Dr

Current Zoning and Land use of Subject Property:
PUD; current use is private residential

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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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	Planned Unit Development District
S	PUD	Planned Unit Development District
E	PUD	Planned Unit Development District
W	PUD	Planned Unit Development District

DESCRIPTION OF PROJECT

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

Please see attached narrative statement

SITE INFORMATION

1. **Waterway Width:**
   527 ft. Measurement from ☐ plat ■ survey ■ visual estimate
   ■ other (specify) GIS
2. **Total Property Water Frontage:**
   79 ft.
3. **Setbacks:**
   Provided: 20 ft.
   Required: 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   59 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 36 ft.
   2. 12 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   The neighbor to the west at 201 San Mateo Dr has a dock that protrudes roughly 45' into the waterway.
   The neighbor to the west at 197 San Mateo Dr has a dock that protrude 40' into the 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?** 0.22 Acres

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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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 F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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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 F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Collier County

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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 F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review
☐	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

8/18/21
Date

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Nature of Petition

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

Natale Boat Dock Extension (BDE) Petition
April 10, 2021
Nature of Petition

The existing property at 199 San Mateo Dr, owned by Ralph Natale since September of 2020, is an approximately 0.22-acre parcel found on the north side of San Mateo Dr, backing up to Little Hickory Bay. The lot, as surveyed, is approximately 79 feet wide and ranges from 109 to 113 feet deep. The rear property line and shoreline is meandering and consists of rip rap vegetated by mangroves. The lot contains a single-family house which is the primary residence of Ralph Natale. The principal structure on site was completed in July of 2000. Attached to the parcel is an approximately 356 square foot fixed dock with a single boatlift and a 144 square foot floating dock used for personal watercraft storage. The existing dock protrudes approximately 41' into the waterway as measured from the platted MHWL. The existing dock was also granted approval for exceeding the normally allowed protrusion of 20' under Resolution #BD-99-6.

We propose to re-configure the existing docking facility with a new design that would protrude approximately 59' from the MHWL and property line (which both occur at the same location and would therefore both be considered the most restrictive point). The new structure would consist of approximately 868 square feet of over water structure and would contain 2 boatlifts (1 conventional lift for a 36' craft and 1 decked over lift for kayaks and personal watercraft). The proposed dock would therefore require a 39' variance from the typically allowed 20' of protrusion per Chapter 5.03.06 of Collier County's LDC. All aspects of the proposed structure will occur within the applicant's riparian lines and within the required 15' side setbacks for this lot. All structures proposed have been designed so as to not affect the ingress or egress from the proposed dock and the neighboring docking facilities. Additionally, the dimensions proposed will largely align with other structures in the area. Furthermore, as part of the state permitting process, both neighbors have signed no objection letters to the proposed structure.

The subject property (and the Barefoot Beach subdivision as a whole) is encumbered by conservation easements that extend 20' landward from the MHWL on all shorelines within the community. This causes difficulty for most residences within the subdivision to build docking facilities within the normally allowed 20' of protrusion. The dock design proposed under this petition has been specifically configured in such a way so as to adequately provide safe access to the applicant's vessels while simultaneously avoiding negatively affecting navigation or public use within the adjacent waterway. In addition, docks are a permitted accessory use in the underlying zoning district, and the applicant therefore has riparian rights to use of the waterway. Therefore, we do not believe the proposed project will deviate significantly from the allowances of the LDC.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Property Information

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Collier County Property Appraiser
Property Summary

Parcel No	74435003608	Site Address *Disclaimer	199 SAN MATEO DR	Site City	BONITA SPRINGS	Site Zone *Note	341

Name / Address	NATALE, RALPH A
	199 SAN MATEO DR
City	BONITA SPRINGS
State	FL
Zip	34134

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A06	636400 333A06	6	48	25	0.2

Legal	SOUTHPORT ON THE BAY UNIT ONE LOT 33

Millage Area	3	Millage Rates	*Calculations	
Sub./Condo	636400 - SOUTHPORT ON THE BAY UNIT 1	School	Other	Total
Use Code	1 - SINGLE FAMILY RESIDENTIAL	5.016	5.7924	10.8084

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
09/30/20	5826-964	$ 2,350,000
10/16/18	5562-3038	$ 1,840,000
05/01/97	2309-1584	$ 130,000
01/14/93	1788-782	$ 2,575,000
10/01/92	1765-1202	$ 0
09/01/89	1469-556	$ 2,714,200

2020 Certified Tax Roll

(Subject to Change)

	Land Value	$ 832,8
(+)	Improved Value	$ 838,3
(=)	Market Value	$ 1,671,1
(=)	Assessed Value	$ 1,671,1
(=)	School Taxable Value	$ 1,671,1
(=)	Taxable Value	$ 1,671,1

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Collier County Property Appraiser
Property Detail

Parcel No	74435003608	Site Address *Disclaimer	199 SAN MATEO DR	Site City	BONITA SPRINGS	Site Zone *Note	341

Name / Address	NATALE, RALPH A
	199 SAN MATEO DR

City	BONITA SPRINGS	State	FL	Zip	34134

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
0	COUNTY	PRBD20181163960	03/13/19			ROOF
2000	COUNTY	0003-0104	07/17/00			POOL, RE-APPLY
2000	COUNTY	0005-2005	07/17/00			SCREEN ENCLOSUR
2000	COUNTY	0007-1037	07/17/00			DOCK, RE-APPLY, OTHER
2000	COUNTY	9905-0152	07/17/00			RESIDENCE
2000	COUNTY	9905-1585				POOL, OTHER
2020	COUNTY	PRBD20180743754	08/24/18			SCREEN ENCLOSUR

Land

#	Calc Code	Units
10	RESIDENTIAL FF	78.87

Building/Extra Features

#	Year Built	Description	Area	Adj Area
10	2000	RESIDENTIAL	1906	4059
20	2018	ALUM SCREEN ENC	2306	2306
30	2000	BRICK DECK	386	386
40	2000	SWIMMING POOL	336	336
50	2000	W DECK	160	160
60	2000	WOOD DOCK	306	306

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Collier County Property Appraiser
Property Aerial

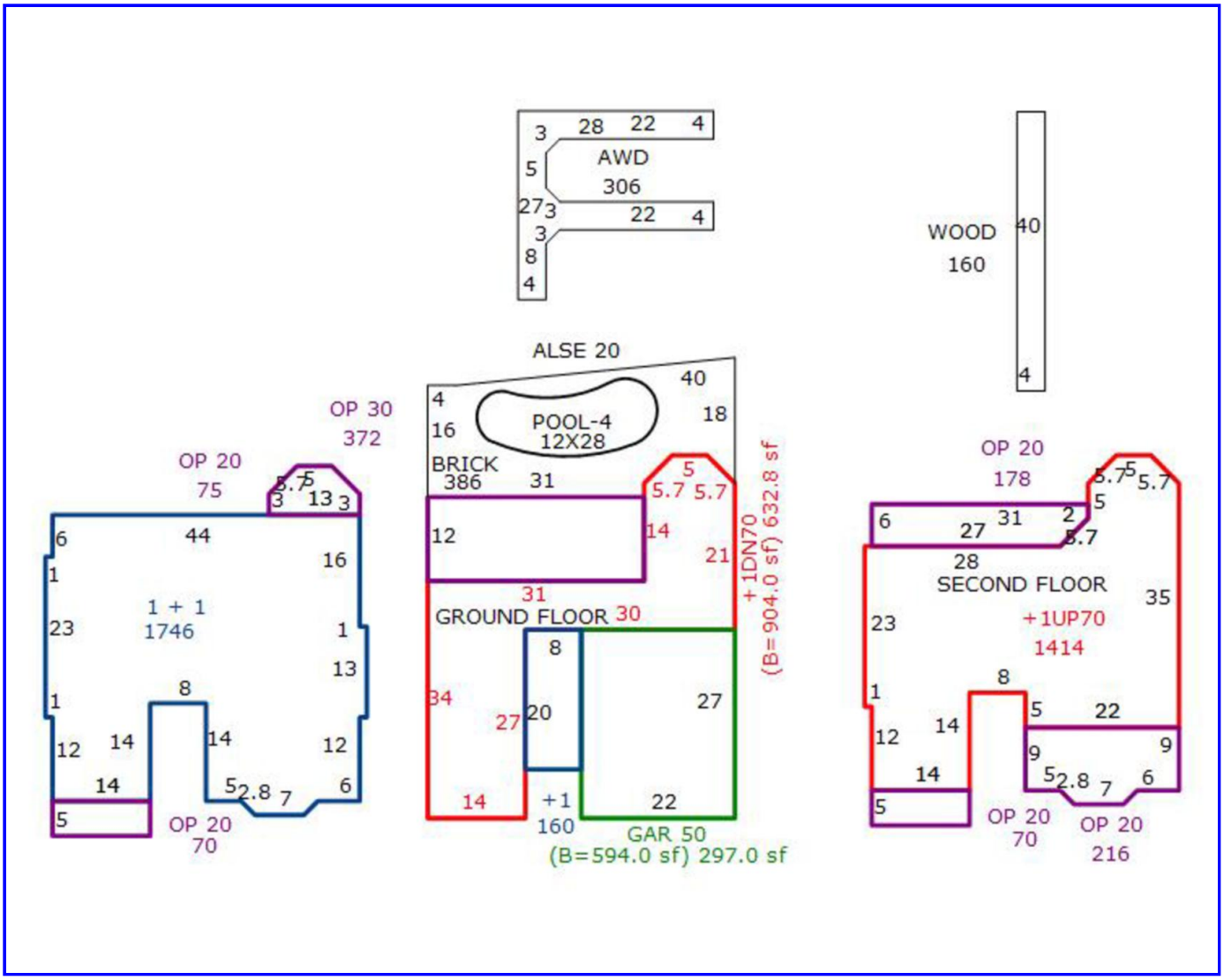
Parcel No	74435003608	Site Address *Disclaimer	199 SAN MATEO DR	Site City	BONITA SPRINGS	Site Zone *Note	341



Open GIS in a New Window with More Features.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Collier County Property Appraiser



Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Property Deed

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

INSTR 5934019 OR 5826 PG 964 RECORDED 10/6/2020 3:39 PM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $16,450.00 REC $18.50
CONS $2,350,000.00

THIS INSTRUMENT PREPARED BY:
Kent A. Skrivan, Esq.
Skrivan & Gibbs, PLLC
1110 Pine Ridge Road, Suite 300
Naples, Florida 34108

Property Appraisers Parcel Identification (Folio) Number
74435003608

Consideration: $2,350,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made as of the 14th day of **September, 2020** by **Guy Fauconneau and Kitty Fauconneau, husband and wife,** whose post office address is **10089 Magnolia Bend, Estero, FL 34135,** herein called the grantors, to **Ralph A. Natale, a married man,** whose post office address is **613 Lake Avenue Altamonte Springs, FL 32701,** hereinafter called the grantee:

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

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in COLLIER County, State of Florida, viz.:

Lot 33, Southport on the Bay, Unit One, according to the plat thereof, as recorded in Plat Book 15, pages 51 through 53, inclusive, of the Public Records of Collier County, Florida.

Subject to taxes for 2020 and subsequent years; restrictions, easements, and reservations common to the subdivision.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

NOT A CERTIFIED COPY

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses as to both.

Joann Rice
Witness #1 Signature

Joann Rice
Witness #1 Printed Name

Cameron Carpenter
Witness #2 Signature

Cameron Carpenter
Witness #2 Printed Name

Guy Fauconneau

Kitty Fauconneau

STATE OF Florida

COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 30th day of September, 2020 by Guy Fauconeau and Kitty Fauconneau, who are personally known to me or have produced _____ as identification.

SEAL

JOANN RICE MY COMMISSION EXPIRES SEPTEMBER 12, 2021 #GG 120691 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Joann Rice
Notary Public

Joann Rice
Printed Notary Name

My Commission Expires: 9-12-21

NOT CERTIFIED COPY

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Property Ownership Disclosure Form

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale 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
Ralph A Natale 199 San Mateo Dr., Bonita Springs FL 34134	100

b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership

c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership

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d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: _____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

g. Date subject property acquired 09/30/2020

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

The completed application, all required submittal materials, and fees shall be submitted to:
Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104



Agent/Owner Signature

4/10/2020
Date

Nick Pearson
Agent/Owner Name (please print)

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

LETTER OF CONCURRENCE FOR SETBACK WAIVER

TO: Ralph Natale (owner/applicant)
199 San Mateo Dr (address of project)
Bonita Springs, FL 34134

File No.:_____

FROM: Paul McCullough (adjacent property owner)
197 San Mateo Dr
Bonita Springs FL 34134

Section 18-21.004(3)(d), Florida Administrative Code, provides:

> **Except as provided herein, all structures, including mooring pilings, breakwaters, jetties and groins, and activities must be set back a minimum of 25 feet inside the applicant's riparian rights lines. Marginal docks, however, must be set back a minimum of 10 feet. Exceptions to the setbacks are:** private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board; structures and activities built or occurring prior to any requirement for Board authorization; **when a letter of concurrence is obtained from the affected adjacent upland riparian owner;** or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

I hereby state that I am the owner of the adjacent upland riparian property located to the (north / south / east / west) of the facility or activity proposed to be constructed or conducted by _____ (the applicant), as shown in the above referenced file (and on the attached drawing). **I understand that the subject project will be located entirely within the applicant's riparian rights area, and I do not object to the proposed structure or activity being located within the area required as a setback distance from the common riparian rights line, as required by Chapter 18-21.004(3)(d), F.A.C.** This file shows the structure will be located entirely within the applicant's riparian rights area and within _____ feet of the common riparian rights line between our parcels.

[signature] April 8th 2021
(Original signature of adjacent owner) (Date signed)

Paul McCullough
(Printed name of adjacent owner)

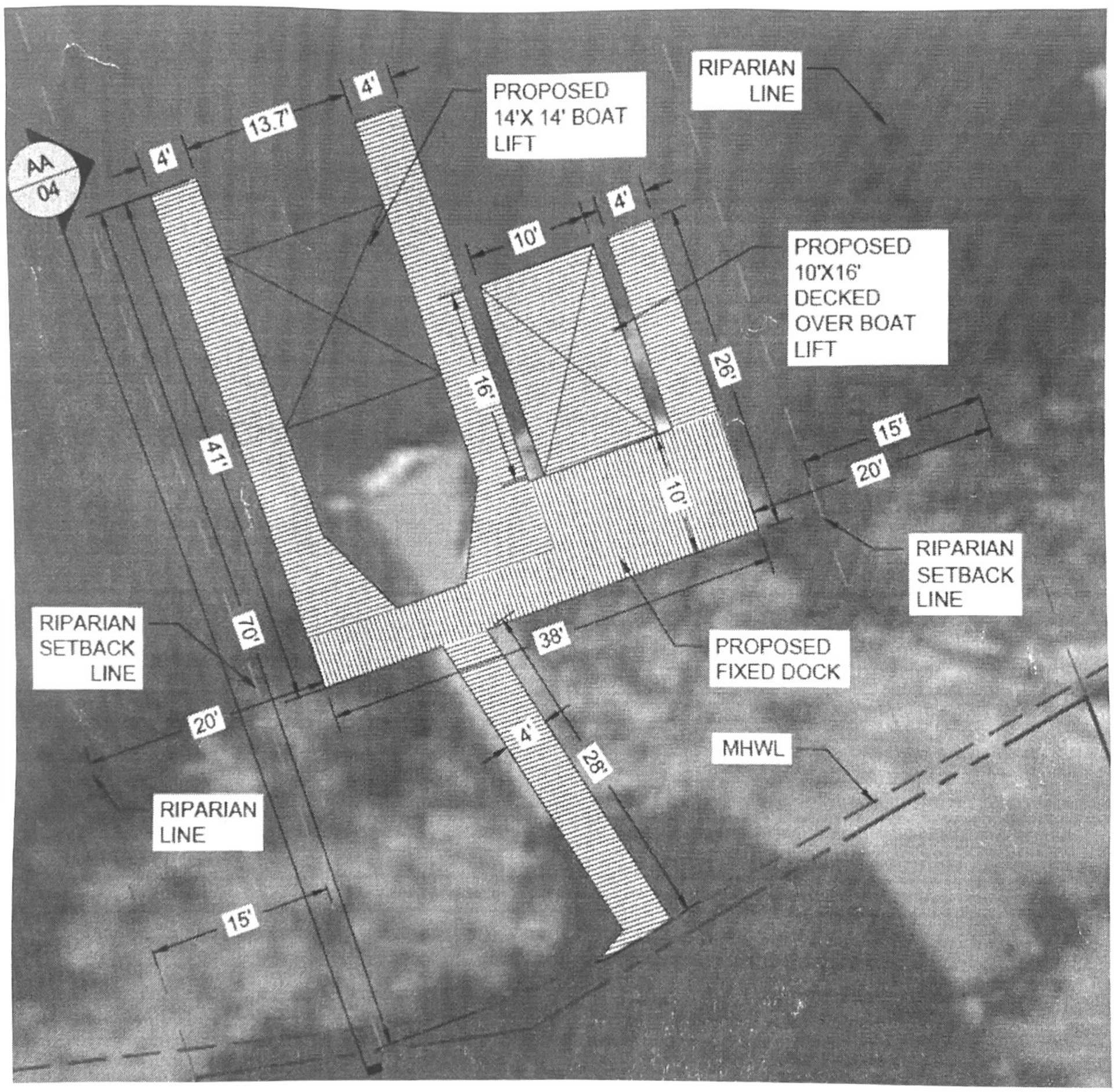
This form is not adopted by rule; therefore, any letter of concurrence of similar content may be accepted.

(1/30/03)

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

LETTER OF CONCURRENCE FOR SETBACK WAIVER

PAGE 2 – DRAWING, SKETCH, OR SURVEY OF PROPOSED DOCK LOCATION



JM (Initials of adjacent owner)

4-8-21 (Date)

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

LETTER OF CONCURRENCE FOR SETBACK WAIVER

TO: Ralph Natale (owner/applicant)
199 San Mateo Dr. (address of project)
Bonita Springs FL 34134

File No.: _____

FROM: James Hughes (adjacent property owner)
201 San Mateo Dr.
Bonita Springs FL 34134

Section 18-21.004(3)(d), Florida Administrative Code, provides:

> **Except as provided herein, all structures, including mooring pilings, breakwaters, jetties and groins, and activities must be set back a minimum of 25 feet inside the applicant's riparian rights lines. Marginal docks, however, must be set back a minimum of 10 feet. Exceptions to the setbacks are:** private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board; structures and activities built or occurring prior to any requirement for Board authorization; **when a letter of concurrence is obtained from the affected adjacent upland riparian owner;** or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

I hereby state that I am the owner of the adjacent upland riparian property located to the (north / south / east / west) of the facility or activity proposed to be constructed or conducted by _____ (the applicant), as shown in the above referenced file (and on the attached drawing). **I understand that the subject project will be located entirely within the applicant's riparian rights area, and I do not object to the proposed structure or activity being located within the area required as a setback distance from the common riparian rights line, as required by Chapter 18-21.004(3)(d), F.A.C.** This file shows the structure will be located entirely within the applicant's riparian rights area and within _____ feet of the common riparian rights line between our parcels.

_____ 4-6-21
(Original signature of adjacent owner) (Date signed)

James Hughes
(Printed name of adjacent owner)

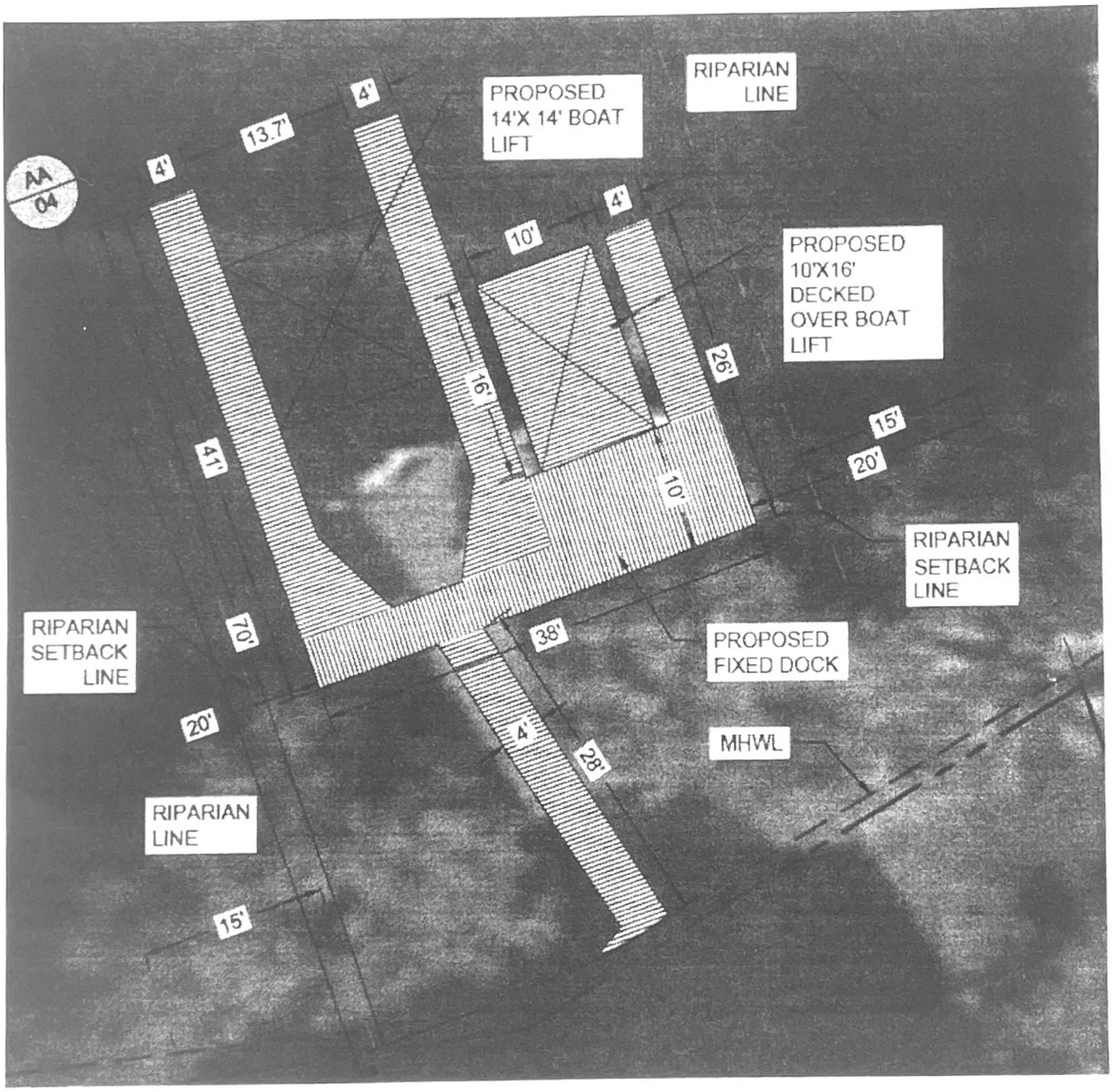
This form is not adopted by rule; therefore, any letter of concurrence of similar content may be accepted.

(1/30/03)

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LETTER OF CONCURRENCE FOR SETBACK WAIVER

PAGE 2 – DRAWING, SKETCH, OR SURVEY OF PROPOSED DOCK LOCATION



(Initials of adjacent owner)

(Date)

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

CONSERVANCY of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.

Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.

January 21, 2022

Nick Pearson
Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Avenue
Naples, FL. 34104-3732

Sent via email

RE: Proposed Dock at 199 San Mateo Drive

Dear Mr. Pearson:

Thank you for sending us the boat dock extension application package for 199 San Mateo Drive for review. Pursuant to the Settlement Agreement between the Conservancy, Lely Estates, Inc., and Collier County pertaining to the Lely Barefoot Beach PUD, the Conservancy must be notified of any proposed construction activities within the conservation easement. Upon review of the permitting drawings dated 6-21-21 from Turrell, Hall and Associates, Inc. we do not see any inconsistencies with the plan in regards to the easement or settlement agreement. Per the settlement agreement, an access ramp or walkway through the conservation easement is permissible provided that the ramp or walkway is consistent with the DEP permits and it does not exceed 4 feet in width.

Sincerely,

Nicole Johnson

Nicole Johnson
Director of Environmental Policy

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

★★★★ CHARITY NAVIGATOR Four Star Charity

Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.

Pre-Application Meeting Notes

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

COLLIER COUNTY GOVERNMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: BDE

Date and Time: Tuesday 8/3/21 at 3:00 PM SKYPE

Assigned Planner: John Kelly

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: San Mateo Dr. (BDE)

PL #: 20210001817

Property ID #: 74435003608 **Current Zoning:** PUD - Lely Barefoot Beach

Project Address: 199 San Mateo Dr. Bonita Beach **City:** _____ **State:** FL **Zip:** 34134

Applicant: Nick Pearson, Turrell Hall& Assoc.

Agent Name: Nick Pearson **Phone:** 239-643-0166

Agent/Firm Address: 3585 Exchange Ave. **City:** Naples **State:** Fl **Zip:** 34104

Property Owner: Ralph A.Natale

Please provide the following, if applicable:

i. **Total Acreage:** .2

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

_____

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Collier County

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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliercountyfl.gov/Home/ShowDocument?id=75093

ZONING —

PLEASE REFER TO ATTACHED PRE-APP MEETING NOTES (PAGE 2A.)

- PLEASE CHECK ACCURACY OF PROVIDED SURVEY AS SHOWS PROPERTY LINE & MHWL AS DIFFERENT LINES; STAFF IS CONCERNED WITH OWNERSHIP OF THE PROPERTY BETWEEN SAID LINES AND THE MOST RESTRICTIVE POINT FOR MEASUREMENT OF DOCK FACILITY PROTRUSION
- MUST OBTAIN LETTER OF NO OBJECTION FROM THE CONSERVANCY OF SW FL.

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Pre-Application Meeting Notes
GMD - Zoning Services

Planner: John Kelly
(239)252-5719
John.kelly@colliercountyfl.gov

Boat Dock Extension

- Complete the required application; respond to each question and sign
- Refer to the Final Submittal Requirement Checklist and provide/submit required documents
  - All submitted plans must be legible when duplicated on 8.5" X 11" standard paper
  - The final recording of documents is in black & white; minimize the use of color
- Provide a Boundary Survey to demonstrate water frontage and lot dimensions as well as the principal use of the subject property
- Either as part of the application, or on a separate sheet, provide a detailed Narrative Statement fully describing the project and what is being requested
- On a sheet separate from the application, please provide persuasive and convincing responses to each of the Primary and Secondary Criteria contained within LDC Section 5.03.06.H
  - state if each criterion has been satisfied or not satisfied
  - provide sufficient evidence to support any claims such as insufficient water depth, unique characteristics of the property or waterfront, width of waterway and/or canal
- Site Plans
  - Site Plans should be measured in feet
  - Note that the dock facility includes any docked vessel(s); show vessel(s) on plan
  - Demonstrate width of property and/or the total property water frontage
  - Demonstrate side and/or riparian setbacks for the dock facility
  - Demonstrate amount of dock protrusion using such points of measure as are contained within LDC Section 5.03.06.C.1, Measurement of Dock Protrusion.
- Note that dock facilities should be minimized to allow reasonable, safe access to the vessel(s) for loading, unloading, and routine maintenance without the use of excessive deck area

Boathouse

- See above for general information
- On a sheet separate from the application, please provide persuasive and convincing responses to each of the Boathouse Criteria contained within LDC Section 5.03.06.F
  - state if each criterion has been satisfied or not satisfied
  - provide sufficient evidence to support any claims such as insufficient water depth, unique characteristics of the property or waterfront, width of waterway and/or canal
- Site Plans
  - Demonstrate setback requirements from property and riparian lines, demonstrate the separation from other structures on the site, Demonstrate height of boathouse and type of roof; note that the roof alone may overhang up to 3 feet into the waterway beyond the maximum protrusion and/or setback (plans must show the amount of roof overhang)

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(239) 252-2400

Meeting Notes

ENVIRONMENTAL - CRAIG BROWN - SEE ATTACHED EMAIL NOTES AND CHECKLIST PAGE 3A.1. - 3A.4.

CAO - DEREK PERRY - SURVEY NEEDS TO BE RE-DONE DOES NOT MATCH PLAT MHWL

Other required documentation for submittal (not listed on application):

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

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ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, August 18, 2021 1:17 PM
To: ThomasClarkeVEN
Subject: PL202100001817 19 San Mateo Dr BDE
Attachments: Boat Dock Extension Checklist 2017 for reviewer.doc

Thomas,

Here are my notes for this one.

Please provide a benthic survey with an exhibit to indicate the location of seagrasses or oyster beds within 200 feet of the proposed docking facility. ***LDC Section 5.03.06.J***
Please provide a description of the shoreline and any native vegetation present. Indicate any proposed impacts to the native shoreline vegetation (approximate area in square feet to be impacted).
Please provide complete answers to Secondary Criteria #5 and #6 See ***LDC section 5.03.06. H.2***
If lighting is proposed, please provide a description of the type and locations on the docking facility.
Please provide any written authorization from any state and federal agencies ***if any approvals*** *have been obtained.*
Please provide written acknowledgment from The Conservancy of Southwest Florida.

Craig Brown
Senior Environmental Specialist
Development Review Division
(239) 252-2548.

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!

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.

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Residential Boat Dock Extension Checklist FOR REVIEWERS
Submerged Resources Survey Checklist

1. Is there an overlay? ST overlay needs an ST permit (much of Isle of Capri & Keewaydin has an ST Overlay over the water)

2. Include an aerial with a note indicating whether seagrass beds exist within 200 feet of the proposed dock facility. (LDC 5.03.06 J)
   Provide a submerged resources survey from an Environmental Consultant done between April and October.
   Policy on Requirement for requiring Submerged Resources Survey (October 2017):
   - Require for all Boat Dock petitions
   - Always require an aerial with a note indicating whether seagrass beds exist within 200 feet of the proposed dock facility.

3. All proposed dock facilities shall be located and aligned to stay at least ten feet from any existing seagrass beds, or meet restrictions for continuous beds. (LDC 5.03.06 J.) P530

4. Provide complete answers to Secondary Criteria #5 & #6. (Use Misc in CV)

5. Demonstrate how negative impacts to seagrass beds and other native shoreline vegetation and hard bottom communities have been minimized. (LDC 5.03.06 J .4) P530

6. Provide a clearing plan for removal of any vegetation related to the boat dock. This is simply an information exhibit being requested.

7. Are there any draft restrictions? Look at the MPP.
   Draft restrictions exist for Wiggins Pass.

Keewaydin: BDE not required for Keewaydin
- Most always need an ST permit related to a Building Permit– water and land have ST Overlay

Seagrass: Light penetration is needed to survive, usually in more shallow areas

Submerged Resources Survey:
- Read thoroughly
- Check location description for street & waterway (if given)
- Check to see if it was uploaded to CV
- Indicate in CV "Comments box" if one was done & if it was uploaded to CV

*****SEE SUGGESTED FORMAT OF SUBMERGED RESOURCES SURVEY ON NEXT PAGE*****

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

MULTI SLIP DOCKING FACILITY

- Look at supplemental criteria in 5.05.02
  - Port of the Islands uses different Rating system – see MPP
- **See 5.03.06 E 11 and 5.05.02 for Manatee awareness requirements for multi-slip docking facilities** Whether the proposed **dock** facility is subject to the manatee protection requirements of subsection 5.03.06(E)(11) of this LDC. (If applicable, compliance with section 5.03.06(E)(11) must be demonstrated).

SUGGESTED FORMAT AND INFORMATION TO INCLUDE IN SUBMERGED RESOURCES SURVEY

- Location of survey – property address and folio#
  - The survey shall indicate any seagrass or seagrass beds located within 200 feet on any proposed dock facility (5.03.06.J). In order for this to be accomplished, any within 200 feet of the proposed dock (within the riparian lines of the property and adjacent to the property) shall be surveyed.
- Who did the survey – which firm and their contact information including name, address, phone #, email
- What date was the survey conducted? Guidance from FWC is to do between April and October
  - Weather conditions, water temperature, low tide & high tide times
- Objective of Survey & Work done on the site
  - Was the site snorkeled?
  - What methodologies were used?
  - Was a GPS used?
  - Was an aerial photograph reviewed and used to establish survey transect lines?
- Results
  - What was found? Substrate and what kind? Seagrass, shell, oysters?
  - What was along the shoreline? Mangroves, seawall, etc?
  - Why does the consultant think no submerged resources were found?
  - Other observations
- When seagrass is found, include all requirements of LDC section 5.03.06. J.
- Conclusions
  - Were any submerged resources found? If yes, what?
  - Are any impacts to submerged resources expected or proposed?
- Pictures (suggested angles)
  - Looking toward and away from the shoreline
  - The proposed location of the boat access
  - Observations in the water - Any oyster debris, shell, seagrass
- Aerial photograph
  - Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such photographs are not available from the County. (LDC 5.03.06.J)
  - An aerial is required even when seagrasses are not found. The aerial shall indicate whether seagrasses were found within 200 feet of the proposed dock facility.

5.03.06. J. (LDC section up to date as of 2016)

Protection of seagrass beds. Seagrass or seagrass beds within 200 feet of any proposed **docks**, **dock facilities,** or **boathouses** shall be protected through the following standards:

1. Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such

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photographs are not available from the County. The location of seagrass beds shall be verified by the County Manager or designee prior to issuance of any project approval or permit.

2. All proposed **dock** facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds, except where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, and to minimize negative impacts to seagrasses and other native **shoreline**, emergent and submerged vegetation, and hard bottom communities.

3. Where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, the **applicant** shall be allowed to build a **dock** across the seagrass beds, or a **docking** facility within 10 feet of seagrass beds. Such **docking** facilities shall comply with the following conditions:

   a. The **dock** shall be at a height of at least 3.5 feet NGVD.
   b. The terminal platform area of the **dock** shall not exceed 160 square feet.
   c. The **access dock** shall not exceed a width of 4 feet.
   d. The **access dock** and terminal platform shall be sited to impact the smallest area of seagrass beds possible.

4. The petitioner shall be required to demonstrate how negative impacts to seagrass beds and other native **shoreline** vegetation and hard bottom communities have been minimized prior to any project approval or permit issuance.

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

Pre-Application Meeting Sign-In Sheet

PL# 20210001817

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☑ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☐ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Jackie De la Osa	North Collier Fire	252-2312	jdelaosa@northcollierfire.com
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☑ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	Zoning Senior Planner	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐ Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐ Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐ Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☑ Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐ Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐ James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☐ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐ Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐ Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐ Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐ Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
NICK PEARSON	TURNELL HALL	643-0166	NICK@THANAPLES.COM

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Collier County
Growth Management Department
Zoning Division

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20210001817 – 199 San Mateo Dr.(BDE) **Planner- John Kelly**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**

  Nick Pearson - (239) 643-0166

- **Agent to list for PL#**

  Nick Pearson

- **Owner of property (all owners for all parcels)**

  Ralph Natale

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

  BDE petition

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

- **Details about Project:**

  The proposed dock will protrude 50' beyond the normally allowed 20' of protrusion for this location. The dock will therefore have a total of 70' of protrusion from the most restrictive point, which in this case is the property line. The dock will have 2 boat lifts and will consist of approximately 916 square feet of over water structure.

REQUIRED Supplemental Information provided by:

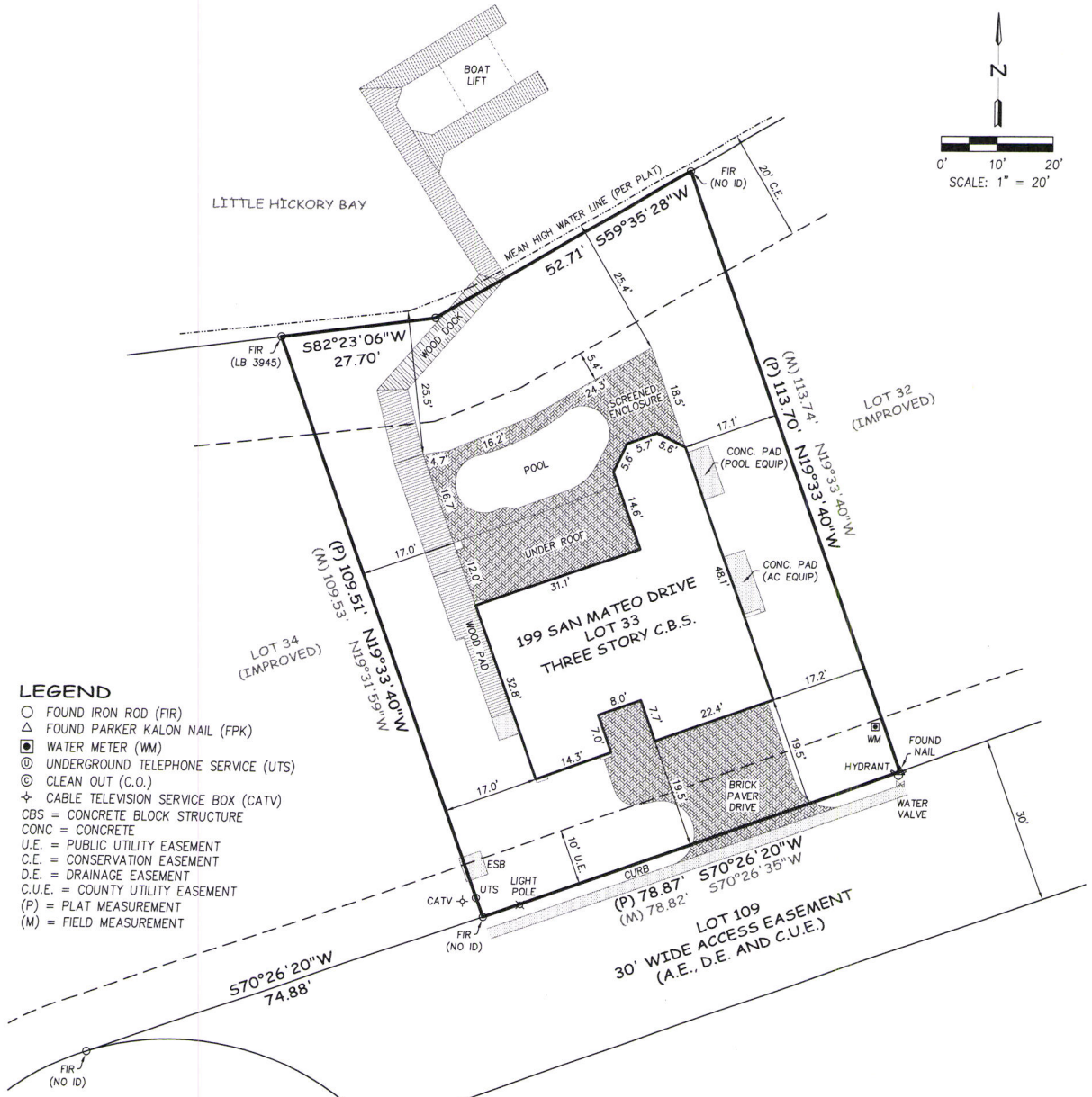
Name: Nick Pearson
Title: Project Manager
Email: Nick@THAnaples.com
Phone: (239) 643-0166

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

Location: K:\CDES Planning Services\Current\Zoning Staff Information

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



LEGEND

- ○ FOUND IRON ROD (FIR)
- △ FOUND PARKER KALON NAIL (FPK)
- ◉ WATER METER (WM)
- Ⓤ UNDERGROUND TELEPHONE SERVICE (UTS)
- Ⓒ CLEAN OUT (C.O.)
- ✧ CABLE TELEVISION SERVICE BOX (CATV)

CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
U.E. = PUBLIC UTILITY EASEMENT
C.E. = CONSERVATION EASEMENT
D.E. = DRAINAGE EASEMENT
C.U.E. = COUNTY UTILITY EASEMENT
(P) = PLAT MEASUREMENT
(M) = FIELD MEASUREMENT

PROPERTY DESCRIPTION

LOT 33, SOUTHPORT ON THE BAY, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDING IN PLAT BOOK 15, PAGE 51 THROUGH 53, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. CONTAINING 8,660 SQUARE FEET, MORE OR LESS

CERTIFIED TO

RALPH NATALE
WOODS, WEIDENMILLER, MICHETTI & RUDNICK, LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SIGNED 9-2-2020

JUAN ARAQUE, PSM #6405
STATE OF FLORIDA

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF LOT 33, SOUTHPORT ON THE BAY, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDING IN PLAT BOOK 15, PAGE 51 THROUGH 53, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; BEING S 70°26'20" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. THIS SURVEY REFLECTS ONLY THE OBSERVABLE EVIDENCE OF THE CURRENT SITE IMPROVEMENTS AS OF THE DATE OF THE SURVEY.
4. THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
5. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
6. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 9.0' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12021C0179H, DATED MAY 16, 2012.
7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON, IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.
8. THIS SURVEY DOES NOT DETERMINE OWNERSHIP RIGHTS, IT REFLECTS OWNERSHIP EVIDENCE TO THE BEST OF OUR KNOWLEDGE, REFER TO AN ATTORNEY AT LAW TO DETERMINE RIGHTS.

SURVEY SOLUTIONS
LAND SURVEYORS AND MAPPERS L.B. 7862
WWW.SURVEYFLORIDA.COM
7422 MELDIN COURT
NAPLES, FLORIDA 34104
PHONE: 239-595-7632

BOUNDARY SURVEY
199 SAN MATEO DRIVE
SOUTHPORT ON THE BAY
UNIT ONE
COLLIER COUNTY, FLORIDA

DRAWN: JA
CHECKED: JA
SCALE: 1" = 20'
DATE: SEPTEMBER 2, 2020
FILE: 199 SAN MATEO DRIVE
FIELD BOOK: 49 / 63
SHEET 1 OF 1

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale 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

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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(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 - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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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 Date

_____

Agent/Owner Name (please print)

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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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 F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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GROWTH MANAGEMENT DEPARTMENT
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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

Date

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Addressing Checklist

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliergov.net or fax to the Operations Division at 239-252-5724 or submit in person to the Addressing Section at the above address. Form must be signed by Addressing personnel prior to pre-application meeting, **please allow 3 days for processing.**

Not all items will apply to every project. Items in **bold type** are required. **FOLIO NUMBERS MUST BE PROVIDED.** Forms older than 6 months will require additional review and approval by the Addressing Section.

PETITION TYPE *(Indicate type below, complete a separate Addressing Checklist for each Petition type)*

- ☐ BL (Blasting Permit)
- ☒ BD (Boat Dock Extension)
- ☐ Carnival/Circus Permit
- ☐ CU (Conditional Use)
- ☐ EXP (Excavation Permit)
- ☐ FP (Final Plat
- ☐ LLA (Lot Line Adjustment)
- ☐ PNC (Project Name Change)
- ☐ PPL (Plans & Plat Review)
- ☐ PSP (Preliminary Subdivision Plat)
- ☐ PUD Rezone
- ☐ RZ (Standard Rezone)
- ☐ SDP (Site Development Plan)
- ☐ SDPA (SDP Amendment)
- ☐ SDPI (Insubstantial Change to SDP)
- ☐ SIP (Site Improvement Plan)
- ☐ SIPI (Insubstantial Change to SIP)
- ☐ SNR (Street Name Change)
- ☐ SNC (Street Name Change – Unplatted)
- ☐ TDR (Transfer of Development Rights)
- ☐ VA (Variance)
- ☐ VRP (Vegetation Removal Permit)
- ☐ VRSFP (Vegetation Removal & Site Fill Permit)
- ☐ OTHER _____

LEGAL DESCRIPTION of subject property or properties *(copy of lengthy description may be attached)*

SOUTHPORT ON THE BAY UNIT ONE LOT 33 T48, R25, S06

FOLIO (Property ID) NUMBER(s) of above *(attach to, or associate with, legal description if more than one)*

74435003608

STREET ADDRESS or ADDRESSES *(as applicable, if already assigned)*

199 San Mateo Dr., Bonita Springs FL 34134

- **LOCATION MAP** must be attached showing exact location of project/site in relation to nearest public road right-of-way
- SURVEY (copy - needed only for unplatted properties)

CURRENT PROJECT NAME *(if applicable)*

PROPOSED PROJECT NAME *(if applicable)*

199 San Mateo Dr. - BDE petition name not yet approved

PROPOSED STREET NAMES *(if applicable)*

SITE DEVELOPMENT PLAN NUMBER *(for existing projects/sites only)*

SDP___-____ or AR or PL # _____

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

Project or development names proposed for, or already appearing in, condominium documents (if application; indicate whether proposed or existing)

Please Return Approved Checklist By: ☑ Email ☐ Fax ☐ Personally picked up

Applicant Name: Nick Pearson (Turrell, Hall & Associates, Inc.)

Phone: (239) 643-0166 **Email/Fax:** Nick@THAnaples.com

Signature on Addressing Checklist does not constitute Project and/or Street Name approval and is subject to further review by the Operations Division.

FOR STAFF USE ONLY

Folio Number 74435003608

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: S L H **Date:** 03/03/2021

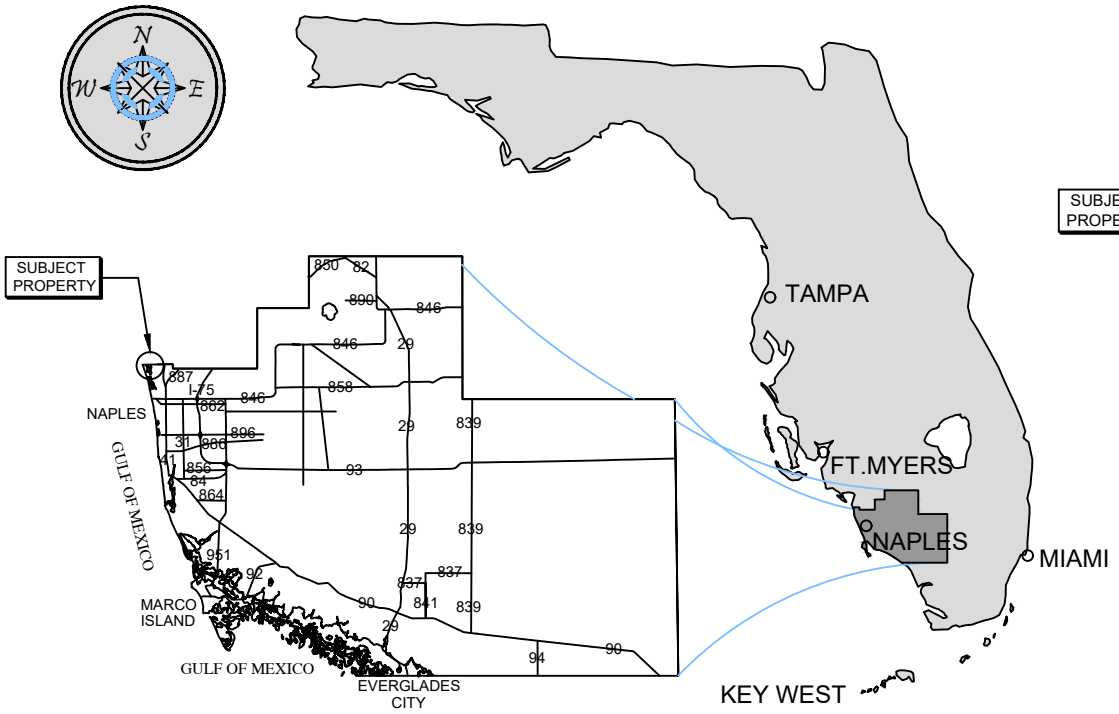
Updated by: **Date:**

IF OLDER THAN 6 MONTHS, FORM MUST BE UPDATED OR NEW FORM SUBMITTED

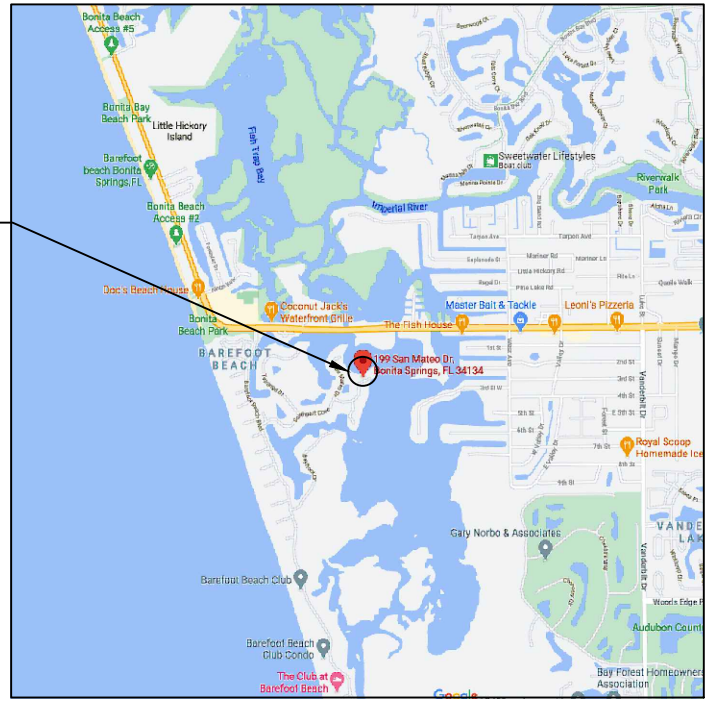
Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

p:\20150.00 natale dock-199 san mateo dr\CAD\PERMIT-STATE\20150-STATE.dwg LOCATION 2/1/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 199 SAN MATEO DR
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.3287006
<> LONGITUDE: W -81.8391209

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

NATALE DOCK-199 SAN MATEO DR

LOCATION MAP

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-01-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	01 OF 04	5.	-	-	-	-

SECTION- 6 TOWNSHIP- 48S

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

Affidavit of Representation

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210001817

I, Ralph A Natale (print name), as _____ (title, if applicable) of _____ (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 Nick Peterson 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.

_____ 5-17-21

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 17th day of May, 2021, by (printed name of owner or qualifier) Ralph Natale.

Such person(s) Notary Public must check applicable box:

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

Notary Seal

MARINA ARMANIOUS
Notary Public-State of Florida
Commission # HH 50694
My Commission Expires
October 05, 2024

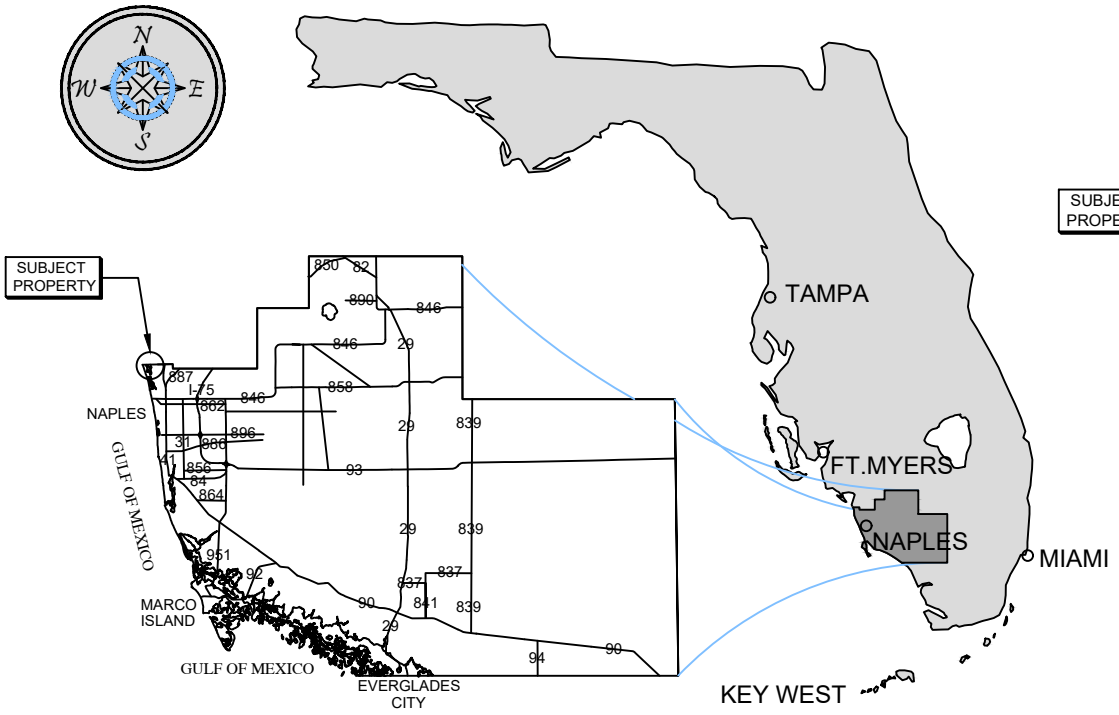
CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

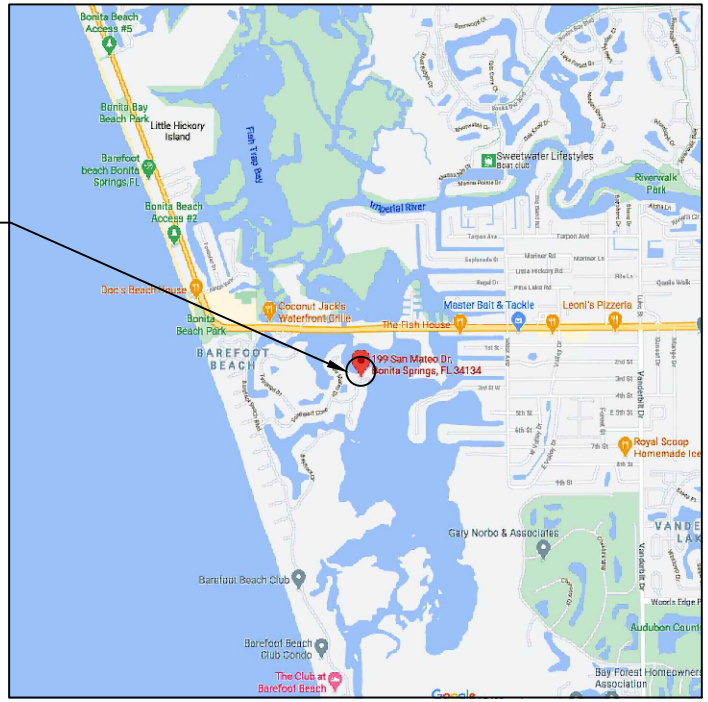
BDE Drawings / Exhibits

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 199 SAN MATEO DR
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.3287006
<> LONGITUDE: W -81.8391209

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

NATALE DOCK-199 SAN MATEO DR

LOCATION MAP

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

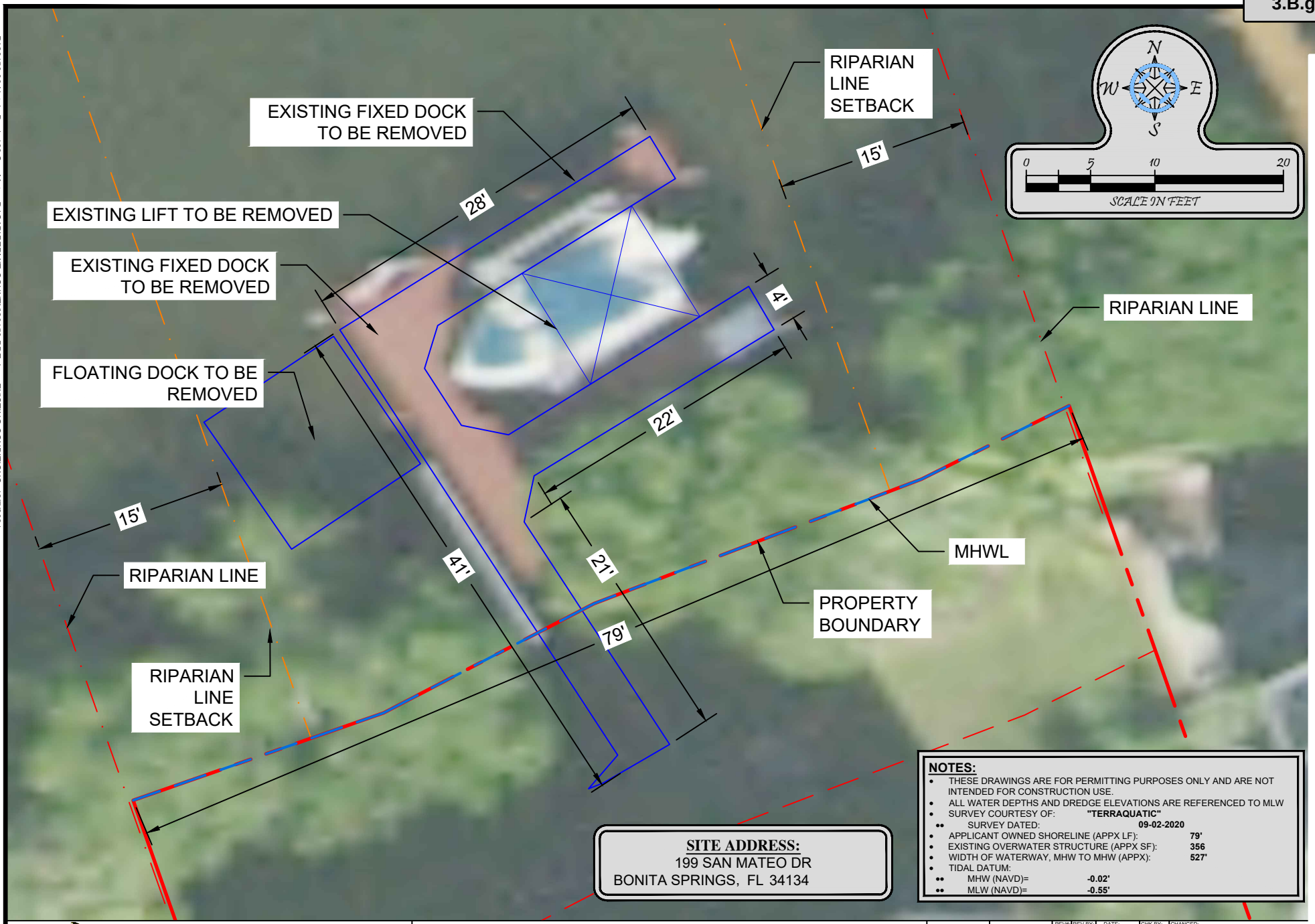
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
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JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	01 OF 06	5.	-	-	-	-

SECTION- 6 TOWNSHIP- 48S

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg LOCATION MAP 12/7/2021

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg EXISTING CONDITIONS 12/7/2021



SITE ADDRESS:
199 SAN MATEO DR
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: **"TERRAQUATIC"**
  - SURVEY DATED: **09-02-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **79'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **356**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **527'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.02'**
  - 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

NATALE DOCK-199 SAN MATEO DR

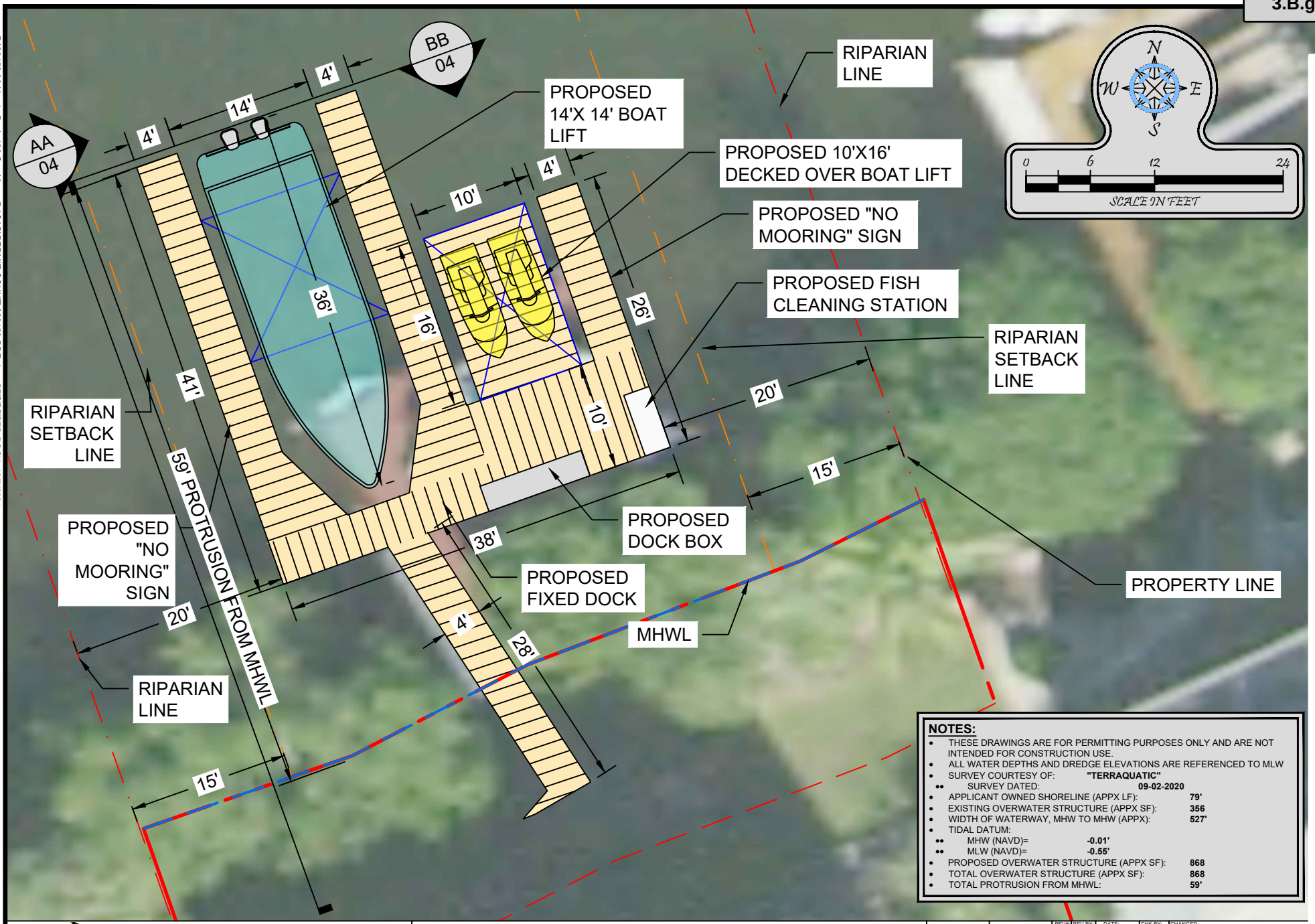
EXISTING CONDITIONS

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SECTION-6 TOWNSHIP-48S

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale



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- TIDAL DATUM:
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  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **868**
- TOTAL OVERWATER STRUCTURE (APPX SF): **868**
- TOTAL PROTRUSION FROM MHWL: **59'**

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NATALE DOCK-199 SAN MATEO DR

PROPOSED DOCK

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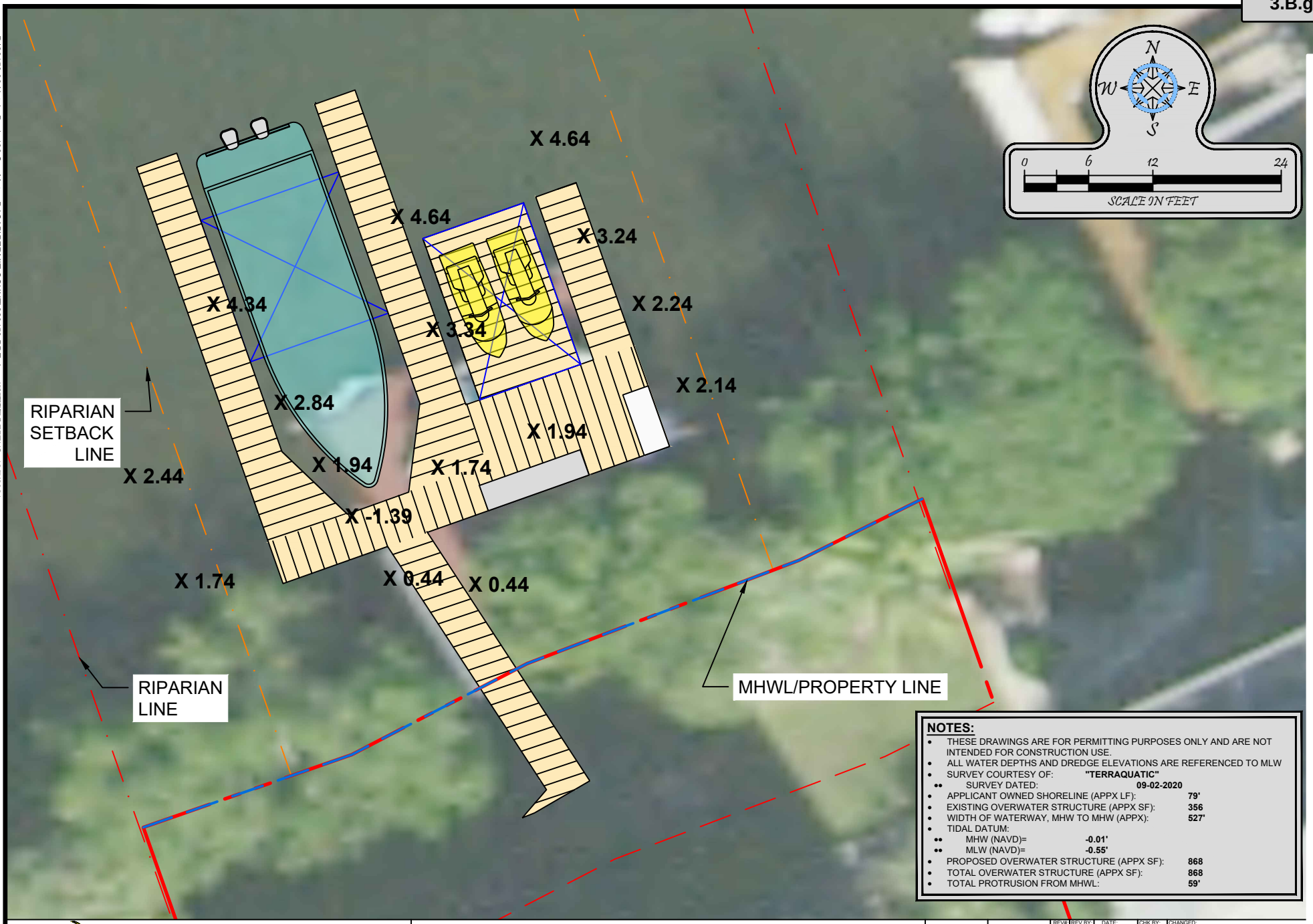
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SECTION-6 TOWNSHIP-48S

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Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

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WATER DEPTHS 12/7/2021



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NATALE DOCK-199 SAN MATEO DR

WATER DEPTHS

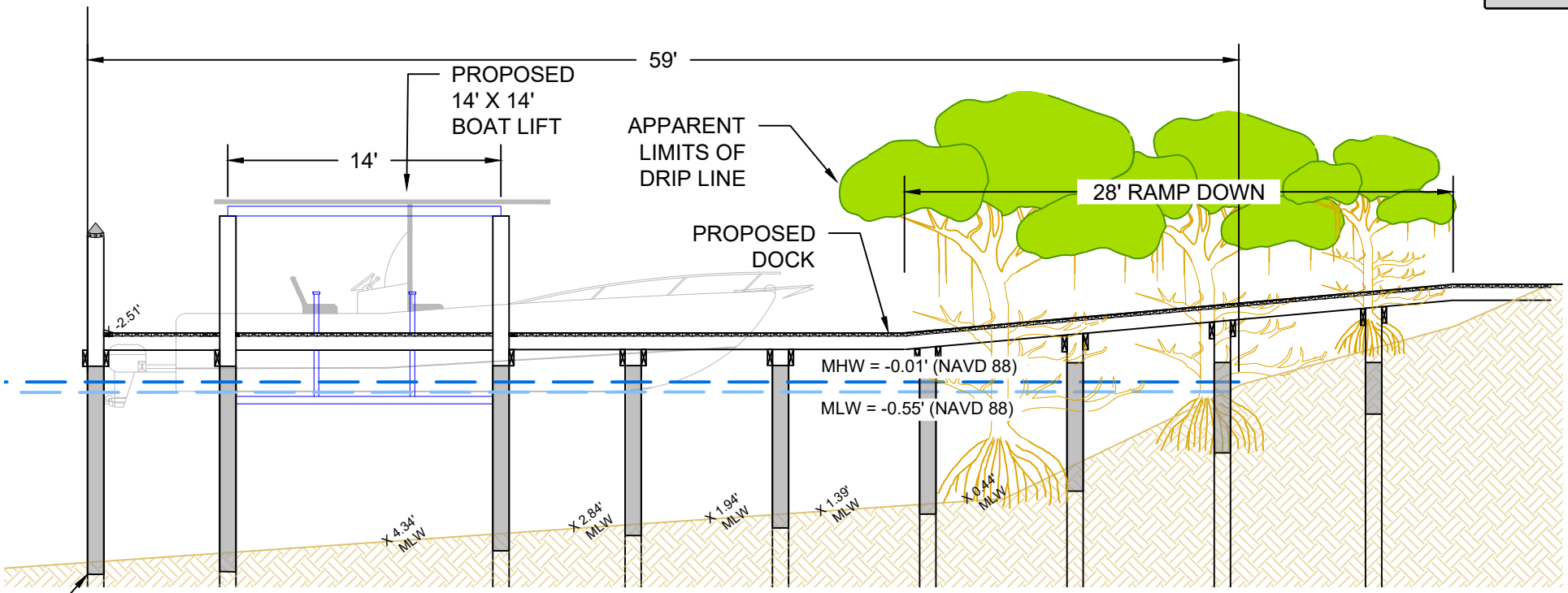
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SECTION-6 TOWNSHIP-48S

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

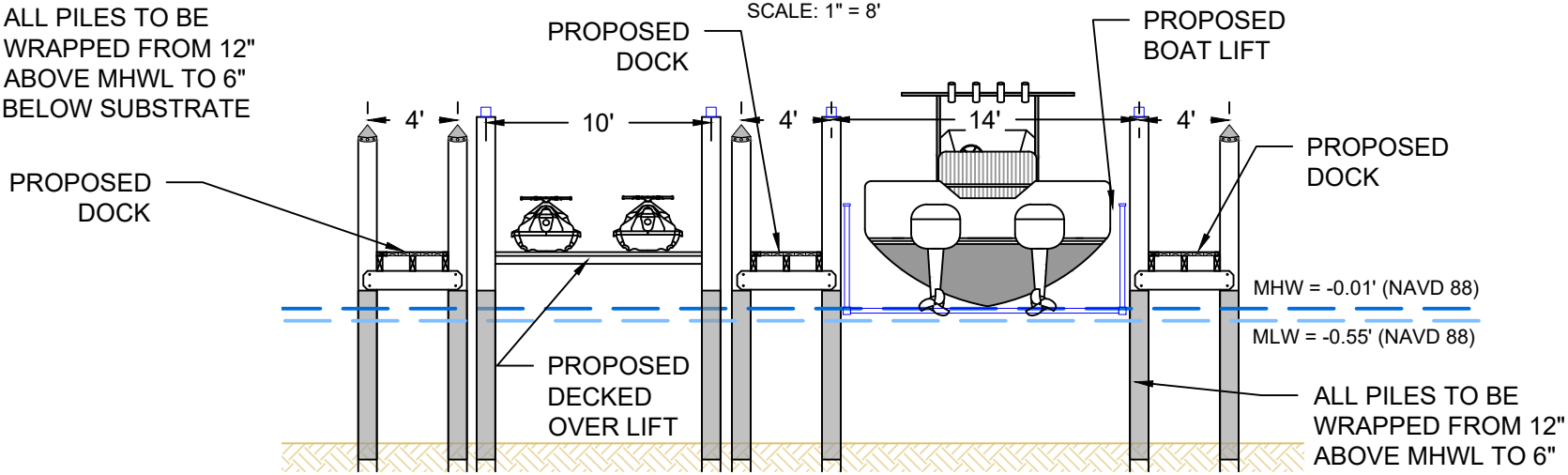
P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg CROSS SECTION 12/7/2021



CROSS SECTION AA

SCALE: 1" = 8'

ALL PILES TO BE
WRAPPED FROM 12"
ABOVE MHWL TO 6"
BELOW SUBSTRATE



CROSS SECTION BB

SCALE: 1" = 8'

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NATALE DOCK-199 SAN MATEO DR

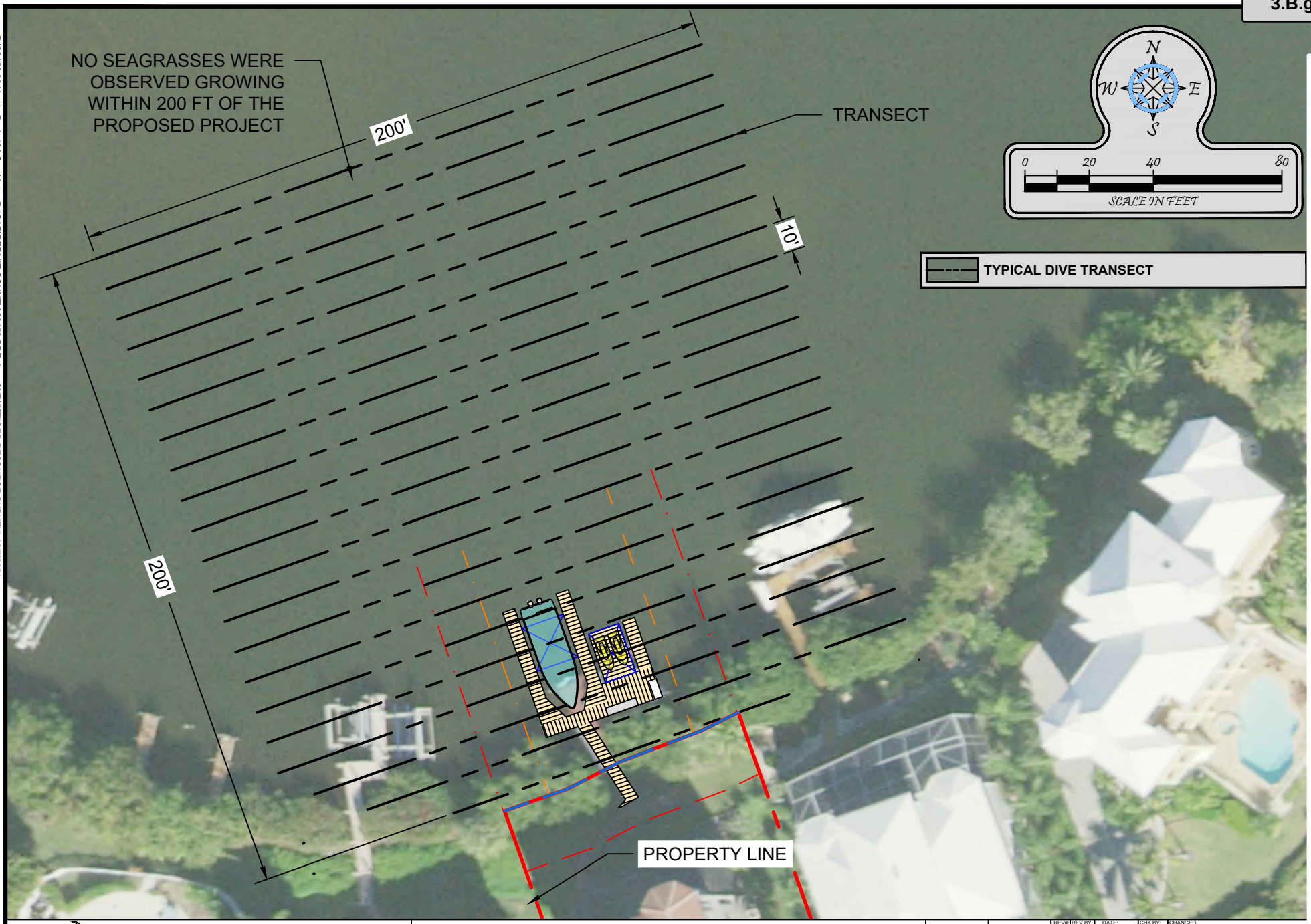
CROSS SECTION

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SECTION-6 TOWNSHIP- 48S

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale



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NATALE DOCK-199 SAN MATEO DR

SUBMERGED RESOURCE SURVEY

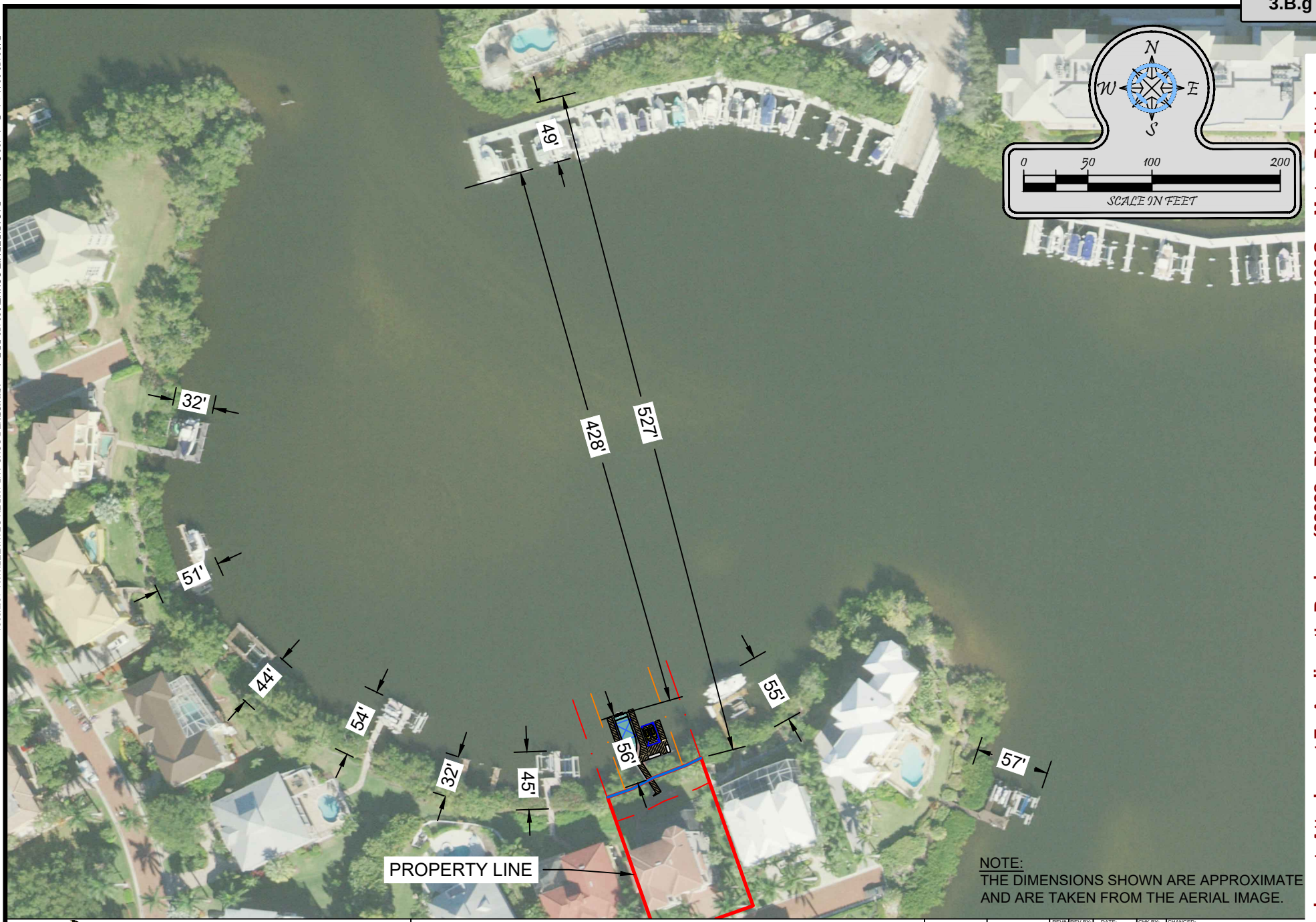
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SECTION-6 TOWNSHIP-48S

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Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale



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

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NATALE DOCK-199 SAN MATEO DR

ADJACENT DOCKS AND WIDTH OF WATERWAY

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SECTION-6 TOWNSHIP-48S

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg ADJACENT DOCKS AND WIDTH OF WATERWAY 12/7/2021

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

Primary Criteria

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale 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 a single dock facility with 2 boatlifts. Additionally, the proposed slip number will remain the same as the existing structure. This criteria is therefore satisfied.

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.)

   See attached drawings illustrating the existing docking facility, proposed docking facility, and water depths measured at the site. The size of vessel proposed will draft approximately 2 feet. For this vessel to ingress and egress from a boat lift, an absolute minimum of approximately 3 feet of depth would be necessary. Depths of 3 feet at this site are not attainable within 20′ of the property line/mean high water line without dredging. This criteria is therefore satisfied.

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.)

   There are no charted navigable channels in the vicinity of the proposed structure. The proposed docking facility will be constructed within a large bay area where the nearest point of shoreline opposite the subject property is approximately 527′ away. The proposed structure will protrude only 59′ into the waterway, which is less than 12% of the width of waterway. This will leave plenty of space for navigation by the public. This criteria is therefore satisfied.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

4. Whether or not 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 of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

   The approximate waterway width is 527′. The proposed dock protrusion is a maximum of 59-feet which is slightly less than 12% of the width of waterway. This would also leave approximately 428′ of space (81% the width of waterway) between the proposed structure and the boat docks on the opposite shoreline. This criteria is therefore satisfied.

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 will meet the required side yard setback of 15-feet and will not interfere with any existing or future neighboring docking facilities. Additionally, both of the applicant's neighbors signed no-objection letters to the proposed setbacks provided as part of the state permitting process. This criteria is therefore satisfied.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Secondary Criteria

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale 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 Barefoot beach subdivision, where the subject property is located, has a conservation easement that encumbers the entire subdivision's water frontage from 20' landward of the Mean High Water Line/property line. The conservation easement at the subject property contains (and protects) mangroves. This combined with the shallow water depths allows for constant recruitment of mangroves waterward of the easement as well. Construction water-ward of the mangroves in this case is not possible until a minimal distance of roughly 15' water-ward of the property line/Mean High Water Line. The remaining 5' of space between the mangroves and normal protrusion limit is not sufficient for construction of a dock facility whose purpose is to moor a vessel.

   Furthermore, the proposed 36' vessel would not fit within the setbacks if moored on the existing lift (which also required an approved BDE prior to construction). The most efficient design in this case is shore-perpendicular mooring as this provides the greatest water depths, avoids navigational issues with neighbors, does not affect public navigation, and avoids the need for additional mangrove trimming. This criteria is therefore satisfied.

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 will cover only approximately 868 square feet of over water structure, which is not out of the ordinary for the general area. A number of neighboring facilities have been measured and depicted below with approximate square footages to show that the proposed dock is in line with other facilities. Furthermore, the dock will have obtained the necessary approvals from the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers prior to construction. This criteria is therefore satisfied.

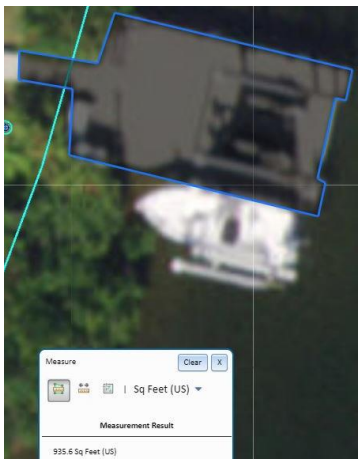
Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



224 Malibu Cove
Apprx. 949 Sq. Ft.



206 San Mateo Dr.
Apprx. 963 Sq. Ft.



208 San Mateo Dr.
Apprx. 935 Sq. Ft.



222 Malibu Cove
Apprx. 1,067 Sq. Ft.

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 applicant's vessels include a single 36' boat and (2) 12' personal watercraft which collectively equate to 60' of boat length. The applicant's shoreline length is measured at 81'. The applicant's vessels therefore exceed 50% of the property's shoreline and this criteria is therefore not satisfied.

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.)

   A dock requiring a BDE already exists on this property for the existing dock facility and the neighboring riparian owners have both seen and approved of the proposed

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

design. It is our opinion that the proposed design will therefore not change the views significantly for any other party in the area. This criteria is therefore satisfied.

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 as was evident from a submerged resource survey conducted on May 14, 2021. This criteria is therefore satisfied.

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.)

   Collier County's Manatee Protection Plan only addresses single-family residences within the Faka Union Canal waterway. The proposed project does not occur within this waterway, and so this criteria is either not applicable or is satisfied.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Environmental Data

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

THE NATALE RESIDENCE
199 SAN MATEO RESIDENCE
NAPLES, FL 34134

VEGETATION RESTORATION PLAN

January 2022

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

1 INTRODUCTION

The Natale Residence, located at 199 San Mateo Dr. in Bonita Springs FL 34134, is the site of a single-family residence within the Barefoot Beach subdivision. The parcel is an approximately 79′ x 120′rectangular-shaped lot with a conservation easement spanning 20′ inward from the rear property line, which corresponds with the Mean High-Water Line (MHWL). The property is approximately 0.2 acres in size and is located within Section 6, Township 48 S, and range 25 E within Collier County. It can be identified by folio #74435003608.

As part of the permitting process for the re-building of the dock, it was noted by County review staff that some of the conservation easement had been cleared and maintained with grass instead of typical native vegetation. An area of approximately 737 square feet had been cleared out of the entire 1,583 square foot area on the property under conservation easement. In order to return the subject property into compliance with the conservation easement, this report seeks to outline a plan to retore the inappropriately cleared area on site.

The goals of this report are to:

- Map and classify existing vegetation associations on the property.
- Assess the extent of improper clearing that occurred on the property.
- Devise a replanting plan so that the property returns to compliance with the conditions of the conservation easement.

2 PREVIOUS AND EXISTING CONDITIONS

As previously mentioned, the subject property is part of the Barefoot Beach subdivision, which was created in the late 1980s. The subject property, however, was not developed until the year 2000, before which, it was simply a cleared vacant lot. As part of the subdivision's creation, the granting of a conservation easement was required, which covered (among other areas) the subject property's shoreline, 20′ landward of the MHWL. It is unclear at what point clearing occurred on the subject property within the conservation easement. However, currently, a roughly 10′ by 75′ strip of the conservation easement has been converted to a maintained lawn.

3 PROPOSED CONDITIONS

This report seeks to restore the cleared portion of the conservation easement on site back to a balanced, native habitat through plantings. Plantings will consist of only native species and will cover all three substrata (Canopy, midstory, and ground cover).

3.1 Re-Planting Plan

Because of the cleared and maintained nature of the site, removal of exotic vegetation prior to planting will largely not be necessary. However, any exotic or non-native species will be removed from the conservation easement area as-needed.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Access to the site will be attainable through the side yard of the property. Any vegetative debris will be removed from the site and disposed of at the landfill or other approved disposal site(s). Plantings will be installed prior to construction of the planned dock reconfiguration. The proposed re-plantings will occur during the rainy season if possible or watered with an irrigation system. Follow up removal of any regenerating exotic vegetation will need to occur in perpetuity after plantings occur.

The proposed restoration will consist of installing plantings per Table 3 over 100% of the area labeled as "previously cleared area to be restored" on the attached exhibits.

Table 3: Vegetation to be planted:

Stratum	Common Name	Scientific Name	Plant Sizes	Planting Locations
Canopy	Cabbage palm	*Sabal palmetto*	5 gal.	10′ centers
5 trees required	Seagrape	*Coccoloba uvifera*	5 gal.	15′ OC
	Buttonwood	*Conocarpus erectus*	5 gal.	15′ OC
	Live/Laurel oak	*Quercus virginiana/laurifolia*	5 gal.	20′ OC
Mid Story	Wax myrtle	*Morella cerifera*	3 gal.	5′ OC
8 plants required	Myrsine	*Myrsine cubana*	3 gal.	5′ OC
Ground Cover	Wild coffee	*Psychotria nervosa*	1-3 gal.	3′ OC
12 plants required	Sand cordgrass	*Spartina bakeri*	1-3 gal.	3′ OC
	Saw palmetto	*Serrenoa repens*	1-3 gal.	5′ OC

If any of the above plant species are not available for purchase, suitable alternatives may be substituted as needed upon approval. Plantings should reach a minimum of 50% coverage or better after 1 year. At a minimum, the restoration area will require 5 trees within the canopy, 8 plants within the midstory, and 15 plants within the ground cover.

3.2 Monitoring

Plantings will be monitored until well established. Monitoring will occur quarterly for a single year to provide documentation to County staff that plantings have established. An annual summary will be provided at the conclusion of the 4th monitoring event documenting status of the plantings, removal of temporary irrigation (if utilized), and any re-planting that was necessary during the year to replace vegetation that did not survive. If the success criteria below are not met, then additional monitoring will occur until the success criteria has been met.

3.3 Success Criteria

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

The intent of the restoration plantings proposed is to restore the cleared area to proper, natural conditions. A minimum of 80% of the restoration plantings proposed will be required to survive in order to adequately meet the 50% coverage requirement. Any plantings that do not survive the first year will be replaced as needed. Any non-native vegetation that becomes established will be removed. The annual monitoring report will document the survivorship of the plantings as well as the percent coverage of the restoration area to demonstrate that the area has been fully restored. Coverage by native species must reach/maintain a minimum of 50% vegetative coverage in order to discontinue monitoring.



Photo 1: Easement area where dock traverses mangroves.

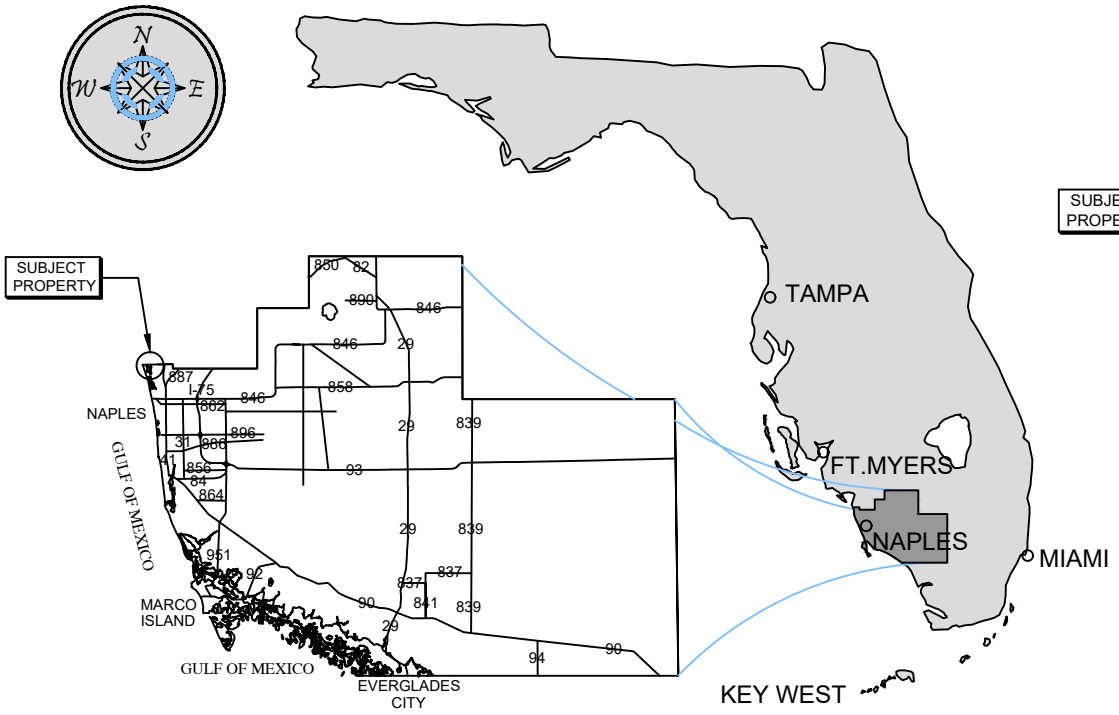


Photo 2: Cleared area within conservation easement alongside dock and boardwalk.

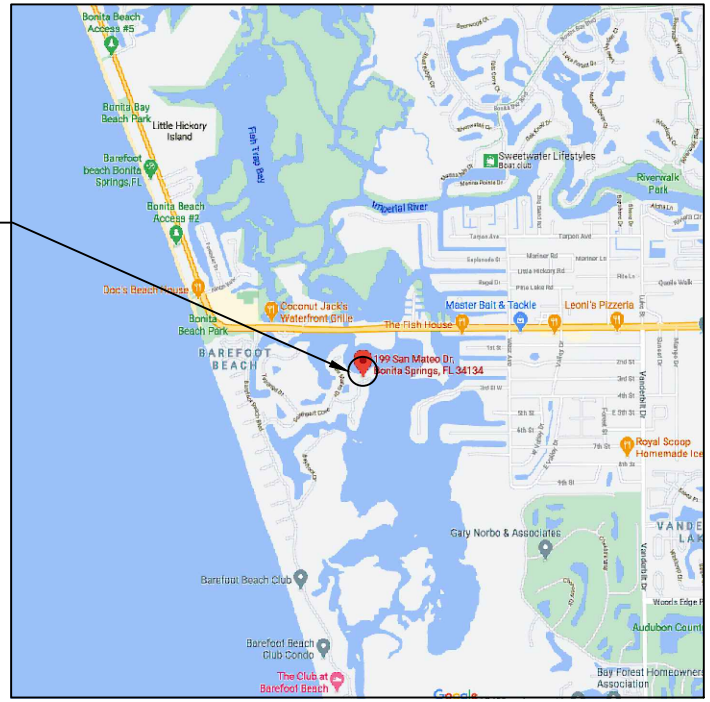
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P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-RESTORATION.dwg LOCATION MAP 1/31/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 199 SAN MATEO DR
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.3287006
<> LONGITUDE: W -81.8391209

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

NATALE DOCK-199 SAN MATEO DR

LOCATION MAP

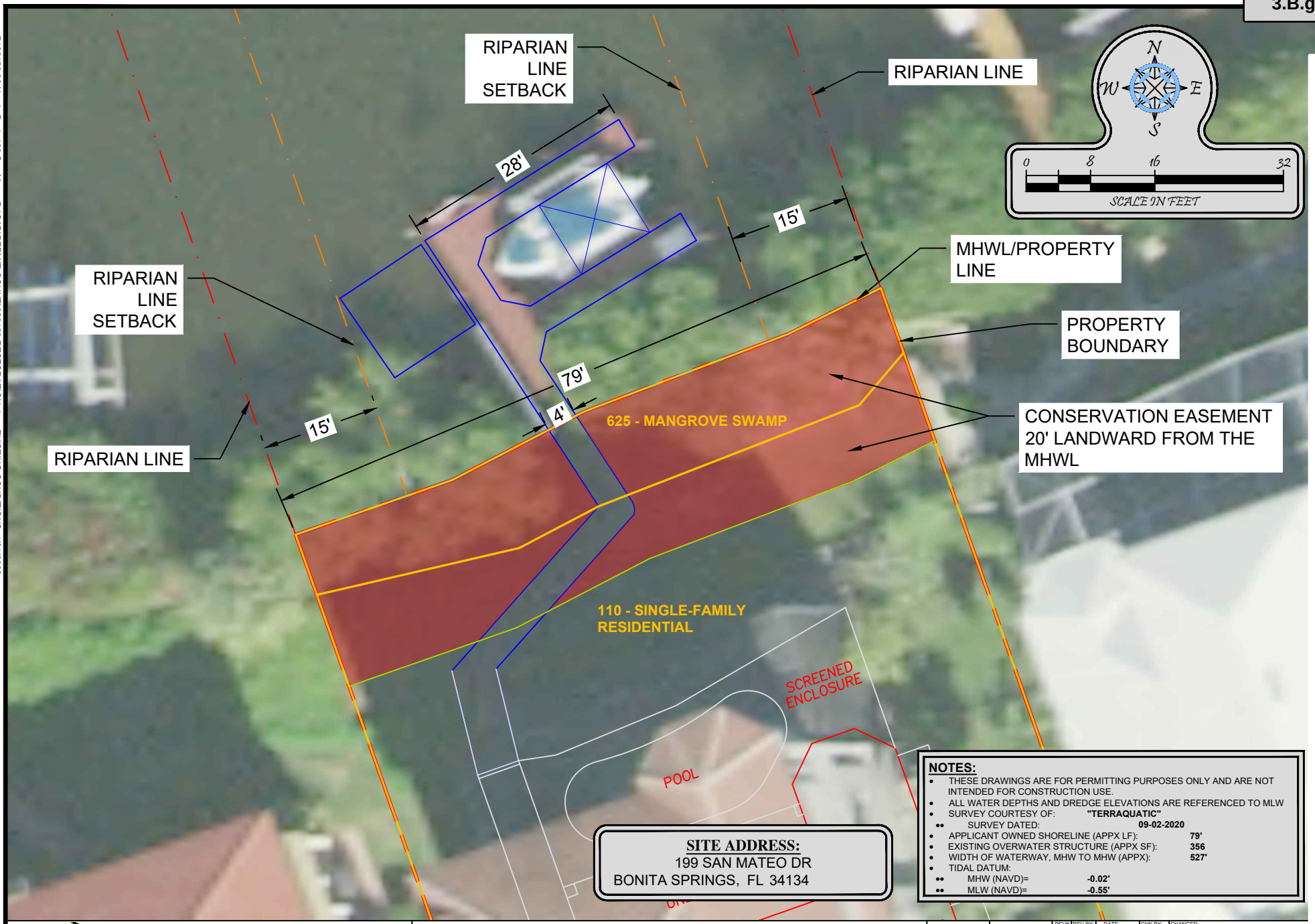
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
SHEET NO.:	01 OF 06	5.	-	-	-	-

SECTION- 6 TOWNSHIP- 48S

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-RESTORATION.dwg EXISTING CONDITIONS 1/31/2022



SITE ADDRESS:
199 SAN MATEO DR
BONITA SPRINGS, FL 34134

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- SURVEY COURTESY OF: **"TERRAQUATIC"**
  - SURVEY DATED: **09-02-2020**
- APPLICANT OWNED SHORELINE (APPX LF): **79'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **356**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **527'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.02'**
  - MLW (NAVD)= **-0.55'**

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NATALE DOCK-199 SAN MATEO DR

EXISTING CONDITIONS

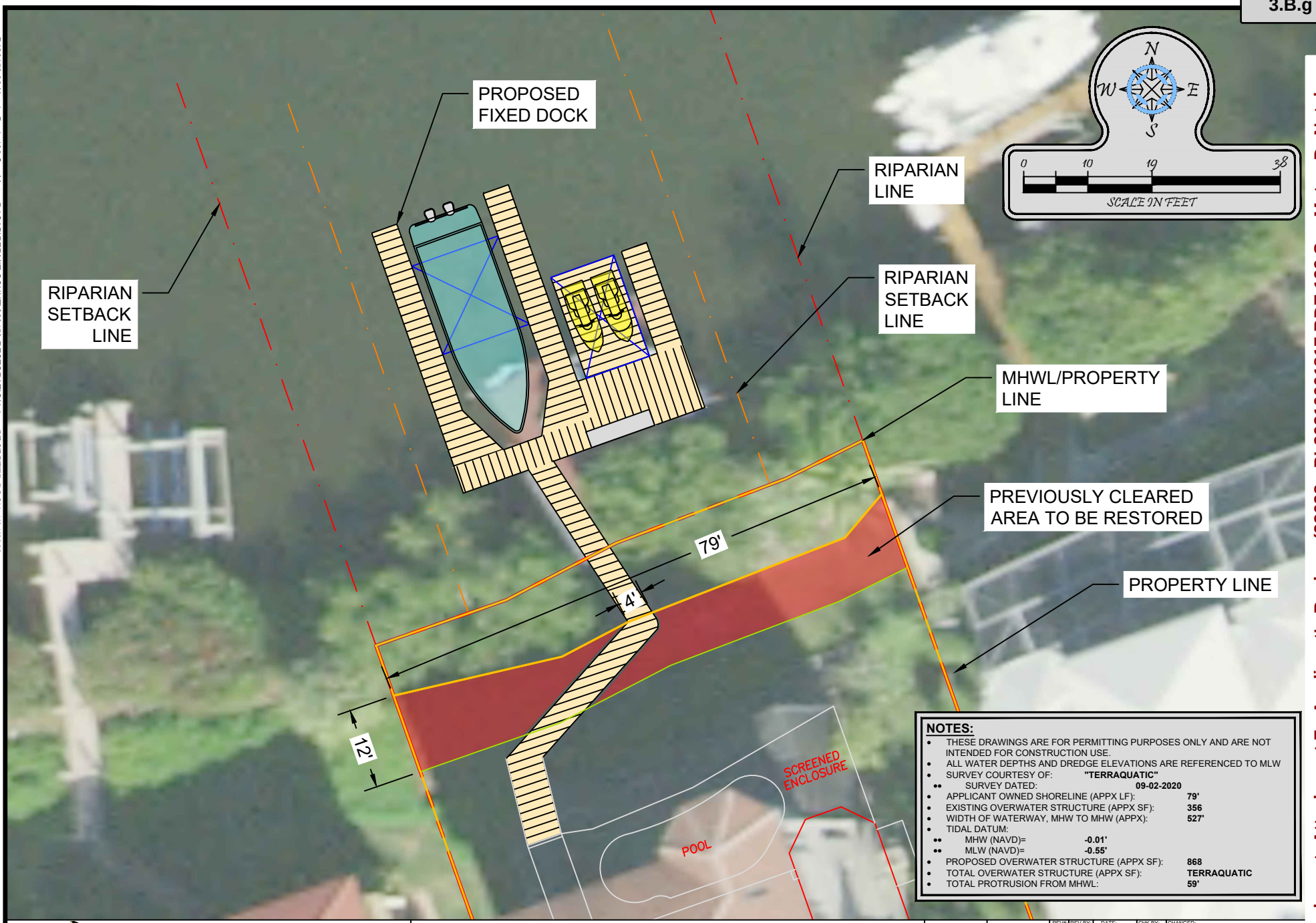
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SECTION-6 TOWNSHIP-48S

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P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-RESTORATION.dwg, #8 PROPOSED DOCK, 1/31/2022



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- WIDTH OF WATERWAY, MHW TO MHW (APPX): **527'**
- TIDAL DATUM:
  - MHW (NAVD)= **-0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **868**
- TOTAL OVERWATER STRUCTURE (APPX SF): **TERRAQUATIC**
- TOTAL PROTRUSION FROM MHWL: **59'**

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NATALE DOCK-199 SAN MATEO DR

PROPOSED DOCK

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SECTION-6 TOWNSHIP-48S

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale

Professional Survey

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

BOUNDARY SURVEY

LOT 33 of "SOUTHPORT ON THE BAY"
PLAT BOOK 15, PAGES 51 - 53
SECTION 6, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
COLLIER COUNTY, FLORIDA

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. THIS SURVEY IS CERTIFIED TO RALPH NATALE AND TURRELL, HALL & ASSOCIATES.
3. THIS SURVEY IS INTENDED EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. IT IS NOT TO BE USED BY OTHERS FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF TERRAQUATIC, INC.
4. THIS SURVEY, AND ANY REPRODUCTION THEREOF, IS NOT VALID WITHOUT AN ORIGINAL OR VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR. ADDITIONALLY, THIS SURVEY IS NOT VALID IF PRINTED BEARING A DIGITAL SIGNATURE AND SEAL.
5. OTHER THAN THOSE SHOWN ON THE REFERENCED PLAT, NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR EASEMENTS, ENCUMBRANCES OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PARCEL OF LAND.
6. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 20 FEET OR SMALLER.
7. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
8. BEARING AND DISTANCES SHOWN HERON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90), FLORIDA STATE PLANE, EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
9. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S70°26'20"W ALONG THE SOUTH LINE OF LOT 33.
10. LOCATIONS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
11. UNLESS OTHERWISE NOTED, FIELD BEARINGS AND DISTANCES ARE CONSISTENT WITH THE RECORD PLAT.

CERTIFICATION:

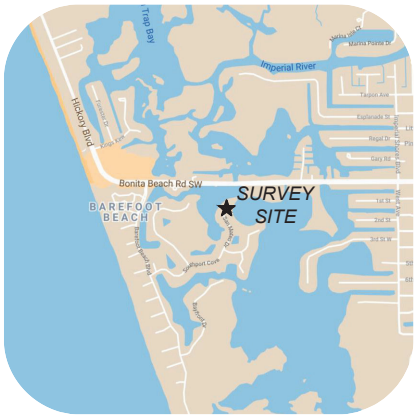
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 11/8/21. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.

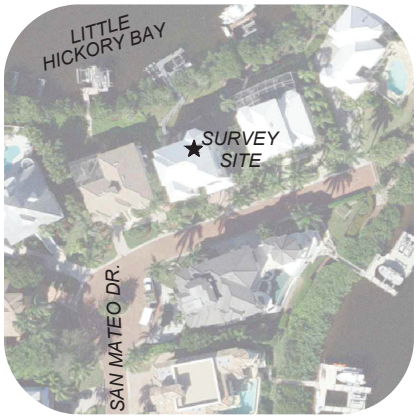
KENNETH C. JACKSON, PSM - FLORIDA REGISTRATION NUMBER 4549

LEGEND

CEC	COASTAL ENGINEERING CONSULTANTS
ELEV	ELEVATION
FND	FOUND
IR	IRON ROD
IRC	IRON ROD & CAP
MHWL	MEAN HIGH WATER LINE
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
(P)	PLAT
PC	POINT OF CURVATURE
TYP	TYPICAL

VICINITY MAPS
NOT TO SCALE



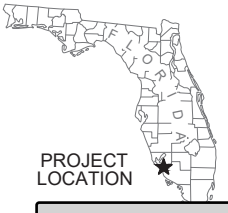


TERRAQUATIC
SURVEYING AND MAPPING

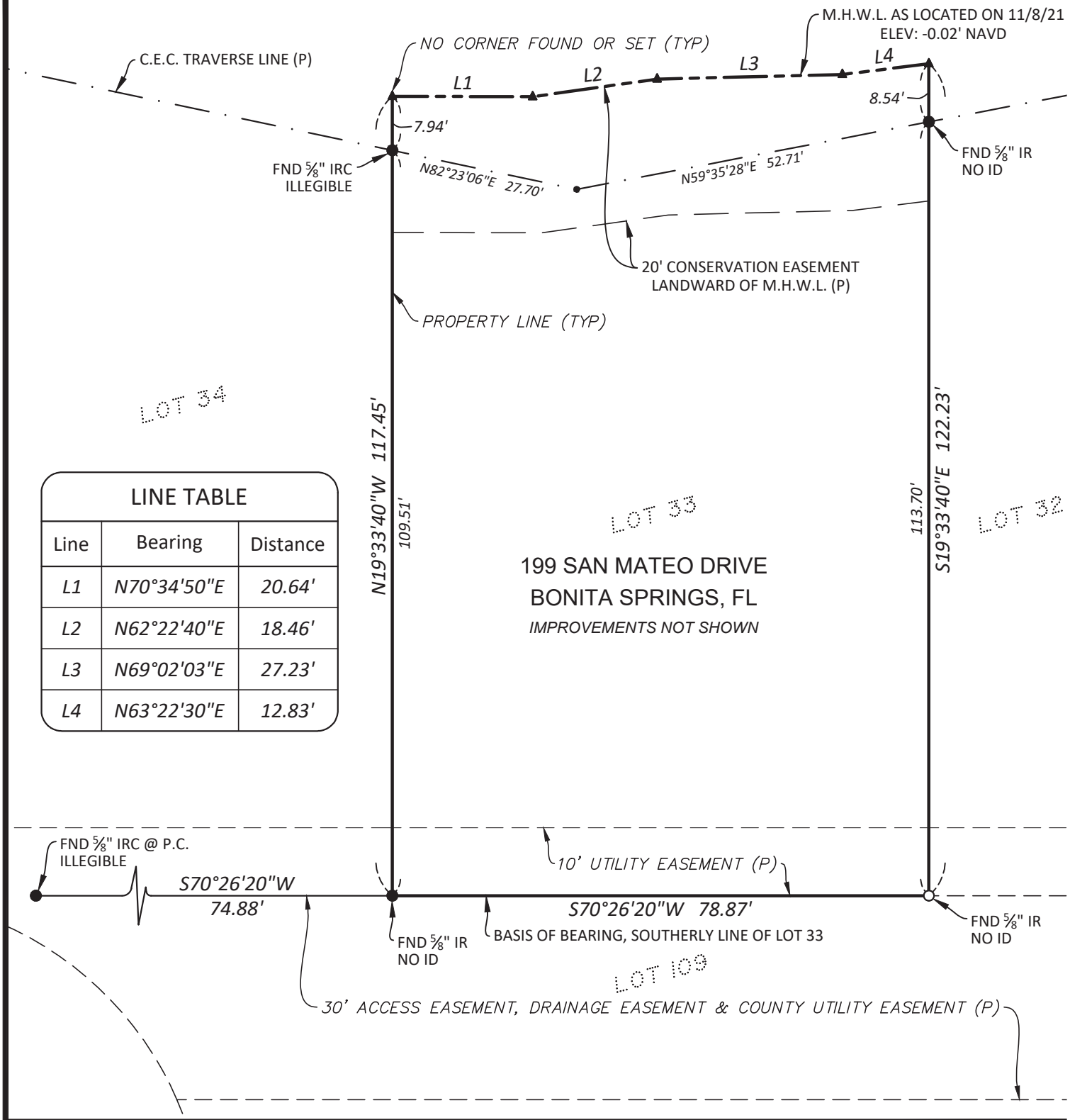
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SCALE: N/A	DATE: 11/9/21	JOB No.: 21-1345	CHECKED BY: KC
REV:			SHEET 1 OF 2

PREPARED BY:
TERRAQUATIC, INC
1220 TANGELO TERR, UNIT A12
DELRAY BEACH, FL 33444
TELEPHONE: (561) 806-6085
CERTIFICATE OF AUTHORIZATION NO. 7324

SITE OWNER / ADDRESS
RALPH NATALE
199 SAN MATEO DRIVE
BONITA SPRINGS, FL 34134



Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



LINE TABLE		
Line	Bearing	Distance
L1	N70°34'50"E	20.64'
L2	N62°22'40"E	18.46'
L3	N69°02'03"E	27.23'
L4	N63°22'30"E	12.83'

TERRAQUATIC
SURVEYING AND MAPPING

DRAWING: 199 SAN MATEO DR BNDY.dwg			DRAWN BY: BL
SCALE: 1" = 20'	DATE: 11/9/21	JOB No.: 21-1345	CHECKED BY: KC
REV:			SHEET 2 OF 2

PREPARED BY:
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RALPH NATALE
199 SAN MATEO DRIVE
BONITA SPRINGS, FL 34134

0' 10' 20'
HORIZ

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Submerged Resource Survey

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

199 San Mateo Dr.
Naples, FL 34134
Folio #74435003608

Submerged Resource Survey Report
May 2021

Prepared by:

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
Phone: 239-643-0166 www.thanaples.com

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

Table of Contents

1 Introduction 1
2 Objective 2
3 Methodology 3
4 Results 4
5 Conclusion 5
6 Photos 6

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

1 Introduction

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 199 San Mateo Dr. in Bonita Springs, FL 34134 and that can be identified by folio #74435003608. This survey will provide planning assistance to both the property owner and regulating agencies during any review processes for the proposed project, which consists of constructing a private, recreational single-family docking facility with two boatlifts to replace the existing facility.

The subject property consists of a 0.2-acre parcel that can be found on the north side of San Mateo Dr, backing up to little hickory Bay. The parcel currently contains a single-family residence with a rip rap and mangrove shoreline and docking facility that provides mooring for an approximately 26' boat and 2 personal watercraft. The property is neighbored to the east and west by single-family residences, to the south by San Mateo Dr, across which are additional single-family residences, and to the north by the submerged bottomlands of little hickory bay. Nearly all surrounding lots contain docking facilities of similar size and function to that which is proposed.

The SRS was conducted on May 14th, 2021 between approximately 9:00 and 10:30 a.m. Site conditions consisted of partially overcast skies with wind speeds averaging 5-10 mph out of the northwest. Water clarity was poor, allowing for submerged visibility of roughly 1 to 2 feet. The ambient air temperature was approximately 73 degrees Fahrenheit while the average ambient water temperature was approximately 76 degrees Fahrenheit. Low tide occurred prior to the site visit at approximately 7:22 a.m. and reached approximately 1.4 ft. above the mean low water mark. Hight tide was achieved following the site visit at approximately 2:09 p.m., reaching approximately 2.8 feet above the mean low water mark.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

2 Objective

The objective of the SRS was to identify and locate any existing submerged resources within 200 feet of the proposed docking facility expansion. Ordinarily, if seagrasses are present within the vicinity of a project area, an analysis will be required regarding species, percent coverage, and impacts projected by the proposed project. The presence of seagrasses may be ample cause for re-configuration of the design for projects over surface waters in order to minimize impacts. The general scope of work performed during a typical submerged resource survey is summarized below:

- THA personnel will conduct a site visit and swim a series of transects within the project site in order to verify the location of any submerged resources.
- THA personnel will identify submerged resources within the vicinity of the site and produce an estimate of the percent coverage of any resources found.
- THA personnel will delineate the approximate limits of any submerged resources observed via a handheld GPS device.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

3 Methodology

THA biologists intentionally designed the methodology of the SRS to cover not only the entire property shoreline for the proposed dock installation but also the area within 200 ft. of the proposed site. The components utilized for this survey included:

- Reviewing aerial photography of the surveyed area.
- Establishing survey transect lines (spaced approximately 10 feet apart) overlaid onto aerials.
- Physically swimming the transects, GPS locating the limits of any submerged resources found, and determining the percent coverage within the area.
- Documenting and photographing all findings

The surveyed area was evaluated systematically by following the established transect lines throughout the project site as shown on the attached exhibit. Neighboring properties, docking facilities, and other landmarks provided reference markers which assisted in maintaining correct positioning over each transect.

During this SRS, one THA staff member swam the transect lines using snorkel equipment. Ordinarily, if any resources are found, they are then photographed, GPS located, delineated, and analyzed for percent coverage within the area via a half meter square quadrant.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

4 Results

The substrate found within the surveyed area consists of silty muck with occasional shell debris, rocks, and macroalgae. The substrate appeared consistent throughout the project site to the limits of the survey area. Depths increased gradually with distance from the shoreline of the project site to the limits of the surveyed area from approximately 1 to 6 feet.

The shoreline of the project site consists of rip rap that has been recruited with mangroves. However, because the existing walkway will be re-built in its current footprint, mangroves should not be altered as part of this project. During the submerged portion of the survey, no seagrasses, oysters (besides scattered oyster debris found on the substrate and dock piles), or other resources were observed in any capacity. Accordingly, no impacts to submerged resources are expected to occur as the result of the proposed project. A list of species observed during the SRS can be seen below in Table 1.

Table 1: Observed species of wildlife and vegetation within the vicinity of the project site

Common Name	**Scientific Name**
Common bottlenose dolphin	*Tursiops truncatus*
Atlantic sheepshead	*Archosargus probatocephalus*
Mangrove snapper	*Lutjanus griseus*
Common snook	*Centropomus undecimalis*
Eastern oyster	*Crassostrea virginica*
Common barnacle	*Balanus spp.*
Caulerpa	*Caulerpa spp.*
Mottled duck	*Anas fulvigula*

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)

5 Conclusion

The submerged resource survey was conducted and completed throughout a 200-foot diameter area surrounding the project site and yielded no results besides scattered oysters present on the dock piles and mangroves growing along the shoreline, which would not be affected by reconfiguration of the docking structures. No other seagrasses or other resources were observed anywhere within the vicinity of the project site. Accordingly, negative impacts to submerged resources are not expected as a result of the proposed project.

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6 Photos



Photo 1: View of dock and mangrove shoreline looking east.



Photo 2: View of dock and mangrove shoreline looking west.

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



Photo 3: Typical view of bottomlands at project site



Photo 4: Typical consistency of substrate found within the vicinity of the project site

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale Dock)



Photo 5: Additional view of bottomlands within vicinity of project site.

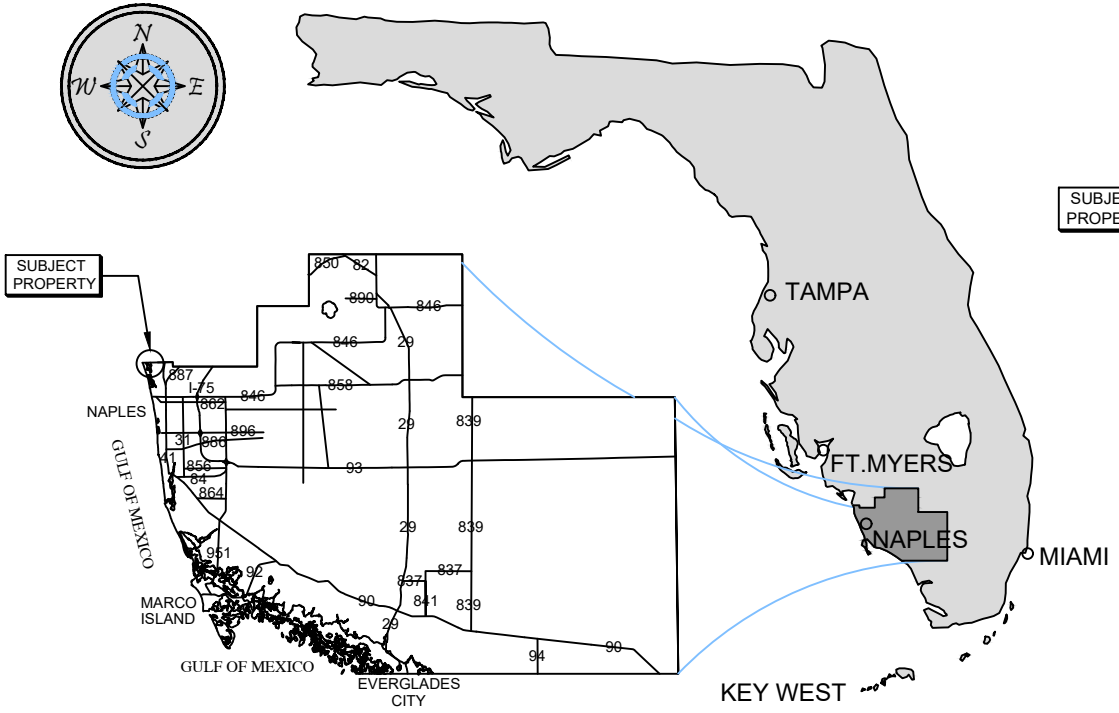


Photo 6: Recruitment of barnacles and oysters on existing dock pile on site.

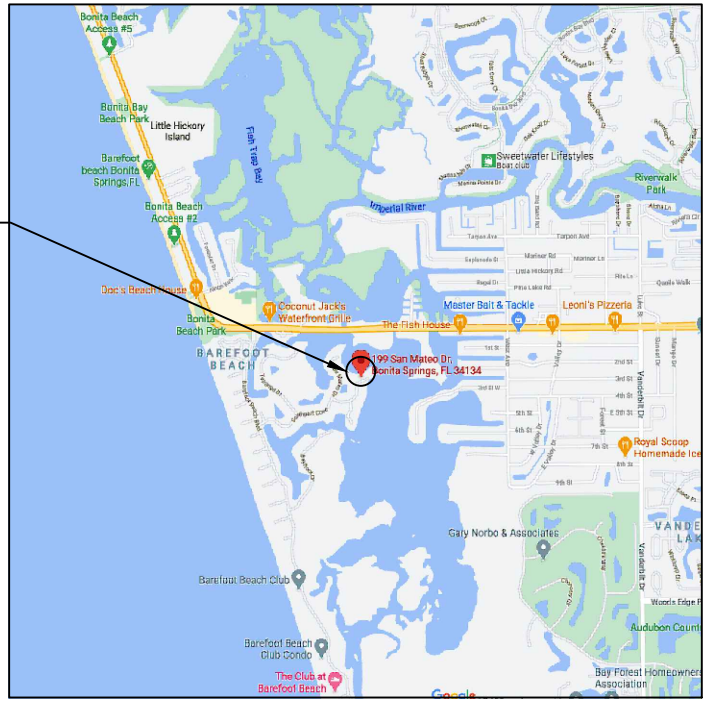
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STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

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NATALE DOCK-199 SAN MATEO DR

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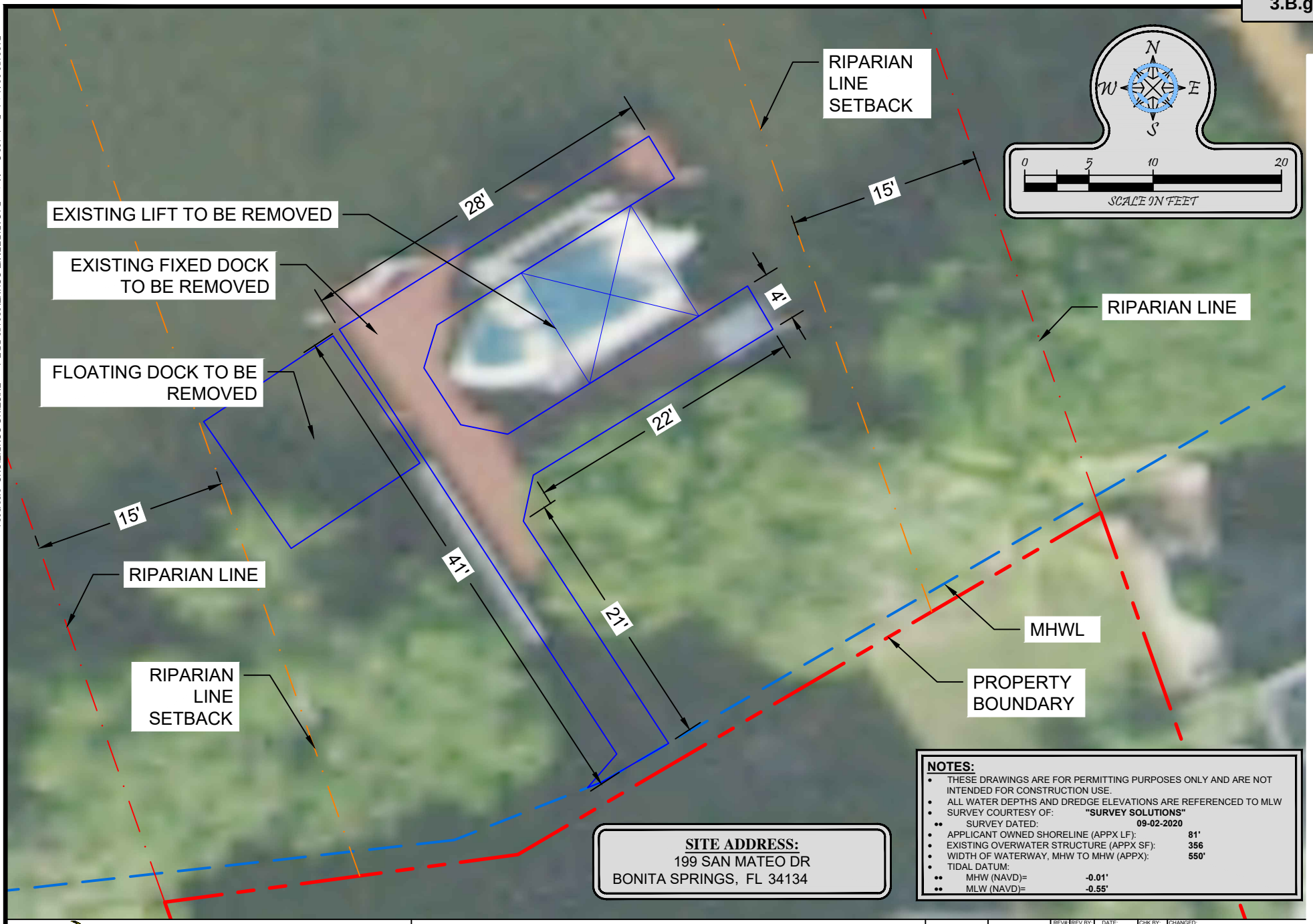
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  - MLW (NAVD)= **-0.55'**

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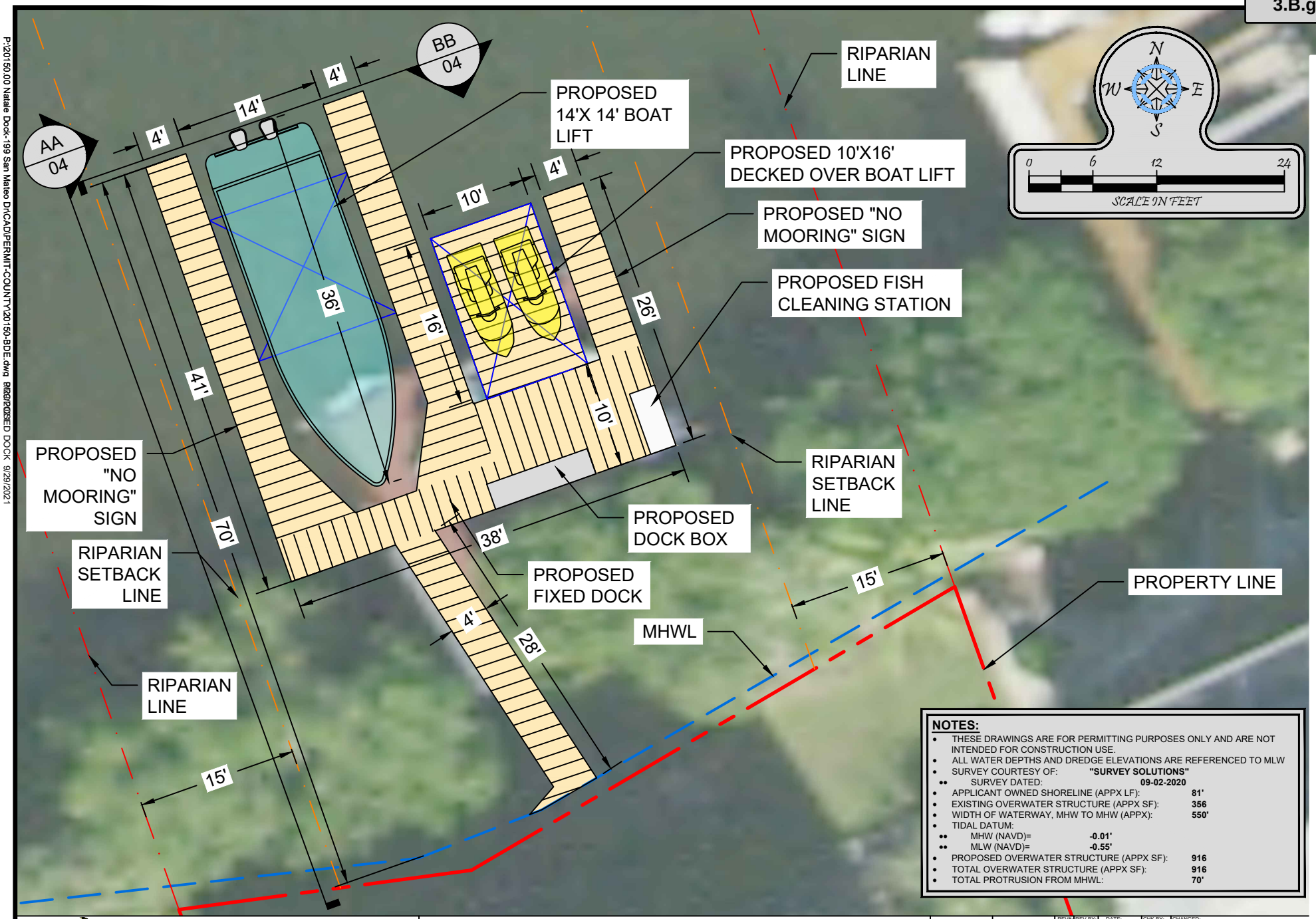
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NATALE DOCK-199 SAN MATEO DR

PROPOSED DOCK

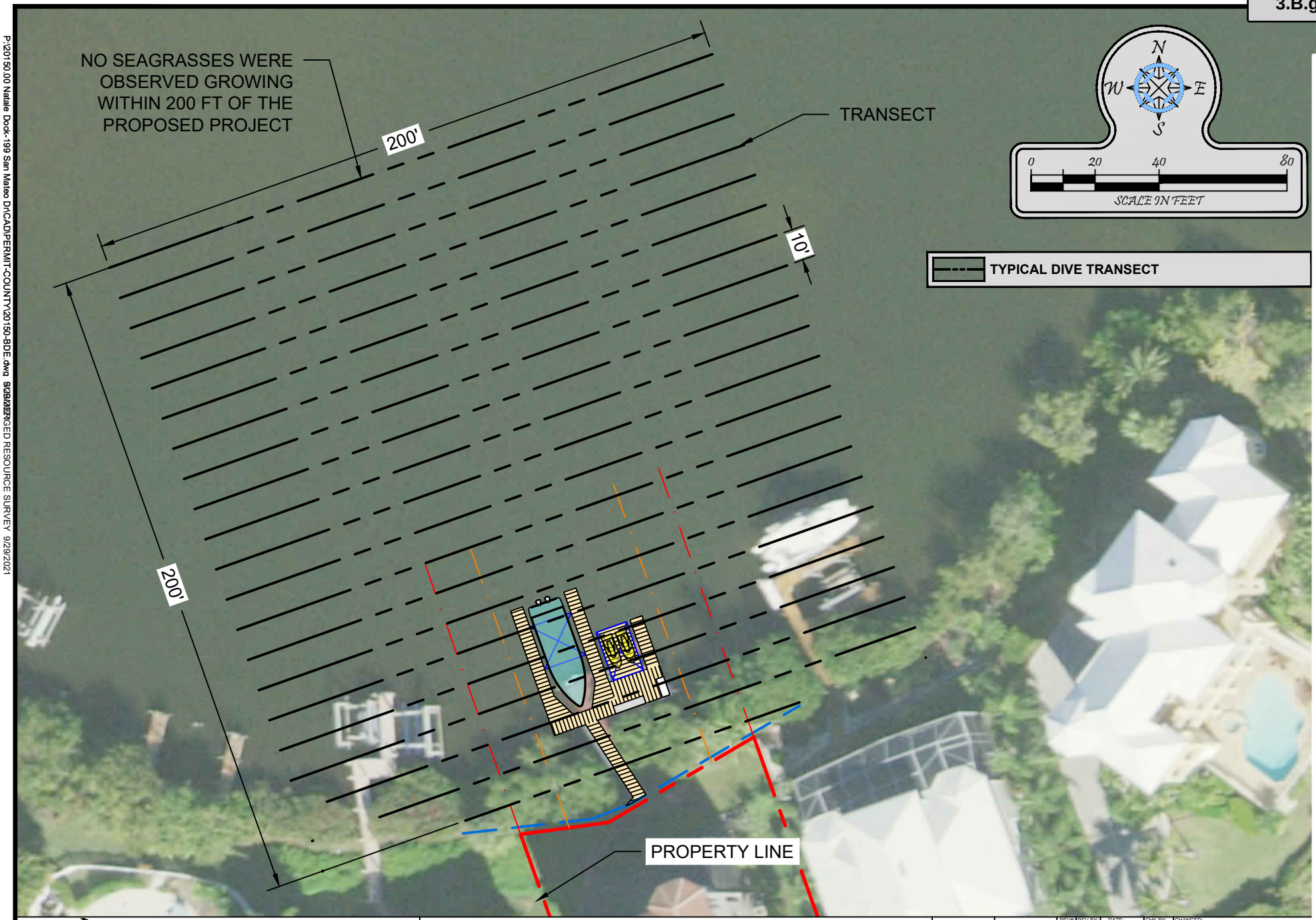
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SECTION-6 TOWNSHIP-48S

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Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
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NATALE DOCK-199 SAN MATEO DR

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:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	20150	4.	-	-	-	-
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SECTION-6 TOWNSHIP-48S

P:\20150.00 Natale Dock-199 San Mateo Dr\CAD\PERMIT-COUNTY\20150-BDE.dwg 9/29/2021 SUBMERGED RESOURCE SURVEY 9/29/2021

Attachment: Attachment F - Applicant's Backup (22028 : PL20210001817 BDE 199 San Mateo Dr Natale