

COLLIER COUNTY
Collier County Hearing Examiner



AGENDA

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

May 11, 2023

9: 00 AM

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

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

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

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

1. **Pledge of Allegiance**
2. **Review of Agenda**
3. **Advertised Public Hearing**
 - A. **Petition No. CU-PL20220007945 – Charlemagne Plaza on Rattlesnake Hammock Road – Request for approval of a Conditional Use to allow Coin Operated Amusement Devices (SIC 7993) pursuant to LDC section 2.03.03.C.1.c.5 on ±2.78 acres located at 5488 Rattlesnake Hammock Road, Naples, FL 34113, in Section 18, Township 50 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 4**
 - B. **Petition No. VA-PL20220008529 – 13451 Snook Circle - Request to allow a new casita that was built closer to the property line than allowed by reducing the required front yard setback from 15 feet to 10.1 feet on the northern property line along Snook Circle with a variance from Exhibit B of Ord. No. 07-85 for the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD), as specifically amended by HEX No. 20-21, on a ±0.11-acre property located at 13451 Snook Circle, also known as the East Half of Lot 36 and All of Lot 37, Naples Motorcoach Resort subdivision, in Section 3, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: Eric Ortman, Planner III) District 1**
 - C. **Petition No. BD-PL20220006502 -72 Southport Cove - Hobbs Dock - Request for an 18-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code (LDC) for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 38 feet into a waterway that is 133± feet wide. The subject property is located at 72 Southport Cove and is further described as Lot 14, Southport on the Bay, Unit One, in Section 06, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2**
4. **Other Business**
5. **Public Comments**
6. **Adjourn**

05/11/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A**Doc ID:** 25275

Item Summary: Petition No. CU-PL20220007945 – Charlemagne Plaza on Rattlesnake Hammock Road –Request for approval of a Conditional Use to allow Coin Operated Amusement Devices (SIC 7993) pursuant to LDC section 2.03.03.C.1.c.5 on ±2.78 acres located at 5488 Rattlesnake Hammock Road, Naples, FL 34113, in Section 18, Township 50 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 4

Meeting Date: 05/11/2023**Prepared by:**

Title: Principal Planner – Zoning

Name: Sean Sammon

04/18/2023 11:38 AM

Submitted by:

Title: Zoning Director – Zoning

Name: Mike Bosi

04/18/2023 11:38 AM

Approved By:**Review:**

Operations & Regulatory Management	Michael Stark	Review Item	Completed	04/19/2023 4:19 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/19/2023 4:26 PM
Zoning	Mike Bosi	Division Director	Completed	04/19/2023 5:26 PM
Zoning	Sean Sammon	Review Item	Skipped	04/18/2023 11:37 AM
Zoning	Ray Bellows	Review Item	Completed	04/19/2023 5:18 PM
Zoning	Mike Bosi	Review Item	Completed	04/19/2023 5:28 PM
Hearing Examiner	Andrew Dickman	Meeting Pending		05/11/2023 9:00 AM



STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: MAY 11, 2023

SUBJECT: PL20220007945 – CONDITIONAL USE (CU) – 5488 RATTLESNAKE
HAMMOCK RD

PROPERTY OWNER/AGENT:

Owner: Amil Kajy
Virtue 1, LLC
7465 Muerdale ST
West Bloomfield, MI 48322

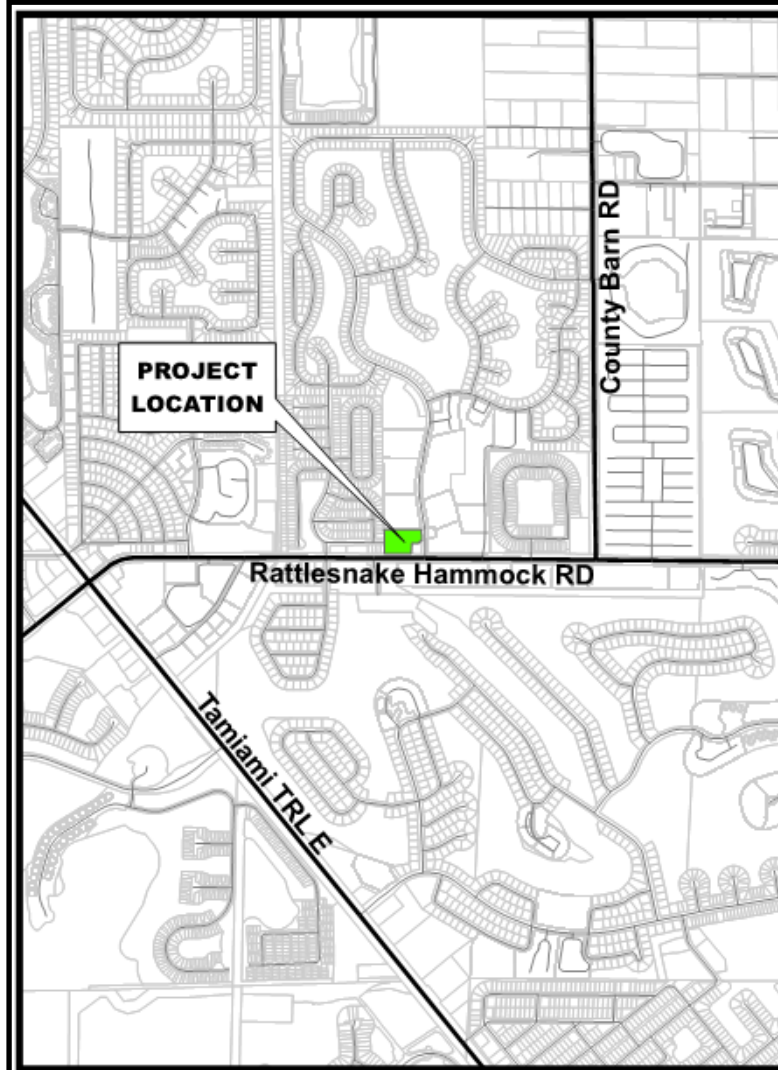
Agent(s): Amil Kajy, Title MGR
7465 Muerdale ST
West Bloomfield, MI 48322

REQUESTED ACTION:

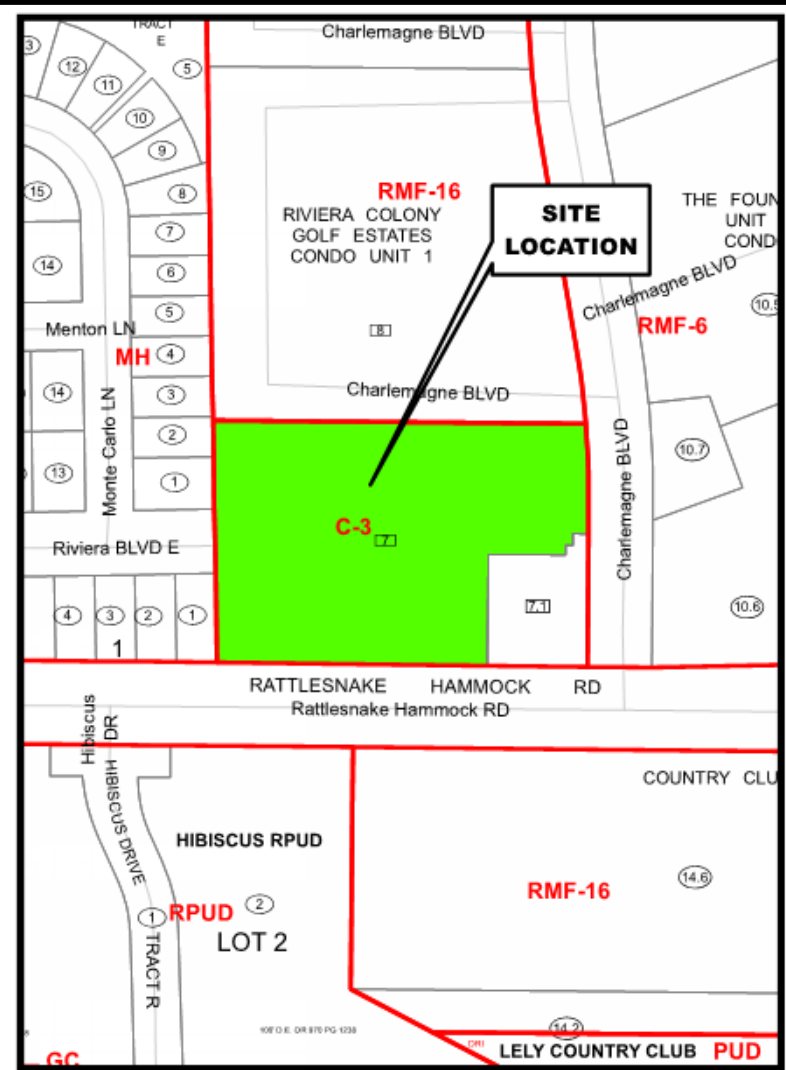
To have the Collier County Hearing Examiner (HEX) consider a request for approval of a Conditional Use to allow Coin Operated Amusement Devices (SIC 7993) pursuant to LDC section 2.03.03.C.1.c.5 on ±2.78 acres.

GEOGRAPHIC LOCATION:

The subject parcel is located at 5488 Rattlesnake Hammock Road, Naples, FL 34113, also known as Charlamagne Plaza on Rattlesnake Hammock Road, in Section 18, Township 50 South, Range 26 East, Collier County, Florida. *(See location map on the following page)*



Location Map



Zoning Map

PURPOSE/DESCRIPTION OF PROJECT:

The petitioner seeks a Conditional Use for Coin Operated Amusement Devices according to Standard Industrial Classification (SIC) Code 7993 only for unit 5488 Rattlesnake Hammock RD in the Charlamagne Plaza. The ±2.78 acres shopping center was built and has existed since 1975 under permit number 73-2166. The Triple Diamond 7's business has been operational for four years and is within the existing shopping center that Virtue 1 LLC assumed operation of in May of 2019.

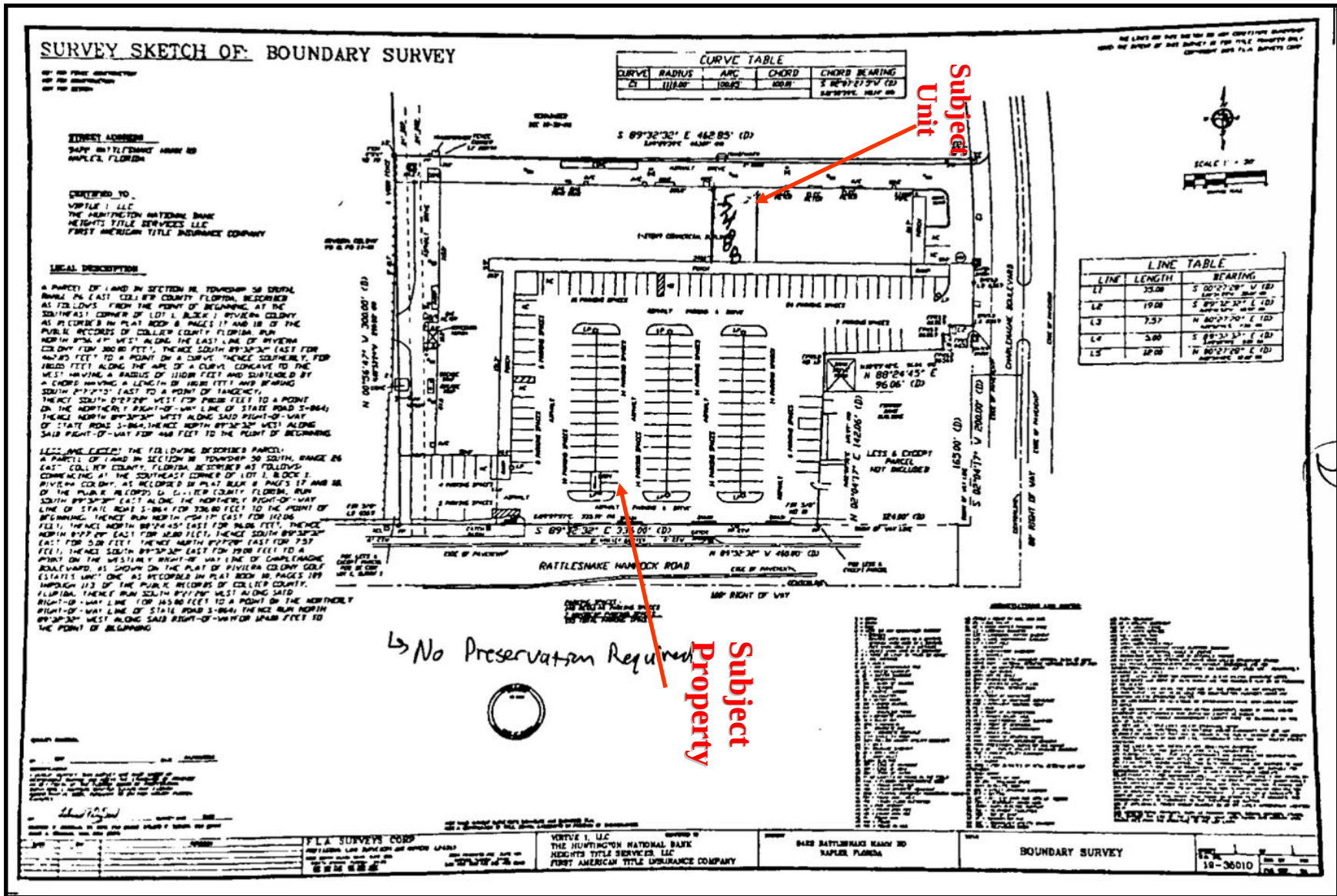
The Triple Diamond 7's business was operational for three years until the past owners left the plaza. The property owner saw a need to continue the operation to support the workers keeping them employed as well as serving the patrons that have enjoyed the business offered to them. The property owner decided to keep it running since it was successful for the three years in operation without any issues or complaints, keeping the employees employed and serving the patrons, and anticipates continuing operations will grow its business service for more patrons from neighbors in the surrounding communities. Snacks and drinks are provided in gratis to patrons and even Di Julio's, an Italian Restaurant in the plaza, caters on the weekends.

During its time in operations, the business has remained consistent with following LDC and the GMP. This use of Coin Operated Amusement Devices is allowed as a conditional use meeting the description in the LDC Sec. 2.03.03 C.1. c.5 and the SIC Code 7993. It is located within the Commercial Intermediate (C-3) zone and is a commercial site located within the Urban Residential Subdistrict consistent with the GMP.

The subject unit in the subject property has experienced no issues with how the plaza maintains pedestrian and automobile traffic. There are clear and open ingress and egress access for automobiles and is also accessible to pedestrians since there are 14 units in total connected in the plaza with a sidewalk. This conditional use will not impact the neighboring businesses since this business has operated for three years. All neighboring tenants have co-existed beneficially and have had no noise, glare, economic impact, and odor issues. There are minimal compatibility issues with surrounding properties and the location has been a benefit for neighboring residents enjoying visiting the business.

The subject unit on the subject property has a current open code enforcement issue entered on October 28, 2022, Code Case number CEOCC20220009893. The description for this code case is that "there is an arcade that has been running for roughly 1.5 years without a license". This was discussed during the Pre-Application meeting on December 28, 2022, that it can't be resolved without a Conditional Use approval. The Conditional Use will apply only to unit 5488 Rattlesnake Hammock Rd and will not be associated with any of the other units on the subject property at the plaza.

The subject unit offers a beneficial alternative option to the patrons in the surrounding community. Rather than making a long-distance trip to a large casino in the region, they can make a short trip or even walk to this unit that offers the opportunity to play video-operated slot machines while being served complimentary snacks and beverages.

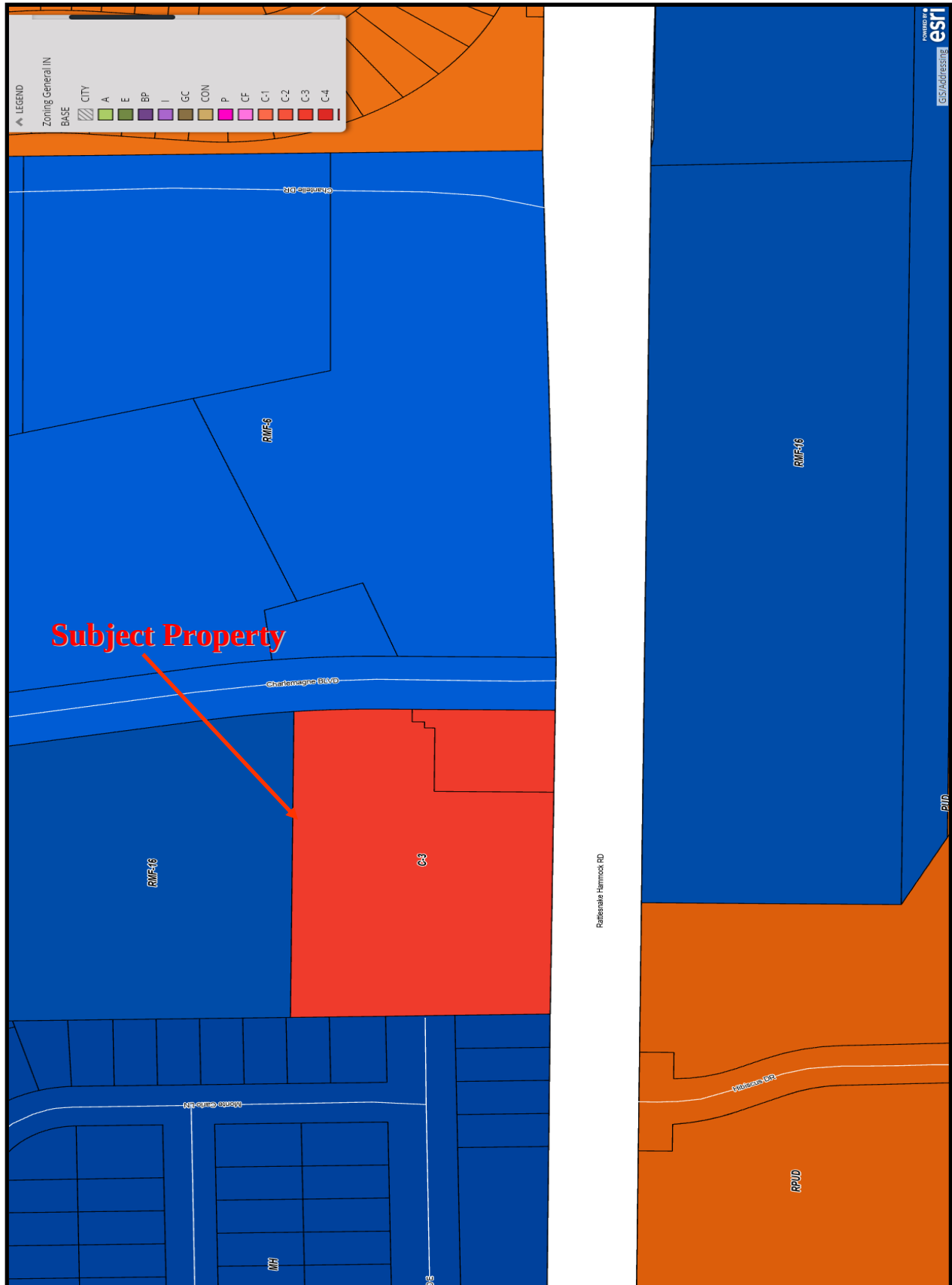


SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property, which is developed and zoned Commercial Intermediate (C-3):

- North: Residential Condominium, with a zoning designation of RMF-16
- East: Charlamagne BLVD and then a Residential Condominium, with a zoning designation of R.O.W. and RMF-6, respectively
- South: Rattlesnake Hammock RD and then Hibiscus Residential Planned Unit Development (RPUD) and a Residential Condominium, with a zoning designation of R.O.W. and then RPUD and RMF-16
- West: Mobile Home development, with a zoning designation of MH





GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Comprehensive Planning & Future Land Use Element (FLUE): Comprehensive Planning Staff has reviewed this request and offered the following comments: The subject site is designated by the FLUE as Urban, Urban Mixed-Use District, Urban Residential Subdistrict. The subject site is located in an existing multi-use commercial shopping plaza (Charlemagne Plaza) that is zoned C-3 and is also shown as an improved property on the Consistent by Policy Map (FLUE #11). The proposed use is for a conditional C-3 use – Coin-operated amusement devices (7993) as is listed in the Land Development Code. This is consistent with the Future Land Use Element of the GMP. This proposed use has operated previously at this location and will not be increased in intensity.

Transportation Element: *Transportation Element:* Transportation Planning staff has evaluated the proposed Conditional Use. The documents provided with this request indicate that the business has operated for the last three years; therefore, the trips generated by the operations are already on the adjacent roadway network. Additionally, no changes are proposed with this request, and no additional transportation-related impacts. Therefore, the Transportation Planning staff finds the petition consistent with the GMP.

Transportation Review: The Transportation Planning staff has reviewed the petition and recommends approval of this request.

Conservation & Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site has been cleared and maintained clear of native vegetation; no preservation is required.

Environmental Review: Environmental Services staff has reviewed the Conditional Use petition to address environmental concerns. The property had been historically cleared and maintained clear of native vegetation; therefore, no preservation is required. No listed animal species were observed on the property.

This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

STAFF ANALYSIS:

Before any Conditional Use recommendation can be offered to the Hearing Examiner (HEX) must make findings that: 1) approval of the Conditional Use will not adversely affect the public interest and will not adversely affect other properties of uses in the same district of the neighborhood, and 2) all specific requirements for the individual Conditional Use will be met; and 3) satisfactory provisions have been made concerning the following matters, where applicable:

1. Section 2.03.03 C.1. c.5., of the LDC permits conditional uses in the Commercial Intermediate (C-3) zoning district.

The requested use for a Coin Operated Amusement Device (SIC 7993) is allowed as conditional uses in the C-3 zoning district, subject to the standards and procedures established in section 10.08.00, conditional uses procedures, of the LDC.

2. Consistency with the Land Development Code (LDC) and the Growth Management Plan (GMP).

This request is consistent with the Growth Management Plan (GMP), and, with the conditions proposed by staff, this project will be in compliance with the applicable provisions of the Land Development Code (LDC).

3. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Transportation review concluded that there are no transportation-related issues with this Conditional Use since the trips generated by the subject unit are already in the network and won't provide additional trips. A TIS waiver was provided on a separate letterhead page that outlined the history, the existing use, and that the Conditional Use request won't generate any additional trips.

4. The effect the Conditional Use would have on neighboring properties in relation to noise, glare, economic or odor effects.

The Conditional Use will not cause any impacts of noise, glare, economic impact, or odor effects on neighboring properties. The Conditional Use will only apply to the Subject Unit on the Subject Property. This unit is an existing business that has been in operation for nearly 4 years with no complaints from neighboring businesses or residents. The only Code Enforcement issues pertain to the business operating without a license which is the purpose of this Conditional Use petition.

5. Compatibility with adjacent properties and other properties in the district.

The subject unit is an existing unit within an existing shopping center that was permitted in 1975. The current use for the subject unit is an allowable conditional use within the C-3 zoning district according to LDC Sec. 2.03.03 C.1. c.5. It is one of 14 units within the subject property shopping center and has not had complaints from neighboring businesses or residents. It is consistent with the GMP as is a commercial site within the Urban Residential Subdistrict.

Based on the above findings, this conditional use should be recommended for approval with stipulations as outlined in this staff report.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

The EAC did not review this petition because the site is under the size threshold (10 acres) to require an Environmental Impact Statement.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was held on April 6, 2023, at 5492 Rattlesnake Hammock RD, Naples, FL 34113, known as the Ministerio Internacional Avivamiento Jehová Nisi, Inc., at 5:00 pm. The summary of the NIM is attached to the staff report. There were no commitments made by the applicant aside from what is already existing.

In total, there was one person in attendance. Their primary concern to the applicant/property owner was if there was a plan to expand the shopping center with new construction. The attendee was reassured there are no plans for expansion and that this is only for a Conditional Use application for the specific use of Coin Operated Amusement Devices to continue operations. A NIM summary is included in Exhibit C.

CONCURRENT LAND USE APPLICATIONS:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) a determination of **APPROVAL**, subject to the following conditions:

- 1) Operating hours are 7 days a week from 11:00 am to 10:00 pm
- 2) There is an age restriction for customers to be 21 years old or over

ATTACHMENTS:

- A. Backup Package
- B. Code Enforcement Case Descriptions Summary – CEOCC20220009893
- C. NIM Summary
- D. Master Plan Copy
- E. Legal Ad & HEX Sign Posting
- F. Letters of Support & Signatures

HEARING PACKAGE CHECKLIST Return this form with printed materials**A. Backup provided by the County Planner**

The Planner is responsible for all required data included in the printed packets 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
- ☒ 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

X 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.

X **CD with *only one* pdf file for all documents in the same order as the packets are put together.
They must be in the same order.**

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 all copies of backup materials to provide to the Hex/CCPC and the CD must contain the documents in one pdf file (not multiple files) in the same order as the printed materials. It is the agent's responsibility to ensure no documentation is left out.



 Signature of Agent Representative

Amil Kajy

 Printed Name of Signing Agent Representative

04/17/23

 Date

Attachment: ATTACHMENT A - BACKUP PACKAGE (25275 : PL20220007945 - 5488 RATTLESNAKE HAMMOCK RD)



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

**APPLICATION FOR PUBLIC HEARING FOR:
CONDITIONAL USE**

LDC Section 10.08.00 & Code of Laws section 2-83 – 2-90
Chapter 3 C.1 of the Administrative Code

PETITION NO (PL)
PROJECT NAME
DATE PROCESSED

To be completed by staff

☐ A CONDITIONAL USE TO BE HEARD BY THE PLANNING COMMISSION AND BOARD OF ZONING
APPEALS

☒ A MINOR CONDITIONAL USE TO BE HEARD BY THE OFFICE OF THE HEARING EXAMINER

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Amil Kajy

Name of Applicant if different than owner: _____

Address: 7465 Muerdale City: West Bloomfield State: MI ZIP: 48322

Telephone: 810-845-5300 Cell: 810-845-5300 Fax: _____

E-Mail Address: akajy@comcast.net

Name of Agent(s): Amil Kajy

Firm: _____

Address: 7465 Muerdale City: West Bloomfield State: MI ZIP: 48322

Telephone: 810-845-5300 Cell: 810-845-5300 Fax: _____

E-Mail Address: akajy@comcast.net

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



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ASSOCIATIONS

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

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

PROPERTY INFORMATION

On separate page, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Property I.D. Number: 428640000 Plat Book: _____ Page #: _____

Section/Township/Range: 18 / 50 / 26

Subdivision: _____ Lot: _____ Block: _____

Metes & Bounds Description: 48 50 26 BEG SE CNR OF LT 1 BLK 1 RIVIERA COLONY, N 300FT, E 462.85FT, SLY ALG ARCOF CURVE 135.05 FT, W 19FT, S

Size of Property: _____ ft. X _____ ft. = _____ Total Sq. Ft. Acres: 2.78

Address/ General Location of Subject Property:

5488 Rattlesnake Hammock RD (CU), Naples, FL 34113



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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RMF-16	Residential Condominium
S	R.O.W., RPUD, RMF-16	Rattlesnake-Hammock RD, Residential Hibiscus RPUD, Residential Condominium
E	R.O.W., RMF-6	Charlemagne BLVD, Residential Condominium
W	MH	Mobile Homes

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property: (If space is inadequate, attach on a separate page)

Section/Township/Range: 18 / 50 / 26

Lot: _____ Block: _____ Subdivision: _____

Plat Book: _____ Page #: _____ Property I.D. Number: _____

Metes & Bounds Description: _____

CONDITIONAL USE REQUEST DETAIL**Type of Conditional Use:**

This application is requesting a conditional use as allowed, pursuant to LDC section 2.03.00, of the

Commercial Intermediate ^(C3) zoning district for Coin Operated Amusement Devices (7993) (type of use).

Present Use of the Property: Coin Operated Amusement Devices (7993)

Type text here



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EVALUATION CRITERIA

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

- Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.
- Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.
- Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.
- Please provide any additional information which you may feel is relevant to this request.

Deed Restrictions: The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.

Previous land use petitions on the subject property: To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

No

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?

☒ No ☐ Yes (If yes please provide copies.)

Attachment: ATTACHMENT A - BACKUP PACKAGE (25275 : PL20220007945 - 5488 RATTLESNAKE HAMMOCK RD)



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STATEMENT OF UTILITY PROVISIONS
FOR CONDITIONAL USE REQUEST

APPLICANT INFORMATION

Name of Applicant(s): Amil Kajy
Address: 7465 Muerdale City: West Bloomfield State: MI ZIP: 48322
Telephone: 810-845-5300 Cell: 810-845-5300 Fax: _____
E-Mail Address: akajy@comcast.net
Address of Subject Property (If available): 5488 Rattlesnake Hammock RD (CU)
City: Naples State: FL ZIP: 34113

LEGAL DESCRIPTION

Section/Township/Range: 18 / 50 / 26
Lot: _____ Block: 007 Subdivision: _____
Plat Book: _____ Page #: _____ Property I.D. Number: 428640000
Metes & Bounds Description: _____

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

- a. County Utility System
- b. City Utility System
- c. Franchised Utility System
- d. Package Treatment Plant
- e. Septic System

☒
☐
☐
☐
☐

Provide Name: _____
(GPD Capacity): _____

TYPE OF WATER SERVICE TO BE PROVIDED

- a. County Utility System
- b. City Utility System
- c. Franchised Utility System
- d. Private System (Well)

☒
☐
☐
☐

PROVIDE NAME _____

Total Population to be served: _____ No Net Change

Peak and Average Daily Demands:

- A. Water-Peak: _____ Average Daily: _____
- B. Sewer-Peak: _____ Average Daily: _____



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If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: Existing Connection

Narrative statement: Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

N/A Water service already in use for the past three years

County Utility Dedication Statement: If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

N/A Water service already in use for the past three years

Statement of Availability Capacity from other Providers: *Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.*



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(239) 252-2400 FAX: (239) 252-6358

RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of F.S. §695. A recorded copy of the Memorandum or Notice shall be provided to the assigned Principal Planner, Zoning Services Department, within 15 days of recording of said Memorandum or Notice.

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



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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

- ☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
☒ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. 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	☒	☐
Cover letter briefly explaining the project	1	☒	☐
Pre-Application Notes	1	☒	☐
<u>Affidavit of Authorization</u> , signed and notarized	1	☒	☐
<u>Completed Addressing Checklist</u>	1	☒	☐
<u>Property Ownership Disclosure Form</u>	1	☒	☐
Warranty Deed(s)	1	☒	☐
Boundary Survey	1	☒	☐
Conceptual Site Plan 24" X 36" plus (one 8 1/2 X 11 copy) - <i>SDP copy or Bldg Permit</i>	1	☒	☐
Plans showing proposed location for utilities, if required	☐	☐	☒
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	☐	☐	☒
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	☐	☐	☒
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	☐	☐	☒
Architectural Rendering of Proposed Structure(s), if applicable	1	☐	☒
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	☐	☒
Statement of utility provisions (with all required attachments & sketches)	1	☒	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☐	☒
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	☐	☒
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☐	☒
Traffic Impact Study (TIS) <u>or waiver</u> - <i>Provide Waiver - See Mike Sawyer Notes.</i>	1	☒	☐
Historical and Archeological Survey, or waiver	1	☐	☒
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			



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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.

Planners: Indicate if the petition needs to be routed to the following additional reviewers:

☐ Bayshore/Gateway Triangle Redevelopment: Executive Director	☐ Emergency Management: Dan Summers; and/or EMS: Artie Bay
☐ Conservancy of SWFL: Nichole Johnson	☐ GMD Graphics
☐ City of Naples: Robin Singer, Planning Director	☐ Utilities Engineering: Eric Fey ANTHONY STOLTZ
☐ Parks and Recreation: Barry Williams	☐ Immokalee Water/Sewer District:
☐ Other:	☐ School District (Residential Components): Amy Lockheart

Communication Towers:

☐ Mosquito Control	☐ Collier County Airport Authority
☐ Naples Airport Authority	

Commercial Mining:

☐ Impact Fees



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FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- Paid** ☒ **Pre-Application Meeting:** \$500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☒ **Conditional Use Application Fee:** \$4,000.00
- ☐ When filed with Rezone Petition: \$1,500.00
 - ☐ Additional fee for 5th and subsequent reviews: 20% of original fee
- ☒ **Comprehensive Planning Consistency Review:** \$300.00
- ☐ **Environmental Data Requirements-EIS Packet** (submittal determined at pre-application meeting): \$2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** \$1,000.00
- ☐ **Transportation Fee, if required:**
- ☐ Methodology Review Fee: \$500.00
 - ☐ Minor Study Review Fee: \$750.00
 - ☐ Major Study Review Fee: \$1,500.00
- ☒ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** \$1,125.00
- ☐ **Estimated Legal Advertising Fee for the BZA, if required:** \$500.00

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

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

All checks payable to: Board of County Commissioners.

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

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

Amil Kajy
Agent/Owner Signature

01/08/23
Date

Amil Kajy
Agent/Owner Name (please print)



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Public Participation Requirements

LDC Section 10.03.06 B. or C.

Chapter 8 of the [Administrative Code](#)

Notice for Minor Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the Hearing Examiner's receipt of the staff report and application materials in accordance with the applicable sections of the Administrative Code. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised Hearing Examiner hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised Hearing Examiner hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised Hearing Examiner hearing date.

Public Hearing for Minor Conditional Use Petitions

Hearing Examiner: The Hearing Examiner shall hold at least 1 advertised public hearing. See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.

Notice for Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the advertised public hearing. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.



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Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised public hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised public hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised public hearing date.

Public Hearing for Conditional Use Petitions

Environmental Advisory Committee (EAC): The EAC shall hold at least 1 advertised public hearing, if required.

Collier County Planning Commission (CCPC): The CCPC shall hold at least 1 public hearing.

Board of Zoning Appeals (BZA): The BZA shall hold at least 1 advertised public hearing.



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Pre-Application Meeting Notes

Petition Type: Conditional Use (CU)

Date and Time: Wednesday 12/28/22 at 3:00pm

Assigned Planner: Sean Sammon

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

Project Information

Project Name: 5488 Rattlesnake Hammock Rd (CU)

PL #: 20220007945

Property ID #: 428640000 Current Zoning: C-3

5488 Rattlesnake-Hammock Rd, Naples, FL 34113
Project Address: _____ City: _____ State: _____ Zip: _____

Applicant: Amil Kajy

Agent Name: Amil Kajy Phone: 810-845-5300

5488 Rattlesnake-Hammock Rd, Naples, FL 34113
Agent/Firm Address: 7465 Muerdale Street City: West Bloomfield, MI State: MI Zip: 48322

Property Owner: Virtue 1 LLC

Please provide the following, if applicable:

- i. Total Acreage: 2.78
- 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#: _____



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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 – SEAN SAMMON – See ATTACHED NOTES ON PAGE 2.A.1
TO PAGE 2.A.3

COMP PLANNING – KATHY EASTLEY – See ATTACHED EMAIL NOTES PAGE 2.B.1
AND 2.B.2

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.

Date: 4/7/2023 10:15:06 AM

Case Number: CEOCC20220009893

Case Information

Case Number:	CEOCC20220009893	Status:	Open
Case Type:	Occupational Licensing	Date & Time Entered:	10/28/2022 11:03:33 AM
Priority:	Normal	Entered By:	Adam.Farina
Inspector:	Doug.Williams	Case Disposition:	Case Pending
Jurisdiction:	Collier County Code Enforcement		
Origin:	Complaint		
Detail Description:	There is an arcade that has been running for roughly 1.5 years without a license.		
Location Comments:	5488 Rattlesnake Hammock Rd.		

Address Location

Address	5488 Rattlesnake Hammock RD, (Unit) , Naples
Property	428640000

Contacts

Property Owner	Amil Kajy Virtue 1 LLc
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Attachment: ATTACHMENT B - CODE ENFORCEMENT CASE DESCRIPTIONS SUMMARY - CEOCC20220009893 (25275 : PL20220007945 - 5488

Investigations

Desc	Assigned	Required	Completed	Outcome	Comments
Verify Complainant	Doug.Williams	10/28/2022	10/31/2022	Incomplete	WilliamsDoug 10/31/2022 8:46 AM Unable to verify no name or phone number
CE Staff Review	Doug.Williams	10/31/2022	10/31/2022	Complete	WilliamsDoug 10/31/2022 8:48 AM Attempt to get more information contact number or name unable to find anything.
CE Staff Review	Doug.Williams	11/1/2022	11/1/2022	Complete	WilliamsDoug 11/01/2022 8:31 AM Went by location no one there.
Verify Complainant Follow Up	Doug.Williams	11/1/2022	11/1/2022	Incomplete	WilliamsDoug 11/01/2022 8:27 AM Unable to verify complainant.
Verify Complainant Follow Up	Doug.Williams	11/8/2022	11/9/2022	Incomplete	Doug, the complainant is Dhaval Patel 574-309-6419. Please give him a call. WilliamsDoug 11/09/2022 10:58 AM Called Mr. Patel, Left message to call me back.
Verify Complainant Follow Up	Doug.Williams	11/9/2022	11/9/2022	Verified	WilliamsDoug 11/09/2022 11:16 AM Mr. Dhaval Patel 574-309-6419 returned my phone call to verify the complaint
CE Case Research	Doug.Williams	11/9/2022	11/9/2022	Complete	WilliamsDoug 11/09/2022 11:47 AM Case research does not show any previous violations in the past five years.
Initial Inspection	Doug.Williams	11/9/2022	11/9/2022	Violation(s) Found	WilliamsDoug 11/09/2022 2:40 PM On-site, The business owner was not available Amil 810 845-5300, we are meeting at 3:00 pm tomorrow. There is no record of a tax receipt on file with the County.
CE Staff Review	Doug.Williams	11/9/2022	11/9/2022	Complete	WilliamsDoug 11/09/2022 2:27 PM After review, I did not find a tax receipt on the Collier County business tax website. The business name is Virtue 1 LLC. The owner of the business owns the Charlemagne Plaza. Amil 810 845-5300.
Attach Picture(s)	Doug.Williams	11/9/2022	11/10/2022	Complete	
Record Violations	Doug.Williams	11/9/2022	11/10/2022	Complete	
Generate Notice of Violation	Doug.Williams	11/10/2022	11/10/2022	Complete	
Personal Service Attempt	Doug.Williams	11/10/2022	11/10/2022	Complete	WilliamsDoug 11/10/2022 4:01 PM Posted at court house and property.
CE Mailing	Adam.Farina	11/10/2022	11/10/2022	Complete	Mailed NOV cert / reg - 7022 2410 0000 737554 VAF
CE Staff Review	Adam.Farina	11/10/2022	11/10/2022	Complete	Notarized and attached AOP. VAF
CE Staff Review	Adam.Farina	11/10/2022	11/15/2022	Complete	Attached AOM. VAF
CE Staff Review	Adam.Farina	11/29/2022	11/29/2022	Complete	Rec'd green card 11/28/22 - signed Crystal Kajj 11/23/22 - 7022 2410 0000 7378 7554 VAF
Re-Inspection	Doug.Williams	12/1/2022	12/1/2022	Non-Compliant	WilliamsDoug 12/01/2022 3:22 PM On-site, spoke with the owner of the property Amil, is on his way to the county office to turn in the paperwork for the business tax id. The owner stated he would call me as soon as it was turned in to the county today.

Desc	Assigned	Required	Completed	Outcome	Comments
Re-Inspection	Doug.Williams	12/9/2022	12/9/2022	Non-Compliant	WilliamsDoug 12/09/2022 12:28 PM On-site spoke with owner Amil., He has a zoom special hiring for zoning on 12/28/22 and he going down to pay the \$500 application fee today. He stated he turn in his application for business tax. I will monitor.
Re-Inspection	Doug.Williams	12/29/2022	12/29/2022	Non-Compliant	WilliamsDoug 12/29/2022 10:28 AM I spok with the owner of the property, Amil 810 84 5300, He stated that the hearing went well and that he is being sent a packet from the board that has to be filled out and returned.
Re-Inspection	Doug.Williams	1/11/2023	1/11/2023	Non-Compliant	WilliamsDoug 01/11/2023 10:30 AM Existin building/business Special Use zoning PL2022007945 Pending Fee payment.
Re-Inspection	Doug.Williams	1/26/2023	1/26/2023	Non-Compliant	WilliamsDoug 01/26/2023 11:45 AM The case status is showing, Existing building/business Special Use zoning is under review and closed for uploads.
Re-Inspection	Doug.Williams	2/27/2023	2/27/2023	Non-Compliant	WilliamsDoug 02/27/2023 11:44 AM Review case, I spoke with Renald Paul about his case, per our conversation it is still under review until 3/21/23.
Re-Inspection	Doug.Williams	3/21/2023	3/21/2023	Non-Compliant	under review until 3/21/23 WilliamsDoug 03/21/2023 10:50 AM I reviewed the case status still shows under review.
Re-Inspection	Doug.Williams	3/23/2023	3/23/2023	Non-Compliant	WilliamsDoug 03/23/2023 3:10 PM Review case the permit PL2022007945 is open for uploading.
Re-Inspection	Doug.Williams	3/31/2023	3/31/2023	Non-Compliant	WilliamsDoug 03/31/2023 1:00 PM I review case the permit PL2022007945 is open for up loading.
Re-Inspection	Doug.Williams	4/14/2023		Pending	

Violations

Violation Description	Status	Entered	Corrected	Amount	Comments
Local Business Tax Required	NOV Issued	11/9/2022		\$0	There is no record of a business tax receipt on the Collier County website for Virtue 1 LLC.

Hearings

Title	Reason	Result	Compliance	Fine/Day	Condition
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NIM Meeting Narrative Statement

Thursday April 6, 2023, at 5:00pm

5492 Rattlesnake Hammock Rd, Naples, FL 34113

The meeting was held regarding the Conditional Use at the property located at 5488 Rattlesnake Hammock Rd. The place of business at this location is Triple Diamond 7's and the Conditional Use with C-3 Zoning is to continue the use Coin Operated Amusement Devices on the premises.

The meeting opened with a couple people present, and property owner Amil Kajy started by introducing himself and the intended project. He mentioned a brief history of the business, which includes the business being open for three years with prior owners, before they decided to leave. Mr. Kajy then mentioned how he took over the business to keep jobs for employees, along with keeping it open for the surrounding community which enjoys coming to Triple Diamond 7's. The meeting was then opened to questions for the people in attendance.

The one member who attended the meeting was head of the HOA for the community directly behind the property. He asked if there was any attention to alter the building physically, and Mr. Kajy confirmed that it would not be changed in any way. He followed up with a question regarding why he must apply for this use, and Mr. Kajy explained that since he was taken over as a new owner the County wanted him to have all the appropriate documentation and permits. Mr. Kajy then reiterated he had just inherited it after the prior tenants left due to their expired lease, and his intention was just to maintain the property and business as it is. He assured the gentleman there would be no extra increase in traffic or affects to any of the surrounding community.

Then the application planner from the County, Sean Sammon, asked the gentleman to state his name for the record. The gentleman in attendance at the meeting who was asking the questions was David Brown. Mr. Sammon then explained to Mr. Brown the specifics of the zoning that Mr. Kajy is applying for. Following that Mr. Brown left the meeting and concluded following his exit.

SURVEY SKETCH OF BOUNDARY SURVEY

NOT FOR CONSTRUCTION
NOT FOR RECORDATION
NOT FOR EVIDENCE

STREET ADDRESS

5425 RATTLESNAKE HAMMOCK RD
NAPLES, FLORIDA

CERTIFIED TO

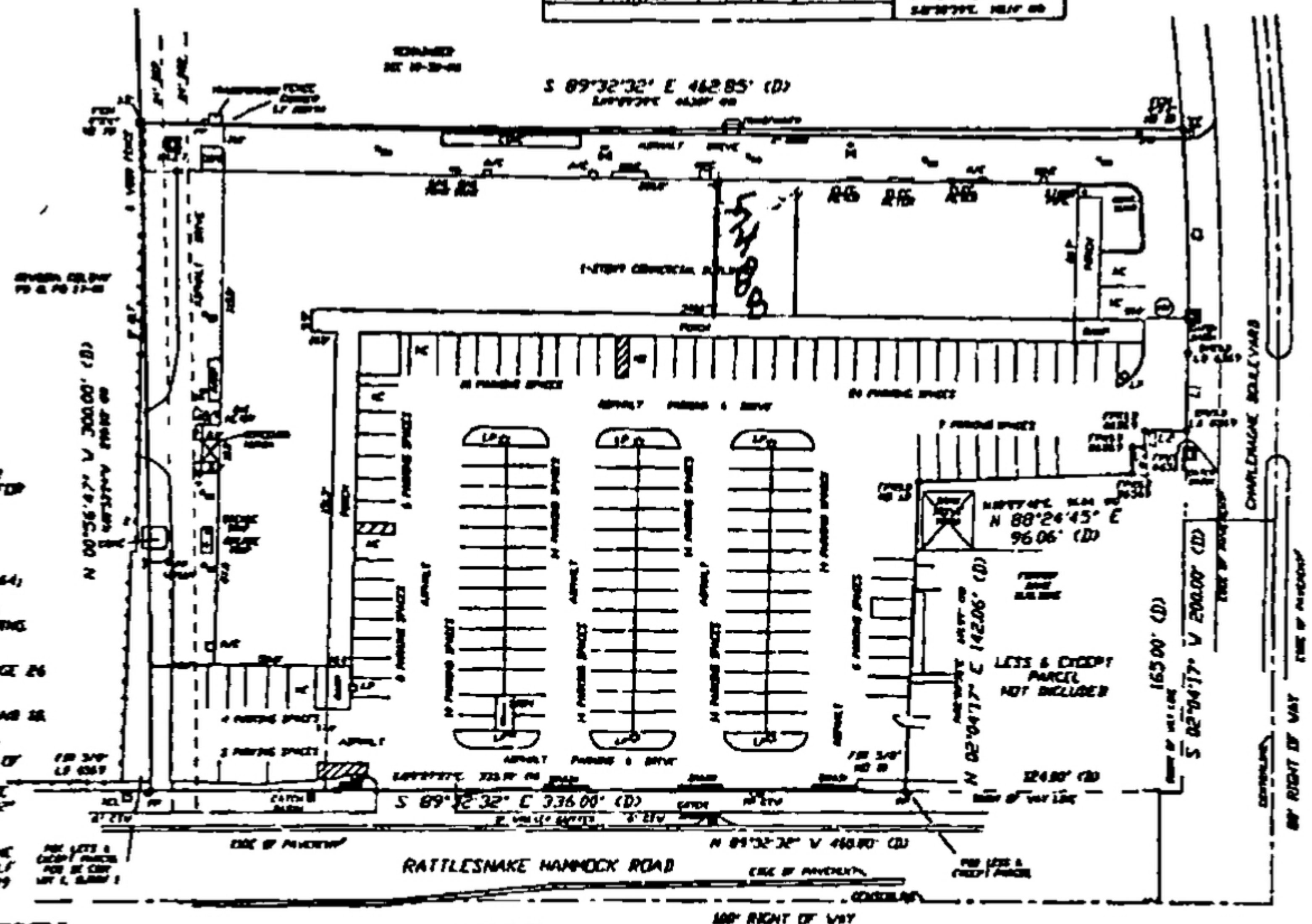
VORTUE 1, LLC
THE HUNTINGTON NATIONAL BANK
HEIGHTS TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING, AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, RIVERA COLONY, AS RECORDED IN PLAT BOOK 8, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, RUN NORTH 89°32'32" WEST ALONG THE EAST LINE OF RIVERA COLONY FOR 300.00 FEET, THENCE SOUTH 89°32'32" EAST FOR 142.06 FEET TO A POINT ON A CURVE, THENCE SOUTHERLY, FOR 110.00 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 110.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 100.00 FEET AND BEARING SOUTH 89°32'32" EAST TO A POINT OF TANGENCY, THENCE SOUTH 0°27'28" WEST FOR 165.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD S-864, THENCE NORTH 89°32'32" WEST ALONG SAID RIGHT-OF-WAY OF STATE ROAD S-864, THENCE NORTH 89°32'32" WEST ALONG SAID RIGHT-OF-WAY FOR 460.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:
A PARCEL OF LAND IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, RIVERA COLONY, AS RECORDED IN PLAT BOOK 8, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, RUN SOUTH 89°32'32" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD S-864 FOR 336.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 89°32'32" EAST FOR 142.06 FEET, THENCE NORTH 89°32'32" EAST FOR 142.06 FEET, THENCE SOUTH 89°32'32" EAST FOR 50.00 FEET, THENCE NORTH 89°32'32" EAST FOR 7.57 FEET, THENCE SOUTH 89°32'32" EAST FOR 19.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHARLENAE BOULEVARD, AS SHOWN ON THE PLAT OF RIVERA COLONY GOLF ESTATES UNIT ONE AS RECORDED IN PLAT BOOK 10, PAGES 189 THROUGH 193 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THENCE RUN SOUTH 89°32'32" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 165.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD S-864, THENCE RUN NORTH 89°32'32" WEST ALONG SAID RIGHT-OF-WAY FOR 165.00 FEET TO THE POINT OF BEGINNING.

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	110.00'	110.00'	100.00'	S 89°32'32" E (D) S 89°32'32" E 100.00'



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00	S 00°27'28" W (D) N 89°32'32" E 33.00'
L2	19.08	S 89°32'32" E (D) N 00°27'28" W 19.08'
L3	7.57	N 80°27'20" E (D) S 09°32'32" W 7.57'
L4	5.00	S 89°32'32" E (D) N 00°27'28" W 5.00'
L5	12.00	N 80°27'28" E (D) S 09°32'32" W 12.00'

→ No Preservation Required



QUALITY CONTROL

1. ALL DATA MUST BE CHECKED FOR ACCURACY AND COMPLETENESS.
2. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY PLAN.
3. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY SPECIFICATIONS.
4. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.

5. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.
6. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.
7. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.

8. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.
9. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.
10. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.

11. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.
12. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.
13. ALL DATA MUST BE CHECKED FOR CONFORMANCE WITH THE SURVEY STANDARDS.

FLA SURVEYS CORP

REGISTERED LAND SURVEYOR AND ENGINEER (LANS)

ALL SURVEYS MUST BE DONE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD RULES AND REGULATIONS.

ALL SURVEYS MUST BE DONE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD RULES AND REGULATIONS.

ALL SURVEYS MUST BE DONE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD RULES AND REGULATIONS.

VORTUE 1, LLC

THE HUNTINGTON NATIONAL BANK

HEIGHTS TITLE SERVICES, LLC

FIRST AMERICAN TITLE INSURANCE COMPANY

FIRST AMERICAN TITLE INSURANCE COMPANY

5425 RATTLESNAKE HAMMOCK RD

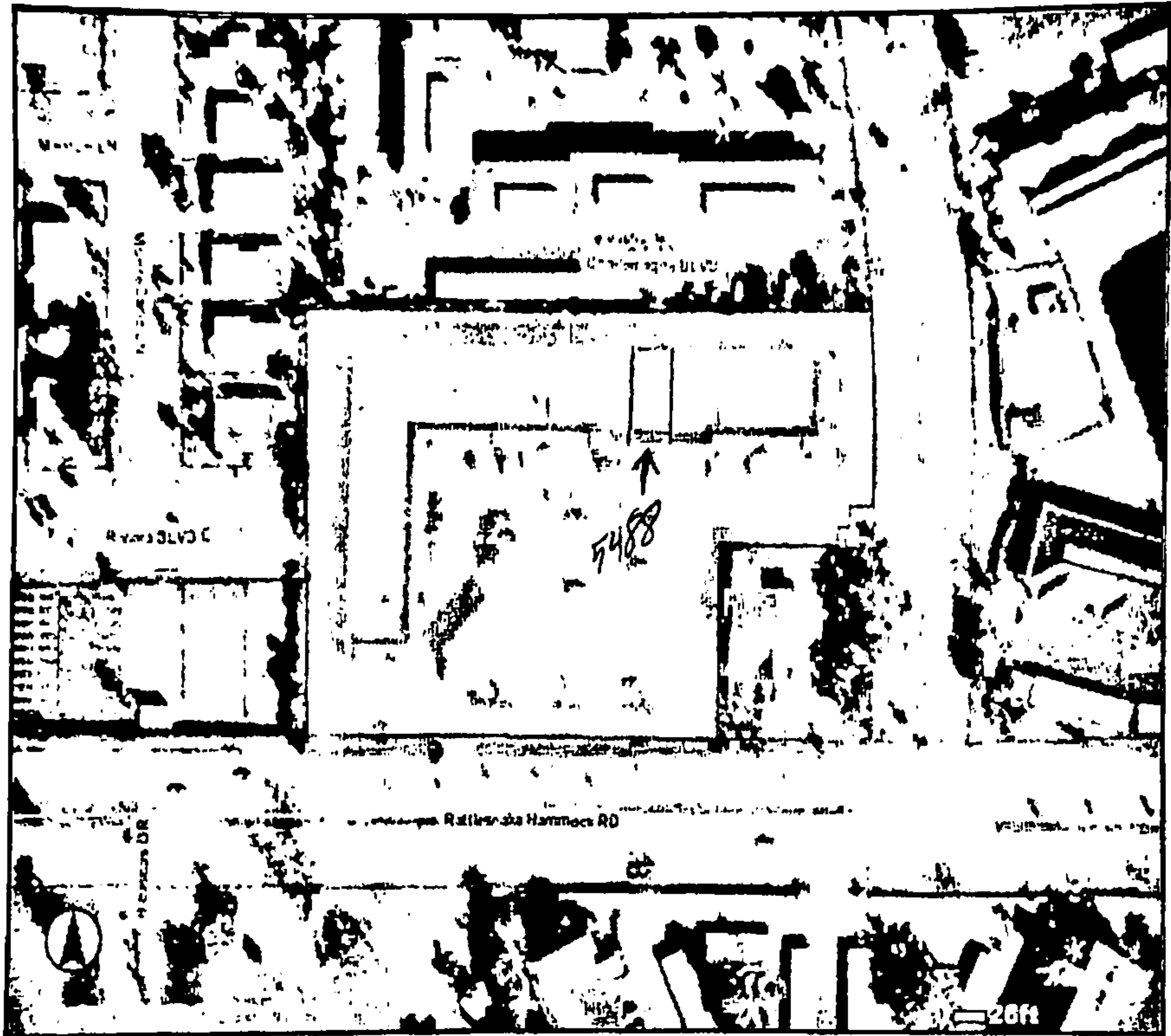
NAPLES, FLORIDA

BOUNDARY SURVEY

18-36010

18-36010

AERIAL VIEW



↳ No Preservation Required

A map of a residential area with several streets. A black rectangular area is highlighted, representing the project location. A line connects this area to a box labeled 'Project Location'. Other streets shown include Monaco TER, Riviera BLVD W, Menton LN, Monte Carlo LN, Riviera BLVD E, Charlemagne BLVD, Chantelle, Willow Creek LN, Doral CIR, Rattlesnake Hammock RD, and a street partially labeled 'reenw IR'. A north arrow is in the bottom right corner.

**Project
Location**

3.A.f

Attach

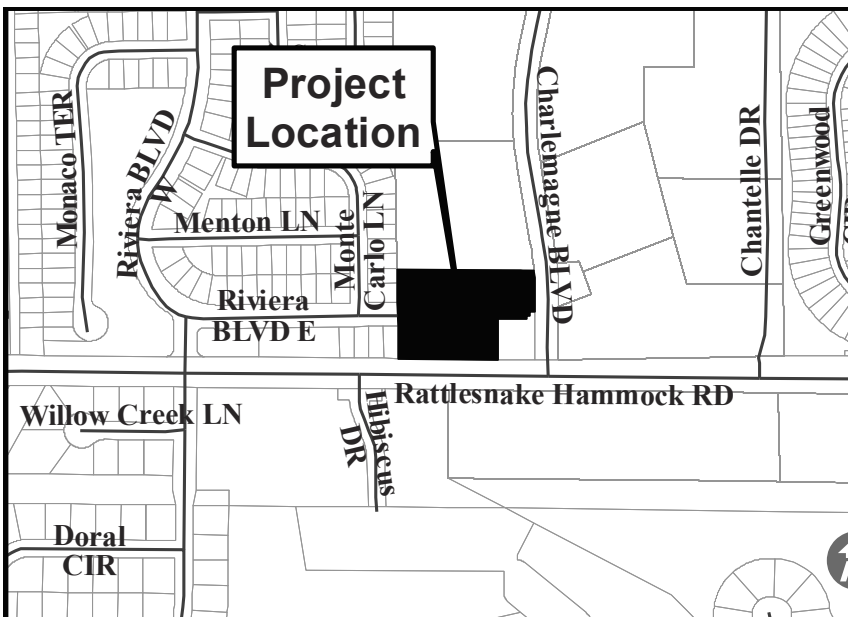
Packet Pg. 36

NOTICE OF PUBLIC HEARING

3.A.f

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., May 11, 2023**, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104 to consider:

PETITION NO. CU-PL20220007945 - REQUEST FOR APPROVAL OF A CONDITIONAL ALLOW COIN OPERATED AMUSEMENT DEVICES (SIC 7993) PURSUANT TO LDC S 2.03.03.C.1.c.5 ON ±2.78 ACRES LOCATED AT 5488 RATTLESNAKE HAMMOCK ROAD, N FL 34113, IN SECTION 18, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLO



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Local Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. 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. Construction work completed ahead of the approval authorization shall be at their own risk.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any other date specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical difficulties. For additional information about the meeting, please call Geoffrey Willig at (239) 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252-2400, at least two (2) days prior to the meeting.

Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

Packet Pg. 37

TO
ON
ES,
ATTACHMENT E - LEGAL AD & HEX SIGN POSTING (25275 : PL20220007945 - 5488 RATTLESNAKE HAMMOCK RD)



PUBLIC HEARING NOTICE

**5488 Rattlesnake Hammock RD
Conditional Use (CU)
Petition No. 20220007945**

**HEX: May 11, 2023 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422**

PUBLIC HEARING NOTICE

5488 Rattlesnake Hammock RD

Conditional Use (CU)

Petition No. 20220007945

HEX: May 11, 2023 - 9:00 a.m.

Growth Management Building

2800 N. Horseshoe Dr., Naples, FL 34104

Planner: Sean Sammon 239-252-8422

PUBLIC HEARING NOTICE

**5488 Rattlesnake Hammock RD
Conditional Use (CU)
Petition No. 20220007945**

**HEX: May 11, 2023 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422**

December 12, 2022

Re: Support for Triple Diamond 777's

To whom it may concern,

We clients of Triple Diamond are signing this letter to ask that you please keep this place on 5488 Rattlesnake Hammock Rd. open for us.

This place is where we come and have some peaceful and relaxing play time. We love the environment in this place. We love the attention that the employees give us. This is a great place to be in and deserves to keep their doors open.

If you have any questions, We are here to answer them. Attached is a signed sheet of support from all of us that want to keep this place open for us.

Thank you for your time and consideration.

Sincerely,

Customers from Triple Diamond 777's

Triple Diamond 777 Support Sheet

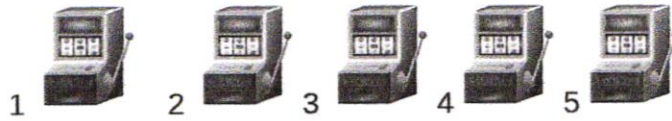
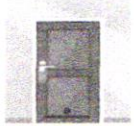
	DATE: December 12, 2022	DAY: Monday
	Supporter	Telephone number
1	John Routhier	774-313-6843
2	Jim Lyke	860-951-1181
3	Sandy Beaumont	239-860-1655
4	Patti Lepley	440-478-6728
5	Louis Frelin	775-846-1517
6	Debbie Lantash	978-427-9188
7	Wifredo Gozmez	239-331-9012
8	Joe Gotto	330-351-6574
9	Lois Tomasello	781-718-7288
10	Joe Tomasello	781-718-5145
11	Laura Fusco	607-731-7050
12	Ella Rock	910-964-1591
13	Gloria Besley	607-738-0726
14	Kevin Hickey	239-572-5543
15	Joe Vallente	631-807-2542
16	Bill Baer	860-485-5081
17	Chris Bagley	781-335-2482
18	Judy Guies	617-680-1441
19	Valerie Barnes	440-478-8132
20	Diamond Ducal	305-780-0187
21	Bobby B	239-776-4075
22	Janice H	239-601-0990
23	Marina Penelope	630-732-0402
24	William B	239-238-7509
25	Shami	239-244 5895

Triple Diamond 777 Support Sheet		
	DATE: December 12, 2022	DAY: Monday
	Supporter	
26	Linda Cote	603-345-0616
27	Lenny Cote	603-345-0616
28	Kevin Gilde	
29	Carol Gilde	
30	Mariah S.	
31	Roberto S.	
32	Linda Cote	
33	Lenny Cote	
34	Rich R.	
35	Patti R.	
36	Natasha	
37	Tito	
38	Joan V.	
39	Judy N.	
40	Pauline M.	
41	Lisa	
42	Ellen	
43	Lori	
44	Ron	
45	Toni	
46	Josefa	
47	Anne	
48	Diana N.	
49	Pat	
50		

Triple Diamond 777 Support Sheet

	DATE: December 12, 2022	DAY: Monday
	Supporter	
51	Alicia	
52	Elias	
53	Adolfo	
54	Jim W.	
55	Marlene W.	
56	Jill	
57	Mary Potter	
58	Carol G.G.	
59	Mickey M.	
60	Vern Lovett	
61	Lois Lovett	
62	Cici	
63	Donn	
64	Cathy B.	
65	Elaine	
66	Norbelis	
67	Enrique	
68	Crystal	
69	Masha	
70	Easie	
71	Jaime	
72	Jean P.	
73	Jo Morris	
74	Susie	
75	Harold G.	

Front door



6



20



7



12



14



21



8



13



15



22



9



23



10



16



18



24



11



17



19



25



Refrigerator



Front desk



Office

Triple Diamond 777 Supporters

	DATE:			
	Name:	E-mail	Phone #	Signature
1	Ellen Gilbert	ellengilbert@hotmail.com	239-272-4237	Ellen Gilbert
2	Carol Gregory	csrg1225@gmail.com	815-641-1118	Carol Gregory
3	Phil Luongo	Fa50501948@yahoo.com	781-273-4335	Phil Luongo
4	Marie Shurina	SHURINA20@gmail.com	412-654-8619	Marie Shurina
5	Maura Cummings	rtherapist67@yahoo.com	239/821-7542	Maura Cummings
6	Pam Cummings	cpttack@yahoo.com	239-257-1980	Pam Cummings
7	LORNA HASSARDEN	LORNA.HASSARDEN@yahoo.com	239-451-1938	Lorna Hassarden
8	Jo Morris		440-320-8628	Jo Morris
9	Jo Jo	DANNE CONNER 36@GMAIL.COM	508-944-8686	Joanne Conner
10	VERN LOVETT LOIS LOVETT	VBLovett@gmail.com	269 370 4899	Vern B Lovett
11	Sandra Beaumont	sbeaumont5@comcast.net	239-860-1655	Sandra Beaumont
12	Narlene Dwyer		413-262-4971	Narlene Dwyer
13	DONNA ASHER		713-288-9215	Donna Asher
14	Donna Shuley		413-2978863	Donna Shuley
15	Jackeline P.		239 - 304 0831	Jackeline P.
16				

Triple Diamond Custer

3.A.g

John Routhier	774-313-6843
Tim Lyke	860-951-1181
Sandy Beaumont	239-860-1655
Patti Lepley	440-478-6781
Louis Frelin	775-846-1517
Debbie Hartaghe	978-427-9188
Wilfredo Gomez	239 331 9012
Joe Gatto	330 351 6577
LOIS TOMASELLO	781-718-7288
JOE TOMASELLO	781-718 5145
Laura Fusco	607-731 7050
Old Rock	910964 1591
Gloria Besley	607-738 0726
Kevin Hickey	239-718 239-572-5543
Joe Vallone	631-807-2542
Bill Baer	860-485-5081
Chris Bagley	781-335-2482
Jack Ginner	617-680-1441
Valerie Barnes	440-478-8132
Diamond Cotel	(305) 780 0187
Linda Cote	603 345 0616
Lenny Cote	603 345 0616

Attachment: ATTACHMENT F - LETTERS OF SUPPORT & SIGNATURES (25275 : PL20220007945 - 5488 RATTLESNAKE HAMMOCK RD)

05/11/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B**Doc ID:** 25293

Item Summary: Petition No. VA-PL20220008529 – 13451 Snook Circle - Request to allow a new casita that was built closer to the property line than allowed by reducing the required front yard setback from 15 feet to 10.1 feet on the northern property line along Snook Circle with a variance from Exhibit B of Ord. No. 07-85 for the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD), as specifically amended by HEX No. 20-21, on a ±0.11-acre property located at 13451 Snook Circle, also known as the East Half of Lot 36 and All of Lot 37, Naples Motorcoach Resort subdivision, in Section 3, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: Eric Ortman, Planner III) District 1

Meeting Date: 05/11/2023**Prepared by:**

Title: Principal Planner – Zoning

Name: Eric Ortman

04/24/2023 11:32 AM

Submitted by:

Title: Zoning Director – Zoning

Name: Mike Bosi

04/24/2023 11:32 AM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/24/2023 12:51 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	04/25/2023 8:10 AM
Zoning	Ray Bellows	Review Item	Completed	04/25/2023 9:52 AM
Zoning	James Sabo	Review Item	Skipped	04/25/2023 3:23 PM
Zoning	Mike Bosi	Division Director	Completed	04/27/2023 7:51 AM
Hearing Examiner	Andrew Dickman	Meeting Pending		05/11/2023 9:00 AM



STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION – ZONING SECTION

HEARING DATE: MAY 11, 2023

SUBJECT: VA-PL-20220008529, 13451 SNOOK CIRCLE, NEW CASITA

PROPERTY OWNER/AGENT:

Owner/ Applicant:

Dave and Diane Schwerin
13451 Snook Circle
Naples, FL 34114

Agent:

Dave and Diane Schwerin
13451 Snook Circle
Naples, FL 34114

REQUESTED ACTION:

The petitioner requests a variance from Exhibit B of Ord. No. 07-85 for the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD) and specifically amended by HEX No. 20-21 to reduce the required front yard setback from 15 feet to 10.1 feet to allow for the continued existence of a new casita that was built closer to the property line than allowed. (*Attachment 1*).

GEOGRAPHIC LOCATION:

The subject property is at 13451 Snook Circle in the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD). The CPUD abuts the south side of U.S. 41 and is a little over 4,000 feet southeast of the intersection of U. S. 41 and Collier Boulevard. The subject property is at the back of the CPUD which abuts a Mobile Home zoning district.

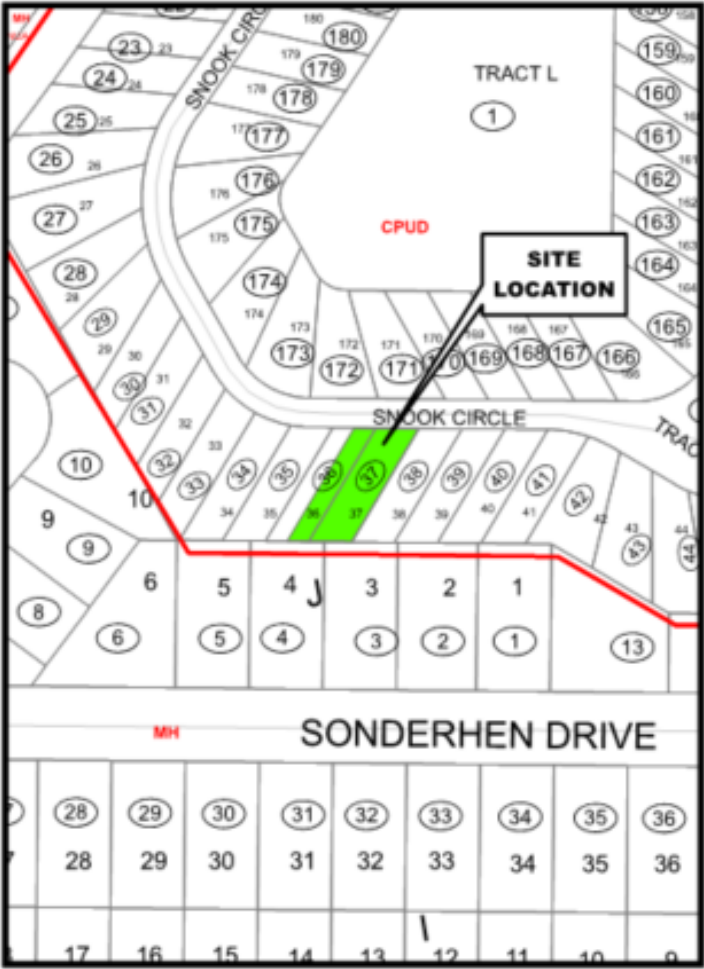
The subject property (Folio #62380000988) is identified as Naples Motorcoach Resort Lot 37 and the East Half of Lot 36 in Section 3, Township 51 South, Range 26 East consisting of ±0.11 acres in unincorporated Collier County, Florida (*See location map on page 2, and Master Plan on page 3.*).

VA-PL20220008529 - 13451 Snook Circle

- 2 -



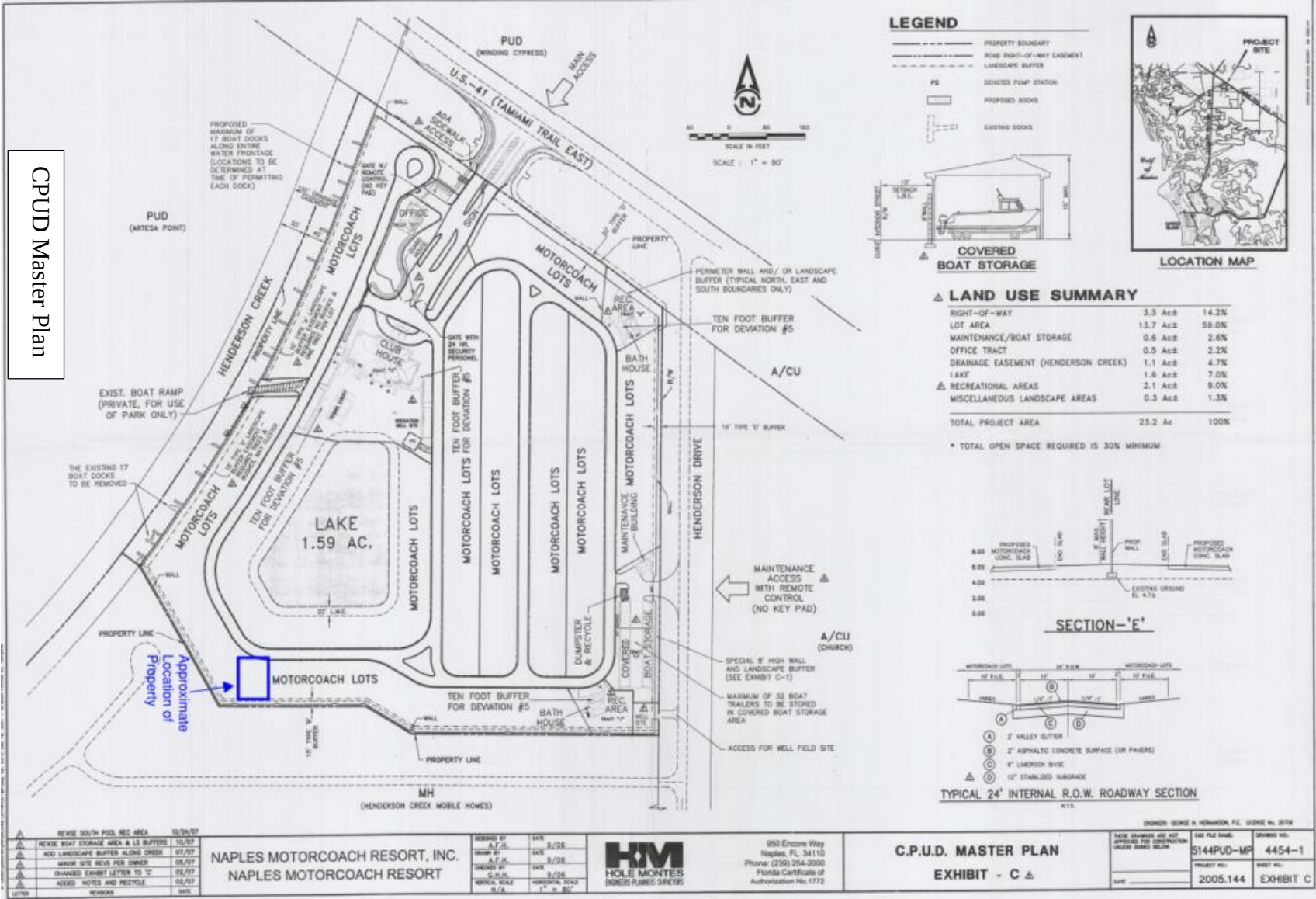
Location Map



Zoning Map

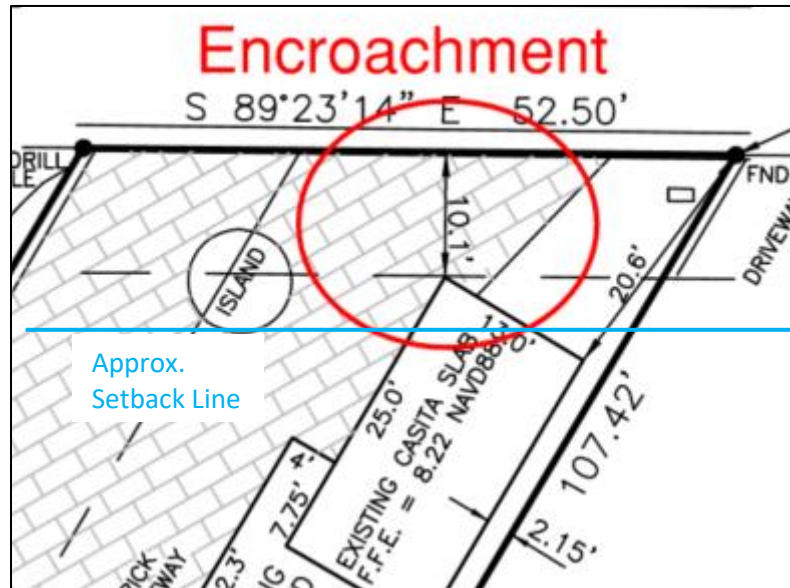
Petition Number: PL20220008529

VA-PL 20220008259 - 13451 Snook Circle



PURPOSE/DESCRIPTION OF PROJECT:

In March 2022, the petitioner hired a contractor to construct a casita; a building permit, PRAC2022063159201, was issued on August 18, 2022. In November 2022, the petitioner came to spend the winter in Florida and discovered that the construction of the casita was not finished. Construction on the casita had stopped due to the November 10, 2022 spot survey being rejected for a front yard encroachment. Due to the orientation of the casita to the front setback line only a small corner of the casita encroached into the setback. This quantity was estimated by the building contractor to be seven on one-half (7.5) square feet.



The owner and builder discussed ways to remedy the error including moving the structure and tearing it down and starting again. As a result of Hurricane Ian, it was not possible to secure a company to move the structure. Per the applicant's calculations, more than \$87,000 had been invested into the construction making tearing it down less than ideal which resulted in the applicant seeking a variance.

The Naples Motorcoach Resort does not permit construction between December 1 and April 30. As this date was rapidly approaching, the applicant decided to complete the outside shell of the structure to prevent damage to the structure while the variance was being reviewed.

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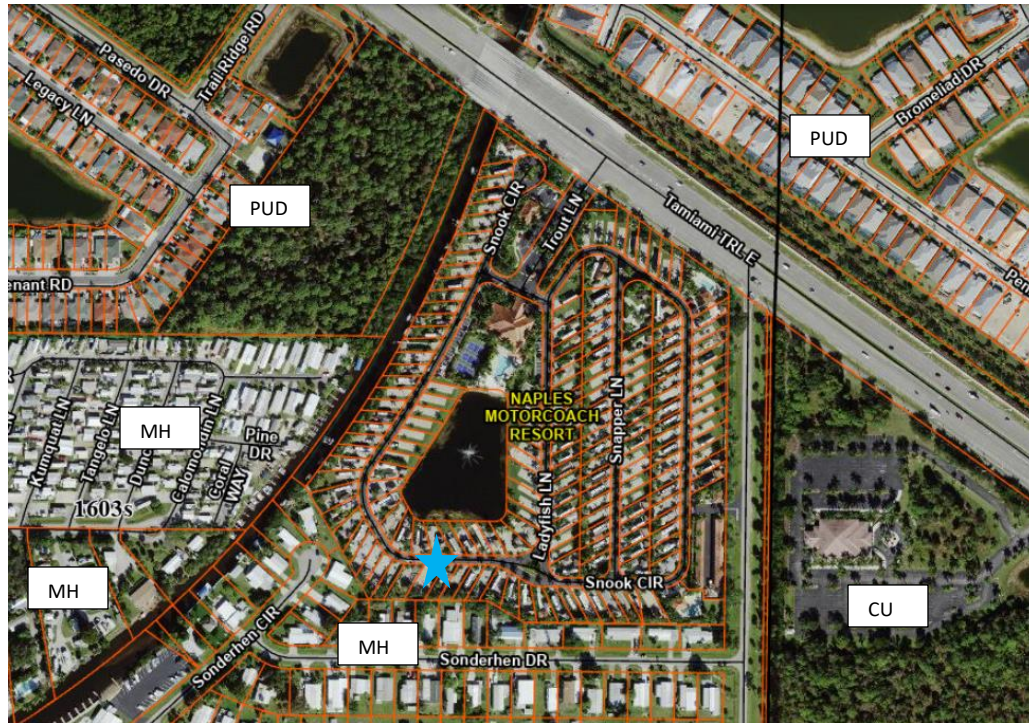
SURROUNDING LAND USE & ZONING:

North: U.S. 41 then Winding Cypress PUD

East: Naples Motorcoach Resort CPUD

South: Mobile Home (MH) zoning district

West: Mobile Home (MH) zoning district including mobile home park



Collier County GIS Zoning Map



Subject Property

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property has an Urban Mixed-Use, Urban Residential Subdistrict / Urban Coastal Fringe Subdistrict land use classification on the County's Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) of the Growth Management Plan (GMP). This land use category is designed to provide transitional densities between the Conservation designated areas and the remainder of the Urban designated area. The Subdistrict is located seaward of the Coastal High Hazard Area (CHHA) boundary. The applicant seeks a setback variance for a casita which is a permitted accessory use to a principal use. The Growth Management Plan (GMP) focuses on the actual uses of land and does not address individual variance requests related to land use therefore, staff concludes that the proposed use is consistent with the FLUE.

STAFF ANALYSIS:

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

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

VA-PL20220008259 - 13451 Snook Circle

The original set of plans for the casita showed a 15-foot front yard setback. A revised set of plans, which were the plans used in the actual construction, showed a 10-foot setback. Given the orientation of the casita to the front setback line only a small corner, estimated at 7.5 square feet of the casita's floor area encroaches into the setback. The applicant has 20 letters of support for the variance from neighbors and the Architectural Review Committee (ARC) of the Home Owners Association (HOA).

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

No. The contractor is an extension of the applicant and made a mistake that was not caught until a review of the spot survey. As noted elsewhere, the total encroachment of the casita is approximately 7.5 square feet of floor area; and the applicant has 20 letters of support for the variance from neighbors and the ARC of the HOA.

- c. Will a literal interpretation of the provisions of the LDC work add unnecessary and/or undue hardship on the applicant or create practical difficulties for the applicant?**

A literal interpretation of the LDC would require the applicant to move or remove/demolish the structure and start anew. Per the applicant, one year, and more than \$87,000 have been spent on the casita to date.

Aside from the encroachment, the casita conforms to LDC requirements and building code requirements and is compatible with other such structures within the PUD. The applicant has supplied 20 letters of support for allowing the casita to remain where it is with the general sentiment that it is a positive for the aesthetics of the neighborhood. Removal/replacement of the casita would result in a period of messy disturbance to the neighborhood as the casita was removed and replaced.

When the encroachment was discovered, the contractor attempted to retain the services of a company capable of moving the casita and slab in one movement. Being shortly after Hurricane Ian, the contractor was unable to have anybody look at and estimate the job. There is a ban on construction within the PUD beginning on December 1st and April 30th of each year which led to the decision to finish the exterior shell of the casita while the variance was being pursued.

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

Yes, the northwest corner of the casita is the only part of the structure that is encroaching into the setback. The contractor estimates that the total encroachment of the casita into the setback is 7.5 square feet.

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

LDC § 9.04.02 allows relief through the variance process for any dimensional development standard. By definition, a variance bestows dimensional relief from the land development code regulations to a specific site. Other properties facing a similar hardship would be entitled

to make a similar request and would be conferred equal consideration on a case-by-case basis. However, each variance is treated on its merits and there should be no assumption that a similar variance would be granted.

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

Yes, granting the variance will be in harmony with the general intent and purpose of the Land Development Code as only a small corner of the building encroaches. The variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The applicant has submitted 20 letters of support (*Attachment 2*), including the neighbor directly on the other side of Snook Circle, one of the abutting neighbors, and the ARC of the HOA. On the contrary demolition of the casita would create noise, dust, and debris; with a rebuilding adding the normal disruptions from construction.

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

No observed natural or physically induced conditions have been observed that will impact the goals, objectives, or intent of the Growth Management Plan or LDC.

h. Will grant the variance be consistent with the GMP?

The Growth Management Plan (GMP) does not address individual variance requests related to dimensions. Approval of this variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or other applicable land use provisions except for permitting an encroachment of an accessory structure (casita) into the front yard setback.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

RECOMMENDATION:

The applicant supplied 20 letters of support including one from the HOA's ARC. Staff recommends that the Collier County Hearing Examiner approve variance petition VA-PL-20220008529, to reduce the front yard setback from 15 feet to 10.1 feet to allow for the continued existence of the casita that was built in 2022.

Attachments:

1. Exhibit B of Ord. No. 07-85 and HEX No. 20-21
2. Letters of Support
3. Applicant's Support Documents excluding Letters of Support
4. Advertisement and Sign Posting



ORDINANCE NO. 2007-85

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS, BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM THE MOBILE HOME, TRAVEL TRAILER RECREATIONAL VEHICLE CAMPGROUND, AND HEAVY COMMERCIAL ZONING DISTRICTS (MH, TTRVC & C-5) TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT (CPUD) FOR A PROJECT TO BE KNOWN AS THE NAPLES MOTORCOACH RESORT LOCATED ON THE SOUTHWEST SIDE OF TAMiami TRAIL EAST, APPROXIMATELY THREE QUARTERS OF A MILE EAST OF ISLE OF CAPRI, IN SECTION 3, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 23.2 ACRES; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, Robert L. Duane, AICP, of Hole Montes, Inc., representing Naples Motorcoach Resort, Inc., petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE:

The zoning classification of the herein described real property located in Section 3, Township 51 South, Range 26 East, Collier County, Florida, is changed from the Mobile Home, Travel Trailer Recreational Vehicle Campground, and Heavy Commercial Zoning Districts (MH, TTRVC, & C-5) to the Commercial Planned Unit Development District (CPUD) for a project to be known as the Naples Motorcoach Resort in accordance with the Exhibits attached hereto as Exhibits A through F and incorporated by reference herein. The appropriate zoning atlas map or maps, as described in Ordinance Number 2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO

This Ordinance shall become effective upon filing with the Department of State.

EXHIBIT B
NAPLES MOTORCOACH RESORT CPUD
DEVELOPMENT STANDARDS PRINCIPAL AND ACCESSORY STRUCTURES

Minimum Lot Area 2200 SF
 Minimum Tract Area N/A
 Minimum Lot Width 30 Feet
 Minimum Tract Width N/A

TABLE 1
MINIMUM SETBACKS (IN FEET)

	U.S. 41	HENDERSON DRIVE	HENDERSON CREEK (from D.E.)	FRONT	SIDE	REAR	MAX BLDG HEIGHT
Office	25'	25'	25'	10'	10'	10'	25'/32'
Clubhouse	25'	25'	25'	15'**	15'	20'	25'/40'
Bathhouse	50'	25'	25'	20'	5'	25'	20'/27'
Maintenance Bldg	25'	15'	25'	20'	5'	15'	25'/32'
Boat Storage Bldg	25'	15'	25'	10'	5'	15'	13'/15'
Personal Utility Bldgs.	25'	15'	25'	15'	0	15'	10'/17'
Pool Deck	20'	15'	15'	15'	5'	15'	NA
Tennis Courts	20'	20'	25'	20'	10'	10'	N/A
Guard House	N/A	N/A	N/A	N/A	N/A	N/A	20'/25'
Motorcoach Slabs	25'	20'	20'	N/A	0/9***	10'	NA
Other Accessory Bldg	25'	15'	25'	15'	0	15'	20'/27'

- * Maximum zoned building height per LDC definition / Maximum actual building height per definition
 ** The *porte cochere* for the clubhouse shall be located 3 feet from the right-of-way.
 *** 0' setback on one side of lot and 9' minimum on other side; side setback for motorcoach slabs only shall be measured 20 feet from back of curb

Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)

HEX NO. 2020-21

HEARING EXAMINER DECISION

DATE OF HEARING.

October 8, 2020

PETITION.

PETITION NO. CPUD (PDI) PL20190002051 - Naples Motorcoach Resort - Request for an Insubstantial Change to the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD) to clarify that covered porches are permitted accessory structures on the motorcoach lots, re-classify personal utility/storage buildings as "casitas," revise standards for casitas, modify the typical lot layout to reflect the location of the covered porches, in conjunction with the previously approved accessory structures; increase the allowable size of casitas combined with porches or verandas on lots smaller than 4,500 square feet from 308 square feet to a combined maximum size of 458 square feet with casitas limited to 308 square feet; and increase allowable size of casitas combined with porches or verandas on lots 4,500 square feet or greater from 308 square feet to a combined maximum size of 575 square feet with casitas limited to 325 square feet; allow kitchens and bathrooms in casitas; and add a rear yard setback of 4 feet for free standing shade structures. The subject PUD is +/-23.2 acres located on the south side of Tamiami Trail East (U.S. 41), approximately 3/4 mile east of Collier Boulevard (S.R. 951) in Section 3, Township 51 South, Range 26 East, Collier County, Florida.

STAFF RECOMMENDATION.

Approval with conditions.

FINDINGS.

1. The public hearing for this Petition was properly noticed and conducted in accordance with all County and state requirements.
2. The public hearing was conducted electronically and in-person in accordance with Emergency/Executive Order 2020-04.
3. The Petitioner and/or Petitioner's representative executed the Hybrid Virtual Quasi-Judicial Public Hearing Waiver related to conducting the public hearing electronically and in-person.
4. The Petitioner and/or Petitioner's representative presented the Petition, followed by County staff and then public comment.

5. County Planning Staff has found the petition to meet the criteria for an insubstantial change determination listed at LDC Sec. 10.02.13(E)(1).

ANALYSIS.

Based on a review of the record including the Petition, application, exhibits, the County's staff report, and hearing comments and testimony from the Petitioner and/or the Petitioner's representative(s), County staff and any given by the public, the Hearing Examiner finds that there is sufficient competent, substantial evidence as applied to the criteria set forth in Section 10.02.13.E.1 of the Land Development Code to approve Petition.

DECISION.

The Hearing Examiner hereby APPROVES Petition Number CPUD (PDI) PL20190002051, filed by D. Wayne Arnold, AICP of Q. Grady Minor & Associates representing Naples Motorcoach Resort Homeowners Association, Inc., with respect to the property as described in the Naples Motorcoach Resort Commercial Planned Unit Development, Ordinance No. 07-85, consisting of 23.2± acres located on the south side of Tamiami Trail East (U.S. 41), approximately ¾ mile east of Collier Boulevard (S.R. 951) in Section 3, Township 51 South, Range 26 East, Collier County, Florida, for the following:

- To modify the typical lot layout to reflect the location of the covered porches, in conjunction with the previously approved accessory structures;
- To increase the allowable size of casitas combined with porches or verandas on lots smaller than 4,500 square feet from 308 square feet to a combined maximum size of 458 square feet with casitas limited to 308 square feet; and increase allowable size of casitas combined with porches or verandas on lots 4,500 square feet or greater from 308 square feet to a combined maximum size of 575 square feet with casitas limited to 325 square feet;
- To allow kitchens and bathrooms in casitas;
- To clarify that one free standing shade structure is allowed on each lot; and
- To establish rear yard setbacks of 4 feet for free standing shade structures.

Said changes are fully described in the Proposed PUD Revisions and Open Space Exhibit attached as Exhibit "A" and are subject to the condition(s) set forth below.

ATTACHMENTS.

Exhibit A – Proposed PUD Revisions and Open Space Exhibit

LEGAL DESCRIPTION.

Naples Motorcoach Resort Commercial Planned Unit Development, Ordinance No. 07-85, consisting of 23.2± acres located on the south side of Tamiami Trail East (U.S. 41), approximately

¾ mile east of Collier Boulevard (S.R. 951) in Section 3, Township 51 South, Range 26 East, Collier County, Florida.

CONDITIONS.

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

DISCLAIMER.

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

APPEALS.

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

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

October 23, 2020
Date



Andrew Dickman, Esq., AICP
Hearing Examiner

Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)

Naples Motorcoach Resort CPUD (PL20190002051)
Insubstantial Change to a PUD

Proposed PUD Revisions

EXHIBIT A

NAPLES MOTORCOACH RESORT CPUD

ALLOWABLE USES

PERMITTED USES:

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

A. Principal Uses:

1. Class A motorcoach vehicles, as described herein. One (1) Class A motorcoach vehicle per "lot" (assigned parking space).

Definition: Motorcoach vehicles shall be defined as those vehicles which have been categorized by the Recreational Vehicle Industry Association of America (RVIA), and the Family Motorcoach Association (FMA), as Class "A" or "Motorcoaches" and/or factory customized bus conversions, that: (a) are mobil, in accordance with the code of standards of the RVIA and FMA; (b) are self-propelled, and completely self-contained vehicles, which include all the conveniences of a home including, but not limited to cooking, sleeping, shower and bathroom facilities; (c) are structured so that the driver's seat is accessible from the living area in a walking position; (d) contain a minimum interior height of 6 feet in the living areas; (e) have a minimum length of 35 feet, a maximum length of 45 feet and a maximum width of 102 inches plus slide outs; and (f) have a fixed roof, as opposed to the "pop-up" variety.

2. any other use or service which is comparable in nature with the uses set forth herein and is found to be compatible in the district by the Board of Zoning Appeals or Hearing Examiner.

B. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:



Naples Motorcoach Resort CPUD (PL20190002051) Insubstantial Change to a PUD

Proposed PUD Revisions

1. Amenities customarily associated with recreational vehicle parks, such as recreation and social facilities (both indoor and outdoor) administration buildings, service/maintenance buildings, bathrooms, laundries and similar services for occupants of the park. Recreation facilities may include but are not limited to swimming pools, tennis courts, boating facilities, playground and clubhouse for indoor recreation.
2. Utility buildings as may be required for the operation or maintenance of the park not to exceed 1000 s.f.
3. Twenty-seven (27) proposed docks.
4. The existing boat ramp.
5. A boat storage facility in the approximate location shown on the CPUD Master Plan, with up to 32 spaces. The actual maximum height of the building shall be 15 feet.

~~6. Enclosed utility/storage area up to three hundred eight (308) square feet inclusive of all roofs over entries, except typical roof overhangs. Any utility/storage area may be located adjacent to its associated recreational vehicle in compliance with the setbacks provided in Exhibit B, Development Standards Principal and Accessory Structures, of the CPUD document. The utility/storage area may be part of an attached screened-in porch where such a porch is attached to the recreational vehicle as herein provided. However, the combined square footage of the enclosed utility/storage area and screened porch shall not exceed 308 square feet. Notwithstanding the foregoing, the following conditions shall apply to any enclosed utility/storage area installed, constructed or expanded after the effective date of HEX Decision No. 2015-30: i) it shall not be used as a place of business; ii) if trees or vegetation are removed during installation or construction of the enclosed utility/storage area, then they shall be replaced with like kind; iii) an enclosed utility/storage structure may not be used as a dwelling unit or a guest house. It shall not contain a bed or bedroom. Sleeping is prohibited in the enclosed utility/storage structure and the enclosed utility/storage structure shall not be occupied unless an occupied recreational vehicle as described in Exhibit A, Permitted Uses, of the PUD is present on the lot; iv) the entrance to the enclosed utility/storage structure shall face the recreational vehicle as described in Exhibit A, Permitted Uses, of the PUD and the doorway to the enclosed utility/storage structure or screen enclosure shall be no greater than a 45-degree angle when a corner mounted doorway is utilized; v) the height of any enclosed utility/storage structure is limited to one story not to exceed seventeen (17) feet in actual height; and vi) any expansion of an existing enclosed utility/storage structure shall include the footprint of the existing enclosed utility/storage structure, except where the existing structure may encroach into the side yard setback. Lots may have a structure that is previously called a "Utility/Storage area" or "Utility Buildings" and is hereinafter called a Casita. On lots that are smaller than 4,500 SF, casitas with covered exterior porches or verandas may be a combined maximum size of 458 SF, with casitas limited to 308 SF. On lots that are 4,500 SF or greater, casitas with covered exterior porches or verandas may be a combined maximum size of 575 SF, with casitas limited to 325 SF.~~

Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)



Naples Motorcoach Resort CPUD (PL20190002051) Insubstantial Change to a PUD

Proposed PUD Revisions

Any Casita and attached exterior porch or veranda may be located adjacent to its associated recreation vehicle in compliance with the setbacks provided in Exhibit B, Development Standards Principal and Accessory Structures of the CPUD document.

Notwithstanding the foregoing, the following conditions shall apply to any enclosed Casita and exterior porch or veranda installed, constructed, or expanded after the effective date of HEX Decision No. 2015-30:

- i. Casitas shall not be used as a place of business.
- ii. If trees or vegetation are removed during installation or construction of the Casita, then they shall be replaced with approval of the HOA.
- iii. Casitas shall meet the requirements of the Collier County building code.
- iv. A Casita shall not be used as a dwelling unit or a guest house. It shall not contain a bed or bedroom. Sleeping is prohibited in the Casita.
- v. The Casita shall not be occupied unless an occupied recreational vehicle as described in Exhibit A, Permitted Uses of the PUD is present on the lot.
- vi. Any exterior porch or veranda is to be open on three sides. Each side may be screened.
- vii. Any expansion of an existing Casita and/or covered exterior porch or veranda shall include the footprint of the existing Casita, and any other structure on the lot.
- viii. Casitas may contain a bathroom and kitchen.
- ix. The minimum structure-to-structure separation is 10' per LCD 4.02.03.

7. Lots may have one free standing shade structure such as pergolas, trellis, chickee, and tiki may be constructed on a RV lot with all open sides provided that they meet Collier County building code, including structure separations.

Notwithstanding the foregoing, the following conditions shall apply to any free-standing shade structure installed, constructed, or expanded after the effective date of HEX Decision No. 2015-30:

- i. Such structures may have screens on the sides.
- ii. Any expansion of a free-standing shade structure shall meet the requirements of the Collier County building code.
- iii. The minimum structure-to-structure separation is 10' per LCD 4.02.03.
- iv. A free-standing shade structure does not have a minimum or maximum size.
- v. A free-standing shade structure shall not be constructed over the roof of a RV.

Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)



Naples Motorcoach Resort CPUD (PL20190002051)
Insubstantial Change to a PUD

Proposed PUD Revisions

EXHIBIT B

NAPLES MOTORCOACH RESORT CPUD
DEVELOPMENT STANDARDS PRINCIPAL AND ACCESSORY STRUCTURES

Minimum Lot Area	2200 SF
Minimum Tract Area	N/A
Minimum Lot Width	30 Feet
Minimum Tract Width	N/A

TABLE 1

	MINIMUM SETBACKS (IN FEET)						MAX BLDG HEIGHT*
	U.S.41	HENDERSON DRIVE	HENDERSON CREEK (from D.E.)	FRONT	SIDE	REAR	
Office	25'	25'	25'	10'	10'	10'	25' / 32'
Clubhouse	25'	25'	25'	15'**	15'	20'	25' / 40'
Bathhouse	50'	25'	25'	20'	5'	25'	20' / 27'
Maintenance Bldg	25'	15'	25'	20'	5'	15'	25' / 32'
Boat Storage Bldg	25'	15'	25'	10'	5'	15'	13' / 15'
<u>Casitas, covered exterior porches, verandas attached to casitas</u>	<u>20'</u>	<u>15'</u>	<u>10'/15'****</u>	<u>15'</u>	<u>1'</u>	<u>4'****</u>	<u>10' / 17'</u>
Personal Utility <u>Bldgs. / Free standing unenclosed structures such as chickee or tiki huts, pergolas, trellises</u>	20'	15'	10'/15'****	15'	0'	<u>5'4'****</u>	10' / 17'
Pool Deck	20'	15'	15'	15'	5'	15'	NA
Tennis/Pickle Ball Courts	20'	20'	25'	20'	10'	10'	N/A



Naples Motorcoach Resort CPUD (PL20190002051)
Insubstantial Change to a PUD

Proposed PUD Revisions

Guard House	N/A	N/A	N/A	N/A	N/A	N/A	20' / 25'
Motorcoach Slabs	25'	20'	20'	N/A	0'/9'***	10'	NA
Other Accessory Bldg	25'	15'	25'	15'	0'	15'	20' / 27'

* Maximum zoned building height per LDC definition / Maximum actual building height per definition

** The *porte cochere* for the clubhouse shall be located 3 feet from the right-of-way.

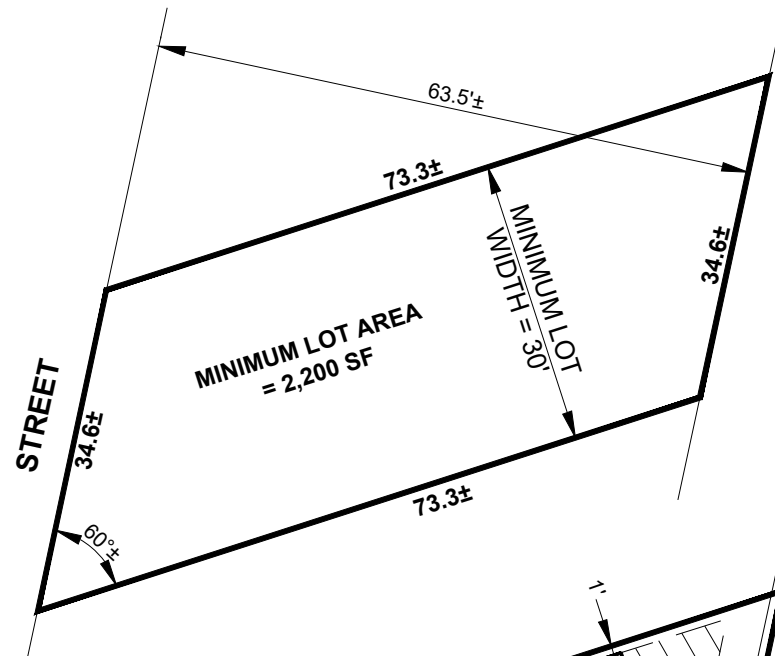
*** 0' setback on one side of lot and 9' minimum on other side; side setback for motorcoach slabs only shall be measured 20 feet from back of curb

**** ~~Personal Utility Buildings/Casitas~~/unenclosed structures may be permitted to be constructed up to but may not encroach into ~~in any easement provided that the owner obtain the consent of the beneficiaries of that easement.~~

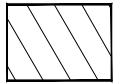
Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)



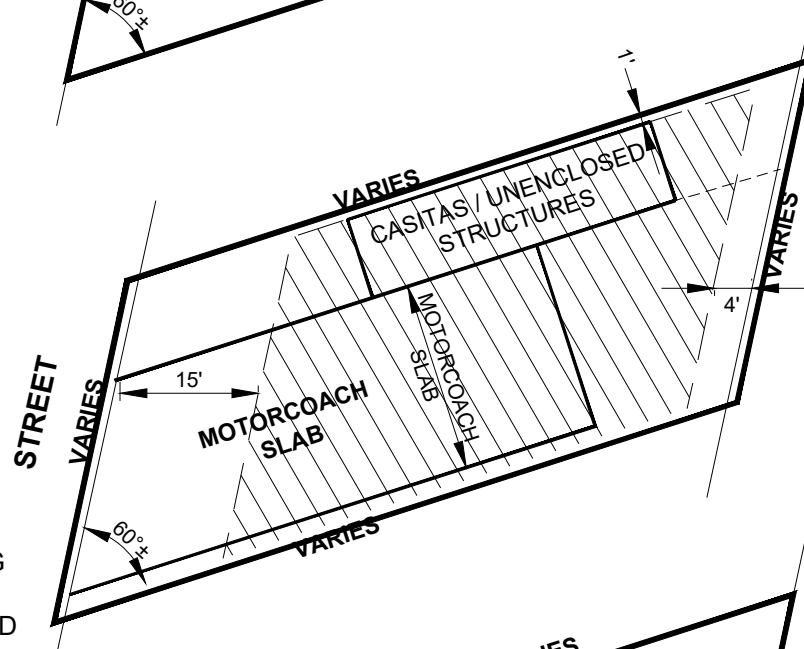
MINIMUM LOT TYPICAL



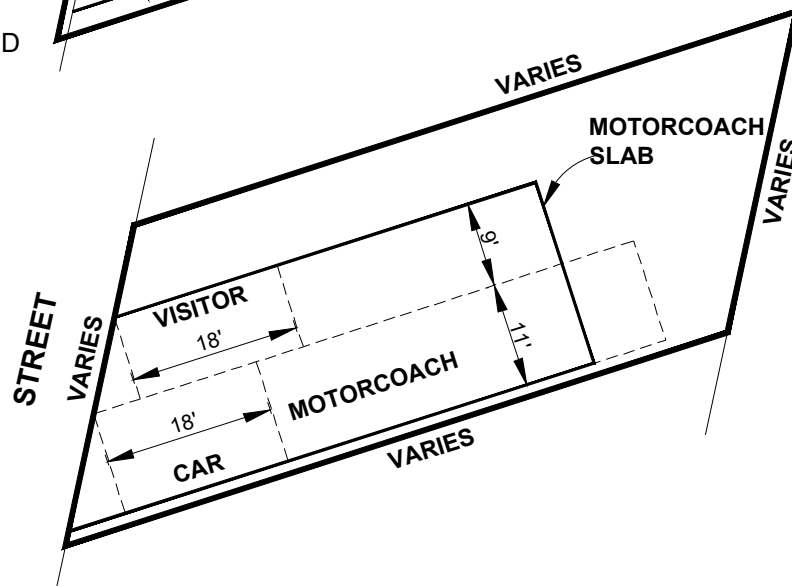
SLAB & CASITA TYPICAL



DEVELOPMENT AREA
SUBJECT TO EXISTING
EASEMENTS, MAIN
IRRIGATION LINES, AND
UTILITIES.



VEHICLE TYPICAL



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Fort Myers 239.947.1144
239.690.4380

NAPLES MOTORCOACH RESORT CPUD

EXHIBIT B-1
DEVELOPMENT STANDARDS
TYPICAL MOTORCOACH LOT

REVISED:
09/17/2020

SCALE:
N.T.S.
JOB CODE:
NMRPDI-19
DATE:
OCTOBER 2019
FILE NAME:
EXHIBIT B-1 REV3
SHEET 1 OF 1

Naples Motorcoach Resort CPUD (PL20190002051)
Insubstantial Change to a PUD

Proposed PUD Revisions

EXHIBIT D

NAPLES MOTORCOACH RESORT CPUD
LEGAL DESCRIPTION

ALL OF NAPLES MOTORCOACH RESORT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 35 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CONTAINING 23.20 ACRES MORE OR LESS.

Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)



Naples Motorcoach Resort CPUD (PL20190002051)
Insubstantial Change to a PUD

Proposed PUD Revisions

EXHIBIT D

LEGAL DESCRIPTION:

PARCEL I

COMMENCING AT THE NORTHEAST CORNER OF BLOCK L, HENDERSON CREEK PARK 1ST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SAID NORTHEAST CORNER BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (TAMIAMI TRAIL) AND THE WESTERLY RIGHT-OF-WAY LINE OF HENDERSON DRIVE, RUN SOUTH 00 DEG 41 MIN 40 SEC WEST, ALONG THE EAST LINE OF SAID BLOCK L, FOR 236.51 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEG 41 MIN 40 SEC WEST, ALONG SAID EAST LINE, FOR 641.92 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A"; THENCE RUN NORTH 89 DEG 24 MIN 50 SEC WEST, PARALLEL WITH AND 65.00 FEET DISTANT FROM, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY RIGHT-OF-WAY LINE OF SONDERHEN DRIVE AS SHOWN ON SAID PLAT OF HENDERSON CREEK PARK FIRST ADDITION, FOR 515.12 FEET; THENCE RUN NORTH 59 DEG 28 MIN 27 SEC WEST, FOR 110.76 FEET; THENCE RUN NORTH 89 DEG 24 MIN 50 SEC WEST, FOR 305.00 FEET; THENCE RUN NORTH 29 DEG 17 MIN 06 SEC WEST, (INDICATED ON PLAT AS BEING NORTH 29 DEG 28 MIN 46 SEC WEST) ALONG THE WEST LINE OF LOT 11, BLOCK J OF SAID PLAT, FOR 126.23 FEET; THENCE CONTINUE TO RUN NORTH 29 DEG 17 MIN 06 SEC WEST, FOR 207.47 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "B"; THENCE RUN NORTH 51 DEG 56 MIN 37 SEC WEST, FOR 45.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK L; THENCE RUN ALONG SAID WEST LINE, 196.24 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING RADIUS OF 2854.93 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 196.20 FEET AND BEARING NORTH 36 DEG 05 MIN 14 SEC EAST; THENCE RUN SOUTH 54 DEG 20 MIN 16 SEC EAST, ALONG BLOCK L, FOR 798.33 FEET; THENCE RUN NORTH 00 DEG 41 MIN 40 SEC EAST, STILL ALONG BLOCK L, FOR 815.39 FEET; THENCE RUN SOUTH 54 DEG 20 MIN 16 SEC EAST, FOR 428.38 FEET TO THE POINT OF BEGINNING.

PARCEL II

A TRACT OF LAND BEING PART OF VACATED BLOCKS A AND B, HENDERSON CREEK PARK, RECORDED IN PLAT BOOK 6, PAGE 8, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID BLOCK A, RUN NORTH 54 DEG 20 MIN 16 SEC WEST, 428.38 FEET ALONG THE TAMIAMI TRAIL FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEG 41 MIN 40 SEC WEST, 1052.00 FEET; THENCE NORTH 54 DEG 20 MIN 16 SEC WEST, 798.33 FEET TO THE CENTERLINE OF A COUNTY DRAINAGE EASEMENT, RECORDED IN O.R. BOOK 76, PAGE 127, OF SAID PUBLIC RECORDS; THENCE 690.95 FEET ALONG THE ARC OF A CURVE, BEING THE AFOREDESCRIBED CENTERLINE OF SAID EASEMENT, CONCAVE TO THE NORTHWEST, HAVING A

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September 17, 2020

NMRPDI-19 Proposed PUD Revisions 2020-rev4.docx



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Page 7 of 8

Packet Pg. 68

Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)

Naples Motorcoach Resort CPUD (PL20190002051)
Insubstantial Change to a PUD

Proposed PUD Revisions

RADIUS OF 2854.93 FEET AND A CHORD BEARING NORTH 27 DEG 11 MIN 40 SEC EAST, 688.37 FEET; THENCE NORTH 20 DEG 16 MIN 12 SEC EAST, 187.96 FEET ALONG SAID CENTERLINE OF EASEMENT TO SAID TAMIAMI TRAIL; THENCE SOUTH 54 DEG 20 MIN 16 SEC EAST, 346.67 FEET TO THE POINT OF BEGINNING.

PARCEL III

A PORTION OF BLOCK L, HENDERSON CREEK PART 1ST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 26 EAST, TALLAHASSEE MERIDIAN, COLLIER COUNTY, FLORIDA; THENCE NORTH 89 DEG 24 MIN 50 SEC WEST, ALONG THE SOUTH LINE OF SAID SECTION 3, FOR 60 FEET TO THE EXTENDED CENTERLINE OF HENDERSON DRIVE; THENCE NORTH 00 DEG 41 MIN 40 SEC EAST, ALONG SAID EXTENDED CENTERLINE AND ALSO THE CENTERLINE OF HENDERSON DRIVE, 600 FEET TO THE INTERSECTION OF SONDERHEN DRIVE; THENCE NORTH 89 DEG 24 MIN 50 SEC WEST, ALONG THE CENTERLINE OF SONDERHEN DRIVE, 50 FEET TO THE WEST RIGHT-OF-WAY OF HENDERSON DRIVE; THENCE NORTH 00 DEG 41 MIN 40 SEC EAST, ALONG SAID WEST RIGHT-OF-WAY, 973.53 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF TAMIAMI TRAIL, U.S. 41, TO THE POINT OF BEGINNING; THENCE NORTH 54 DEG 20 MIN 16 SEC WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL, U.S. 41, 428.38 FEET; THENCE SOUTH 00 DEG 41 MIN 40 SEC WEST, FOR 236.61 FEET; THENCE SOUTH 54 DEG 20 MIN 16 SEC EAST, PARALLEL TO TAMIAMI TRAIL, U.S. 41, FOR 428.38 FEET; THENCE NORTH 00 DEG 41 MIN 40 SEC EAST, 236.61 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL, U.S. 41, WHICH IS THE POINT OF BEGINNING.

PARCEL IV

EASEMENT INTEREST FOR CONSTRUCTION AND MAINTENANCE OF A SEWER LINE(S) AND INGRESS AND EGRESS FOR THE PURPOSE OF MAINTAINING SAID SEWER LINE(S) AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED AT O.R. BOOK 588, PAGE 458, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AS AFFECTED BY THAT CERTAIN SUBORDINATION OF EASEMENT RECORDED AT O.R. BOOK 1401, PAGE 1101, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

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2

September 17, 2020

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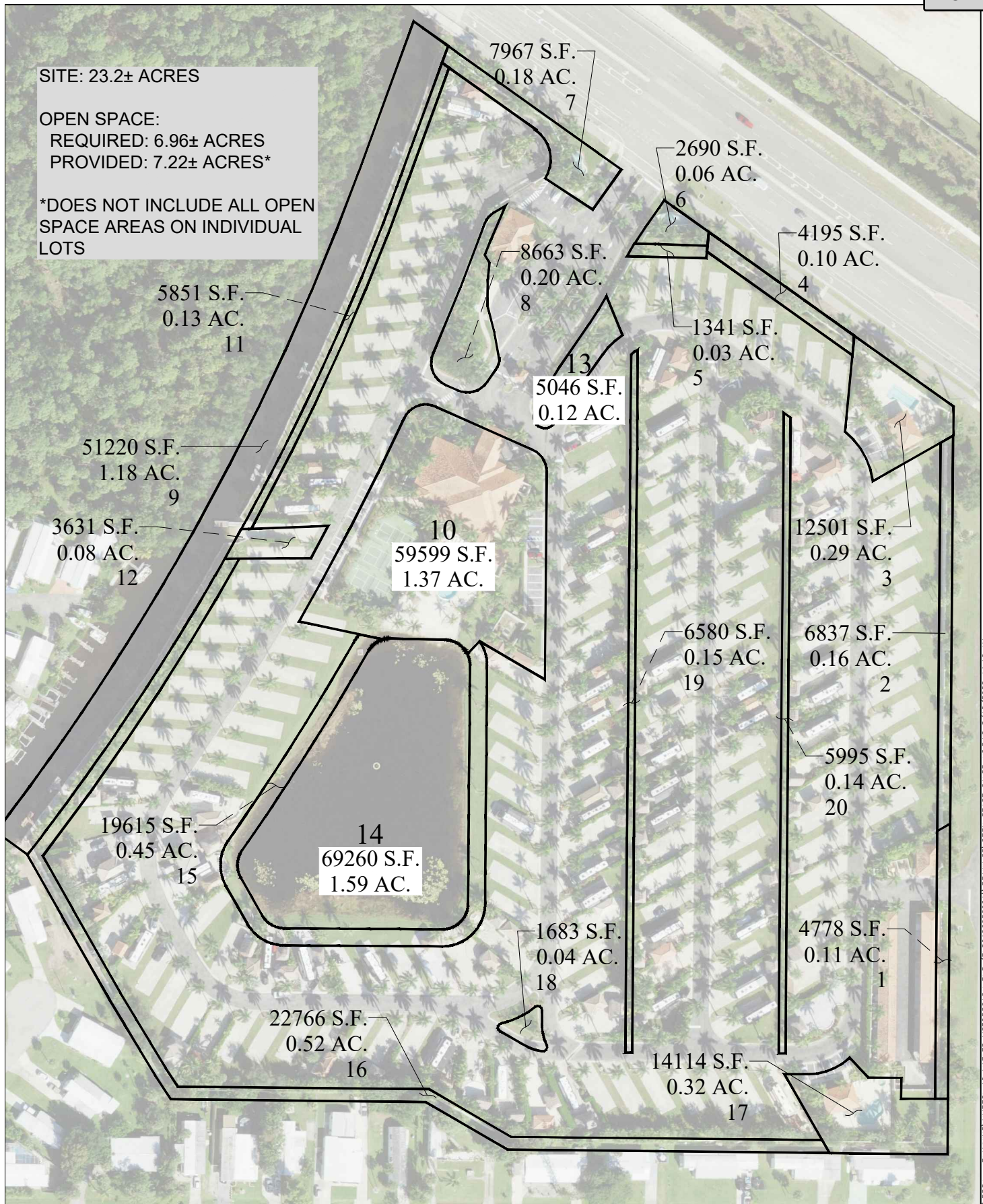
Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)

SITE: 23.2± ACRES

OPEN SPACE:

REQUIRED: 6.96± ACRES
PROVIDED: 7.22± ACRES*

*DOES NOT INCLUDE ALL OPEN SPACE AREAS ON INDIVIDUAL LOTS



Attachment: Attachment 1 Ord 07-85 HEX 20-21 (25293 : PL20220008529 New Casita)

LOCAL FILES\PLANNING\PROJ - PLANNING\NMRPDI-19 NAPLES MOTORCOACH CPUD (PL20190002051)\DRAWINGS\OPEN SPACE CALCS-V2.DWG 5/19/2020 11:16 AM



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NAPLES MOTORCOACH RESORT CPUD

OPEN SPACE EXHIBIT

REVISED:

SCALE:
N.T.S.
JOB CODE:
NMRPDI-19
DATE:
MAY 2020
FILE NAME:
OPEN SPACE CALCS-V2
SHEET 1 OF 1

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NAPLES

MOTORCOACH RESORT

1/28/2023

Dave Schwerin
13451 Snook Circle
Naples, F. 34114

Re: Orientation of Casita on lot

The Architectural Review Committee and the has no objection to the inadvertent placement of the Casita on lot 37 as it relates to the distance from the street-front property line. So long as the property owners that are adjacent and within view of this placement also do not have objections, this Committee is not advocating any correction to the placement.

As with the original review of this application, the Committee requests that the A/C unit, if placed on the street side of the casita, be completely hidden from view by mature landscaping.

Respectfully,



Phil Dore,
Architectural Review Committee
Community Association Manager, #50762
Phil.dore@sunlandrvresorts.com
[760-914-3248](tel:760-914-3248)

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

Frank Radcliffe
13455 Snook Circle
Naples, FL 34114

January 23 2023

Subject: Request for a variance as to positioning of a casita on Lot 37 in Naples Motor Coach Resort.

To Whom it may concern,

My neighbors, Dave and Dianne Schwerin, on Lot 37 have a newly constructed casita that was inadvertently placed 5 feet too close to the road. The Collier County zoning rules say a building has to be 15 feet from the road and it is 10 feet from the road. As I am his neighbor on lot 38 and the casita is closest to me I feel it would be a shame if it has to be torn down and rebuilt 5 feet further back. I do not object to where it is and hope Collier County would grant a variance to leave it where it is.

Sincerely,



Frank Radcliffe

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

Re:
Mr. & Mrs. David Schwerin
Lot 37 Naples Motorcoach Resort

To whom it may concern:

We are Mr. & Mrs. Schwerin neighbors and have been told that their casita was mistakenly built too close to the road and needs a variance not to be moved or torn down.

We would like the board to know that we have no objection to the present location, and would actually prefer that it not be moved to avoid the noise and dust that would be associated with that type of construction.

We 100% support a variance to maintain it in the present location.

Most sincerely,

Jerry and Sharon Newman
13463 Snook Cir. Lot 40
Naples, FL 34114

Jerry@Newmanroof.com
847-494-0342

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

Micah and Peggy Bartlett
13439 Snook Circle Lot #34
Naples, FL 34114
815-757-8129
micahbartlett@yahoo.com

January 29, 2023

Re: Variance for Lot #37 at Naples Motorcoach Resort, Dave and Diane Schwerin

TO WHOM IT MAY CONCERN,

We are writing in support of the request to grant a variance for the above referenced property. It is our understanding that the casita was built slightly over the setback requirements. We own lot #34 and there is only one site in between ours and the subject. It is not noticeable that the casita is placed closer than allowed, and it is visually appealing and very much consistent and complimentary with the aesthetics of the resort and nearby sites. We feel it would not only cause an undue burden on the owners but would also cause an unnecessary disruption to other neighbors to require the casita to be torn down or moved.

We respectfully request the variance be granted. Please feel free to contact us if you would like any additional information.

Sincerely,



Micah R. Bartlett

Sue & Wayne Valentine
Lots 13 & 14 Naples Motorcoach Resort
Naples, FL 34114

suemeyer6278@gmail.com
8165098444

Subject: Dave & Diane Schwerin Lot 37 Naples Motorcoach Resort

To Whom It May Concern.

We understand that the Scherwin's casita has encroached beyond some of the county building restrictions. We live down the street on lot's 13 & 14 and have no objection to it's current location. It is with in acceptable sightline with the motor homes lining the streets in the resort. Their casita is beautiful and an asset to the resort, and we would support a variance to keep the casita on Lot 37 as is!

Respectfully,

Sue Valentine

Sue Valentine

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

Date 3/23/23
Duchness Marine LLC
1402 N Collier BLVD
Marco Island, FL 34145

Dear Property Owner:

Please be advised that a formal application to Collier County has been made for a variance from the requirements of Exhibit B, Ord. No. 07-85, as amended, the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD as they apply to 13451 Snook Circle. Naples Motorcoach Resort is located on U.S. 41., approximately four-fifths of one mile east of the intersection of U.S. 41 and Collier Boulevard.

Petition No. VA-PL20220008529 – Request to allow a new casita that was built closer to the property line than allowed by reducing the required front yard setback from 15 feet to 10.1 feet on the northern property line along Snook Circle with a variance from Exhibit B of Ord. No. 07-85 for the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD), as specifically amended by HEX No. 20-21, on a ±0.11-acre property located at 13451 Snook Circle, also known as the East Half of Lot 36 and All of Lot 37, Naples Motorcoach Resort subdivision, in Section 3, Township 51 South, Range 26 East, Collier County, Florida.

A public hearing before the Collier County Hearing Examiner will occur at 9:00 a.m. on May 11, 2023, in Rooms 609/610 of the Collier County Growth Management building located at 2800 N. Horseshoe Ave.

It is my intent to ask the County to grant a variance to reduce the required front yard setback to allow a newly built casita that inadvertently encroaches into the setback. The total encroachment is five feet however, the casita is built on an angle so that only one corner encroaches in the setback.

You are encouraged to contact me in the event you would like additional explanation or further information. In any event, please be advised that I assure you that my request will not adversely affect your property interest as it is replacing what is already there.

Sincerely,

Dave and Diane Schwerin
13451 Snook Circle
Naples, FL 34114
507-430-1030
Phone Number

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

January 29, 2023

To Whom It May Concern:

This letter is in regards to the casita being built for Dave and Diane Schwerin at Naples Motorcoach Resort. My husband and I own a lot just down the street from the Schwerins' lot. We can see the casita from our lot and we think it is a lovely building! The proximity to the road in no way impacts us, or I would think, the surrounding lots. It doesn't appear to be any much closer to the road than other casitas in this area of the resort.

We completely support the Schwerins being given a variance to continue with the building of their casita in its current placement. We would be more concerned with the disruption and mess that would be caused if the casita had to be demolished or moved.

Please do not hesitate to contact us if you have any questions.

Sincerely,

 
Mike and Karen Fisher

269-207-2281

13423 Snook Circle, site 30

Naple, FL

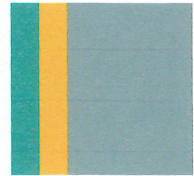
Naples Motorcoach Resort

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

Brady and Barbara Nitchman

13422 Ladyfish Lane Site 153

312-402-7749 bradybarbn2003@gmail.com



26 January 2023

To Whom it may concern,

We understand the casita being constructed on Dave and Diane Schwerin's site #37 at Naples Motorcoach Resort (13451 Snook Circle Naples, FL 34114) was placed by the builder beyond one of the country building restrictions. As fellow owners in Naples Motorcoach Resort, we find the location of their casita in keeping with other existing casitas in the resort where it is currently located and serves to beautify the neighborhood.

We support the request for a variance to keep the structure where it is. The casita enhances the neighborhood by both design and placement as is. Severe hardship for the owners and the immediate neighbors would be created by removal/deconstruction of the casita in terms of damage to hardscape, landscape and personal property.

We fully support allowing the variance to allow the casita to remain where it is on the site.

Thank you for your consideration,

Brady and Barbara Nitchman

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)



roger@wittigcompanies.com

To: dave@ddtrucking.com
Subject: Casita location

Roger & Rita Wittig
13443 Snook Circle
Naples, FL 34114

March 17, 2023

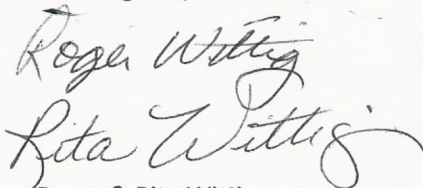
RE: Dave & Diane Schwerin, Lot 37, Naples Motorcoach Resort

We are aware of Dave and Diane's Casita being constructed on lot 37, may not meet certain county building code related to distance from the street.

Rita and I reside next door at lot 35, direct neighbors to their property.
They have constructed a very tasteful Casita. Being a bit closer to the street has not in any way made a negative impact.
Allowing the Casita to remain where it is will cause no negative impact on the park or its residents.

We support this appeal to allow a variance for Dave & Diane's Casita to remain as constructed.

Best Regards,



Roger & Rita Wittig
roger@wittigcompanies.com
620-480-9893

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

John and Kathleen Valenti
13448 Snook Circle, Lot 172
Naples, FL 34114

January 23, 2023

Re: Dave and Diane Schwerin, Lot 37 in Naples Motor Coach Resort

To Whom It May Concern,

We have become aware that the casita that has been constructed on Lot 37 for the Schwerin's in our resort may not meet certain county building requirements related to the distance to the road.

We reside directly across the road from the Schwerin's casita. The casita is a tasteful, lovely building that does not appear to be any closer to the road than any other casitas in our park. To allow the casita to remain where it stands would cause absolutely no disadvantage to the park or its residents.

We respectfully submit this appeal in strong support of providing a variance for the Schwerin's casita to remain where it stands.

Thank you.



John and Kathleen Valenti
valentijohn@rocketmail.com
414-870-6327

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

JANUARY 23 2023

RE DAVE AND DIANE SCHWERTIN
LOT 37 NAPLES MOTORCOACH RESORT.

I UNDERSTAND THAT THE CASITA BEING BE
BUILT IS BEYOND THE COUNTY SETBACK
REQUIREMENTS. I AM ON LOT 106 AND HAVE
NO OBJECTIONS TO WHERE IT IS CURRENTLY
LOCATED AND WILL BE AN ASSET TO THE
ENTIRE RESORT

THANK YOU FOR YOUR CONSIDERATION



MICHAEL JOHNSON

January 23, 2023

To: Collier County Zoning

Re: Variance Request for Dave and Diane Schwerin, 13451 Snook Circle Lot #37

In response to the variance request made by Dave and Diane Schwerin for 13451 Snook Circle also known as lot 37 in the Naples Motorcoach Resort, we are writing this letter in support of the requested variance.

We live down the street at 13472 Snook Circle also known as lot 167 and pass the property in question several times daily. In our opinion, the casita in its current location does not cause any detrimental aesthetic nor road impairment, therefore, we totally support the approval of the requested variance.

Joe Warfsman

Rosa Byrnes-Warfsman

Edward and Maureen Battaglia
13471 Snook Circle
Naples, FL 34114

oksparky@aol.com
918-519-1540

January 22, 2023

Subject: Dave and Diane Schwerin Lot 37 Naples Motor Coach Resort

To whom it may concern,

We understand that the Schwerin's casita has been built beyond some of the county building restrictions. We live on lot 42 (neighbors) and have no objection to where it is located. It seems that their casita is no closer to the road than other casitas in the resort, and their casita is lovely and will be an asset to the resort. In our opinion it will not affect the resort in any negative way. We would support allowing the variance on this casita.

Thank you for your consideration,



Edward Battaglia.

RICK & LORI WHITE
13431 Snook Circle
Lot 32
Naples, FL 34114

January 24, 2023

Subject: Schwerin Casita, 13451 Snook Circle, Lot 37

To Whom It May Concern,

We have learned Dave and Diane Schwerin's new Casita was accidentally constructed too close to the street. As neighbors, in very close proximity to their lot, we fully support a variance to allow the Casita remain in its current location.

When we look out our motorcoach, the Schwerin's new Casita is in our view. The current location of the Casita appears to be consistent with the motorcoaches and other structures in the neighborhood. We would have never known it was built in the wrong location if someone hadn't brought it to our attention. The Schwerin's Casita blends in naturally in its current location and is a positive addition to the neighborhood.

We support a variance to allow the Schwerin's to leave their new Casita in its current location.

Sincerely,



Rick White
rlwtupe81@gmail.com
918-791-5007

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

Andrew and Patricia Chester
13475 Snook Circle
Naples, FL 34114
January 23, 2023

Re: Lot 37 Naples Motorcoach Resort; Dave and Diane Schwerin Project

To Whom It May Concern:

It has come to our attention that the Casita under construction on lot 37 does not meet the setback requirement for Collier County and a variance has been applied for. We, as neighbors, have no issue with the project as currently designed and placed on lot 37. The building and landscaping are attractive and do not appear out of place in our community. In our opinion, the completed structure will enhance the appearance of the neighborhood. We would support approval of a variance to allow the project to be finished as designed and located.

Sincerely,



Andrew Chester
(3217) 496-6190
achester@indy.rr.com

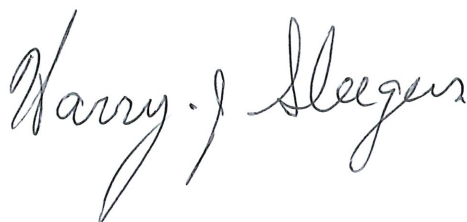
Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

To whom it may concern,

We understand that Dave and Diane Schwerin are asking for a variance for their casita. We are neighbors of theirs on lot # 29 and do not have a problem with where their casita is currently sitting and will not cause any problems to the resort in any way. Please let this nice couple have their variance so they can get their project completed and continue enjoying their winter home.

Thank you,

Sincerely,

A handwritten signature in cursive script that reads "Harry J. Slegers". The signature is written in dark ink and is positioned to the right of the typed name "Harry J. Slegers".

Gary and Donna Peevler
13467 Snook Circle
Naples Motorcoach Resort
Lot 41

gpeevler@hotmail.com
310-795-3106

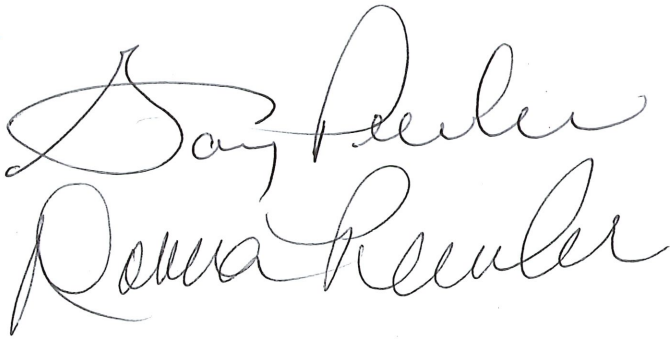
January 23, 2023

Subject Matter: Location of Casita on Lot 37 at Naples Motorcoach Resort

We have been informed there was an issue with the Casita that was built on Lot 37 which belongs to Dave and Diane Schwerin. The issue is that the building had been built outside the county restrictions. Very unfortunate for sure. Our Lot 41 is just a few lots away from this one and we have no objection at all to let this Casita remain as is. There is still plenty of space between their home and the road and they currently have plenty of parking space inside their lot location.

We both agree and are in full support of them letting the Casita stay as is.

Thank you for your time and consideration.

Handwritten signatures of Gary and Donna Peevler in black ink. The signature for Gary is on top and Donna is below it.

Gary and Donna Peevler

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

Steve Van Blarcom
13554 Snapper Ln Lot 100
Naples, FL 34114

January 23rd, 2023

Subject: Request for a variance as to the positioning of a casita on Lot 37 in the Naples Motor Coach Resort.

To Whom it may concern,

It has been brought to my attention that the newly constructed casita on Dave and Dianne Schwerin's lot #37 was inadvertently placed 5' too close to the road. The Collier County zoning rules say a building has to be 15' from the street but the builder understood it to be 10'. I have observed the building in question, and it is my opinion that this building is not detrimental in any way to the appearance standards of myself or Naples Motor Coach Resort, therefore I would urge the county to grant the Schwerin's request for a variance.

Sincerely,

Steve Van Blarcom

Steve Van Blarcom

Lot #100 NMCR

Cell: 203-641-3451

Email: badcoupe1934@gmail.com

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

January 23rd, 2023

To Whom It May Concern:

Re: Lot #37 @ 13451 Snook Circle, Naples Motor Coach Resort

It has come to our knowledge that the Casita recently built on Lot #37 was incorrectly built with a 10' setback from the "front road" as opposed to the 15' zoning setback as required.

In this case, we would very much want to give our full support, as a neighbor and NMCR Lot owner, to having the Schwerin's be granted a "variance" so that the Casita can remain as placed.

Although an error was made, we feel that the Casita as constructed, will add value to the property and to the Resort at large. It is felt that the dismantling or moving of such building will cause far more harm, cost, time and discomfort to the Resort and neighbors than leaving as is.

We hope that this support will be considered.

Regards,

WRMcKnight
Lori C. McKnight

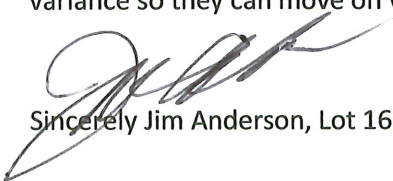
Wayne & Lori McKnight
13642 Snook Circle, Lot#155
Naples Motor Coach Resort
Naples FL, 34114

Attachment: Attachment 2 Letters of Support (25293 : PL20220008529 New Casita)

January 25, 2023

To whom it may concern:

I understand that Dave and Diane Schwerin are applying for a variance for their casita. I would recommend that their casita stay where it is at due to possible street damage and other damage done by moving the casita. Also, I believe there would be further damage done to their lot as well. The casita looks fine where it's at and would cause no issues for this park. Please consider giving these people their variance so they can move on with things.



Sincerely Jim Anderson, Lot 169



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

LDC section 9.04.00 & Code of Laws section 2-83 – 2-90

Chapter 3 J. of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Diane Schwerin Trust

Name of Applicant if different than owner: Dave + Diane Schwerin

Address: 13451 Snook Circle City: Naples State: FL ZIP: 34114

Telephone: 507-430-1030 Cell: _____ Fax: _____

E-Mail Address: Dave@ddtrucking.com

Name of Agent: _____

Firm: _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____

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

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

ASSOCIATIONS

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

Name of Homeowner Association: Naples Motorcoach Resort
Mailing Address: P.O. Box 9025 City: LaJolla State: CA ZIP: 92038-9025

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

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

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

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

NATURE OF PETITION

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

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



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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

☐ Yes ☒ No If yes, please provide copies.

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)



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:
Variance
Chapter 3 J. of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

ALL ELECTRONIC

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☒ 1	☒	☐
Pre-Application Meeting Notes	1	☒	☐
Project Narrative	☒ 1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Conceptual Site Plan 24" x 36" and one 8 1/2" x 11" copy	☐	☐	☐
Survey of property showing the encroachment (measured in feet)	<i>1</i> ☒ 2	☒	☐
Affidavit of Authorization , signed and notarized	<i>1</i> ☒ 2	☒	☐
Deeds/Legal's	<i>1</i> ☒ 3	☒	☐
Location map	1	☐	☒
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☐	☐
Historical Survey or waiver request	1	☐	☒
Environmental Data Requirements or exemption justification	3	☐	☐
<i>Required</i> Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☒	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Planners: Indicate if the petition needs to be routed to the following reviewers:

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

FEE REQUIREMENTS

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

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

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

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and the permit fee shall be submitted to:

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

Applicant Signature _____

Date _____

Printed Name _____

Prepared by
Lety Barrios, an employee of
Island Title 5 Star Closing Team, LLC
1118 North Collier Boulevard
Marco Island, Florida 34145
(239)394-4888
Return to: Grantee
File No.: 3900-297130

WARRANTY DEED

This Indenture made on December 14, 2021, A.D., by

Naples RV Resort, LLC, a Delaware limited liability company

whose address is: P.O. Box 9025, La Jolla, CA 92038-9025
hereinafter called the "grantor", to

Diane Schwerin and Dave Schwerin, Trustees of The Trust Agreement of Diane Schwerin dated June 7th, 2007, with full power and authority granted by this deed to the Trustee(s), or their successors, to deal in and with the property or interest therein or any part thereof, either to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of this property or any part of it, in accordance with Section 689.073 of the Florida Statutes.

whose address is: 5635 150th Avenue, Wood Lake, MN 56297
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Collier County, Florida**, to-wit:

THE EAST HALF OF LOT 36 AND ALL OF LOT 37, NAPLES MOTORCOACH RESORT, AS RECORDED IN PLAT BOOK 49, PAGES 35-40, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 37, NAPLES MOTORCOACH RESORT, AS RECORDED IN PLAT BOOK 49, PAGES 35-40, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA: THENCE ALONG THE EAST LINE OF SAID LOT 37, SOUTH 30 DEGREES 36'46" WEST, A DISTANCE OF 107.42 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PLAT; THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89 DEGREES 23'55" WEST, A DISTANCE OF 52.51 FEET; THENCE NORTH 30 DEGREES 36'46" EAST, A DISTANCE OF 107.43 FEET TO A POINT ON THE RIGHT-OF-WAY OF SNOOK CIRCLE (TRACK "R") OF SAID PLAT; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 23'14" EAST, A DISTANCE OF 52.50 FEET TO THE POINT OF BEGINNING.

NOTICE: Each future land owner shall be responsible to pay one and one half (1.5) times all homeowner's association dues, special assessments and any and all other fees or expenses charged to individual lot owners within Naples Motorcoach Resort AND this covenant is intended to run with the land and will bind and inure to the benefit of successors and assigns.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.

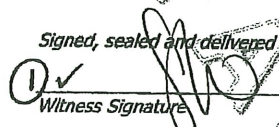
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Naples RV Resort LLC, a Delaware limited liability company

By:


Reza Paydar, as Manager of Motor Coach Resort Investors LLC, a California limited liability company, as Managing Member of Naples RV Resort LLC, a Delaware limited liability company.

Signed, sealed and delivered in our presence:

① ✓ 
Witness Signature

✓ Print Name: Crista Sosenko

State of California

✓ County of San Diego


Witness Signature

Print Name: Mikaela Brown

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED before me by ~~X~~ physical appearance or online notarization, on December 14, 2021, by Reza Paydar, as Manager of Motor Coach Resort Investors LLC, a California limited liability company, as Managing Member of Naples RV Resort LLC, a Delaware limited liability company, existing under the laws of the State of Delaware, who ~~(s)~~ are personally known to me or who has/have produced a valid driver's license as identification.

✓ 
Notary Public

✓ Mikaela Brown
(Printed Name)

✓ My Commission expires: May 6, 2022



✓ (Notarial Seal)

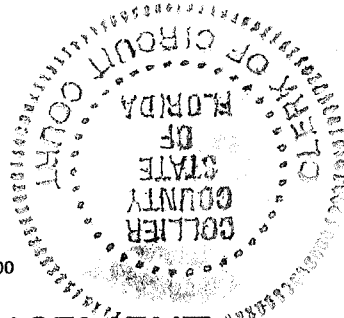
COPY

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)



Growth Management Department

2800 N Horseshoe Dr, Naples FL 34104 | 239-252-2400



State of FLORIDA
County of Collier

I HEREBY CERTIFY THAT this is a true and correct copy of a document recorded in the OFFICIAL RECORDS of Collier County WITNESS my hand and official seal date, 7/7/2022
CRYSTAL K. KINZEL
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: Crystal Kinzel D.C.

NOTICE OF COMMENCEMENT

State of FLORIDA
County of COLLIER

A. Permit No _____		B Parcel/Tax Folio No. <u>62380000988</u>	
1 Description of Property (legal description of the property, and street address if available) <u>Naples Motorcoach Resort Lot 37 & E 1/2 of Lot 36, 13451 Snook Circle, Naples, FL 34114</u>			
2 General description of improvement (must be work scope specific and match the Permit) <u>New Construction Coach Home (Casita) with SCREEN ENCLOSURE</u>			
3 Owner information or Lessee information if Lessee contracted for the improvement a Name <u>Diane Schwenn Trust</u>			
b Address <u>13451 Snook Circle, Naples, FL 34114</u>			
c Interest in property <u>Fee Simple</u>			
d Name and address of fee simple titleholder (if different from Owner listed above) _____			
4 Contractor information a Name <u>Marvin Development Corporation</u>			
b Contractor's Address <u>1591 Hayley Lane, Suite 204, Fort Myers, FL 33907</u>			
c Contractor's Phone Number <u>239-433-1112</u>			
5 Surety ☐ Yes ☒ No (if applicable, a copy of the payment bond is attached) a Name _____			
b Address _____			
c Phone Number _____			
d Amount of Bond \$ _____ ☒ N/A			
6 Lender information a Name _____ ☒ N/A b Phone _____ ☒ N/A			
c Lender's Address _____			
7 Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713 13(1)(a)7 a Name(s) _____ ☒ N/A			
b Address _____ ☒ N/A			
c Phone Numbers of designated persons _____ ☒ N/A			
8 a In addition to himself or herself, Owner designates _____ ☒ N/A of _____ ☒ N/A to receive a copy of Lienor's Notice as provided in Section 713 13(1)(b), Florida Statutes			
b Phone Number of person or entity designated by owner _____ ☐ N/A			
9 Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified) _____			

WARNING TO OWNER

ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713 13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Diane Schwenn Trustee
Signature of Owner or Lessee, or Lessee's Authorized Officer/Director/Partner/Manager

Diane Schwenn
Signatory's Printed Name and Title/Office

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of June, 2022 by Diane Schwenn (name of person) as trustee (type of authority, e.g. officer, trustee, attorney in fact) for Trustee (name of party on behalf of whom instrument was executed)

CRYSTAL K. KINZEL, CLERK OF THE CIRCUIT COURT & COMPTROLLER

(Signature of Deputy Clerk)

(Printed Name of Deputy Clerk)

Notice of Commencement - 1 20

Rebecca Valle
(Signature of Notary Public - State of Florida)
minnesota
(Print, Type, or Stamp Commissioned Name of Notary)
Personally Known ☒ OR Produced Identification ☐
Type and Date of Identification Produced _____
Notary Public - Minnesota
My Commission Expires Jan 31, 2023 Page 1 of 1

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)

**COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS**

PERMIT

PERMIT #: PRAC2022063159201

PERMIT TYPE: Building

DATE ISSUED: August 18, 2022

BUILDING CODE IN EFFECT: FBC 7th Edition 2020

JOB ADDRESS: 13451 Snook CIR, Mobile/Modular, Naples, Building

FOLIO #:

JOB DESCRIPTION: New Construction of an RV Accessory Structure with Screen Enclosure (TIKI PRBD20220100436) *****PRIVATI
PROVIDER*****

13451 Snook CIR, Mobile/Modular, Naples, Building

OWNER INFORMATION:

DIANE SCHWERIN TRUST

5635 150TH AVE

WOOD LAKE, MN 56297

AREA OF WORK (SQFT): 573

SETBACKS:

FRONT: 15' REAR: 15' LBE (no encroachment) LEFT: 1' RIGHT: 1'

FLOOD ZONE: AE

SEWER: Sewer

WATER: Existing

CONTRACTOR INFORMATION:

MARVIN DEVELOPMENT CORP

12670 NEW BRITTANY BLVD - STE# 202

FORT MYERS, FL 33907

(239) 433-1112

CERTIFICATE #:

LCC20140001606

SUB CONTRACTOR INFORMATION:

J T E ELECTRIC INC

204 WALDO AVE

LEHIGH ACRES, FL 33971

(239) 368-9511

CALOOSA COOLING LEE COUNTY, LLC

2760 BRAMAN AVENUE - #2

FORT MYERS, FL 33901

(239) 226-0202

D PECK ROOFING INC

2990 CARGO ST

FORT MYERS, FL 33916

(239) 489-2200

CAPE CORAL PLUMBING INC

5812 ENTERPRISE PKWY

FORT MYERS, FL 33905

(239) 693-4714

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)

January 23, 2023

Re: Variance Request
Naples Motor Coach Resort, 13451 Sook Circle Lot #37, Naples, FL 34114

Dear Naples Zoning Board,

We would like to respectfully ask for a variance on our casita located at the above address which is currently under construction. The following lists the details and reasons for our request.

In the late summer of 2022, Marvin Builders started construction on our casita. In November when we arrived at our property, we discovered that construction was not completed. We met with Richard During and Stan Norris from Marvin Builders to discuss the issue. They explained that one corner of the building was built 5 feet into the easement portion of the 15-foot set back from the road.

We discussed various options including moving the structure or tearing the structure down completely and starting over. Richard agreed to talk with movers to see if the structure could be moved and a new foundation poured underneath. Richard also agreed to check about getting roofing and siding onto the structure to preserve it and get it closer to completion to avoid it becoming an eye-sore to our neighbors in the park.

Unfortunately, Marvin Builders was unsuccessful in finding a mover due to Hurricane Ian. Tearing the structure down and starting over means more disruption, noise and dirt resulting from hauling the materials out and back in. In both cases, it will add to the construction hours, more frustration for our neighbor's, and may delay completion for another 1.5 years, due to building restrictions in the resort.

We started this project in initial pl March 2022 and have spent over \$87,000 to date, including significant funds to make the property cosmetically acceptable that will likely be lost if we need to move or tear the structure down. In the end, moving the structure or tearing it down will be devastating and disruptive to the resort, our neighbors and ourselves. This situation has placed a significant stress and emotional toll on my wife and my family. We sincerely believe a request for a variance is a reasonable resolution to this situation after exhausting all other options.

We are also providing letters from many of our neighbors separately supporting our request for this variance.

We thank you in advance for your kind consideration.

Sincerely

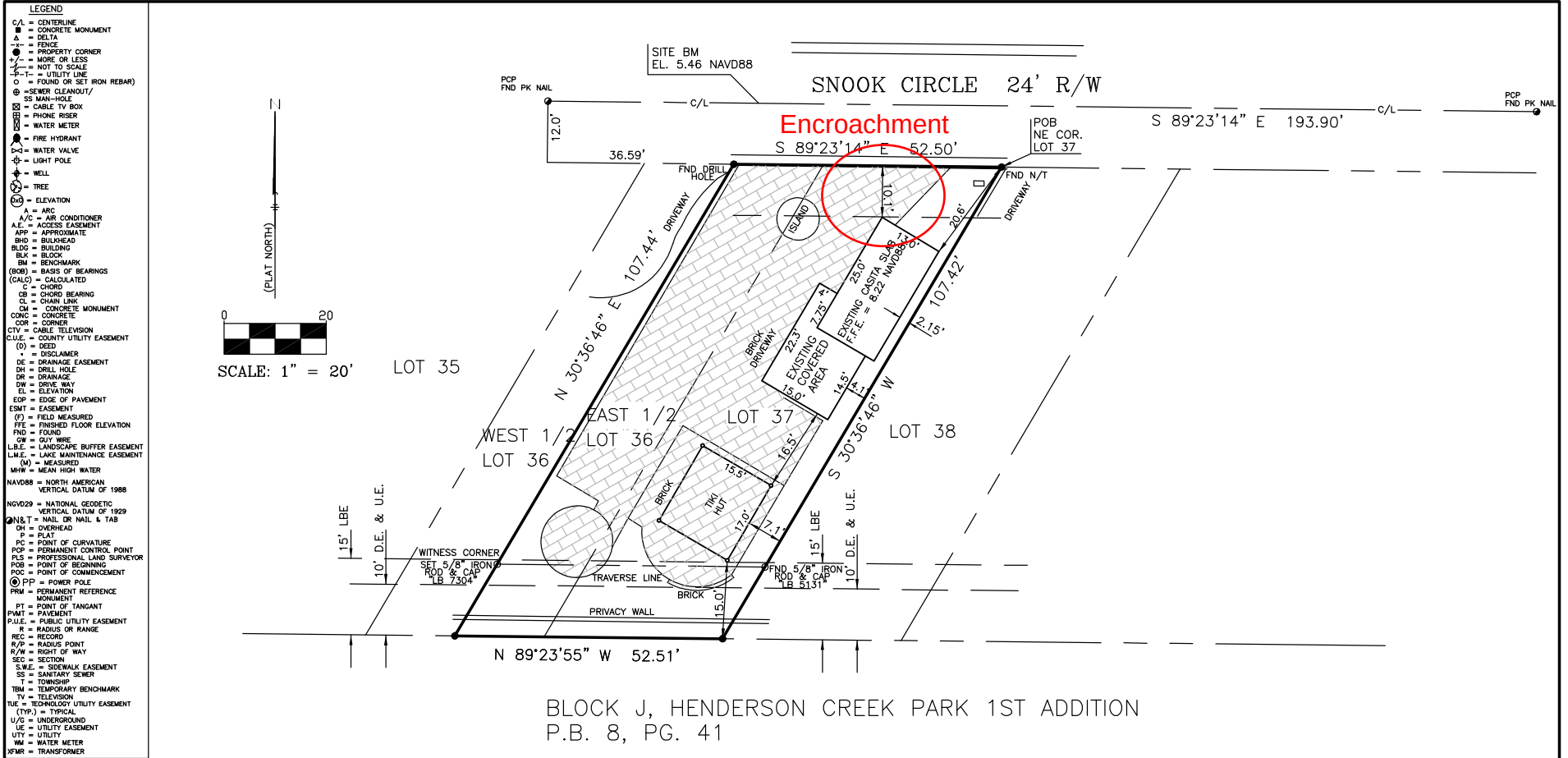
Dave and Diane Schwerin
13451 Sook Circle Lot #37
Naples, FL 34114

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)

To whom it may concern:

Dave and Diane respectfully request a variance to reduce the required front setback for a casita from 15 feet to 10.1 feet as required in Table 1, Exhibit B, Naples Motorcoach Resort, Ordinance No. 2007-85, as amended from time to time and specifically by HEX No. 2020-21, for a property located at 13451 Snook Circle, also described as the East Half of Lot 35 and All of Lot 37, Naples Motorcoach Resort subdivision, in Section 3, Township 51 South, Range 26 East, Collier County, Florida

Diane Schwerin, Trustee
Dave Schwerin



STATE OF FLORIDA)
COUNTY OF COLLIER)

I, Dennis M. Portella, Sr., a Registered Land Surveyor in the State of Florida, hereby certify that the foregoing plat represents a survey of the hereon described premises:

That a survey of the above described property was made under my direction and meets the Standards Of Practice as per Chapter 5J-17.052(2) Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no visible encroachments other than shown, no easements or claims of easements of which we have knowledge. No title search has been made by the surveyor. No attempt has been made to locate footers, structures, utilities or cemeteries beneath the surface.

Street Address is 13451 SNOOK CIR., Naples, FL 34114

Bearings are based on per plat.

Property is in Flood Zone AE (El. 7 navd88) per F.I.R.M. Panel 120067, 12021"C" 0612"H", dated 05/16/2012

DENNIS M.

PORTELLA SR

Dennis M. Portella, Sr. PLS #4504
Not valid without the signature
and the original embossed raised Seal
of the Florida Licensed Surveyor and Mapper

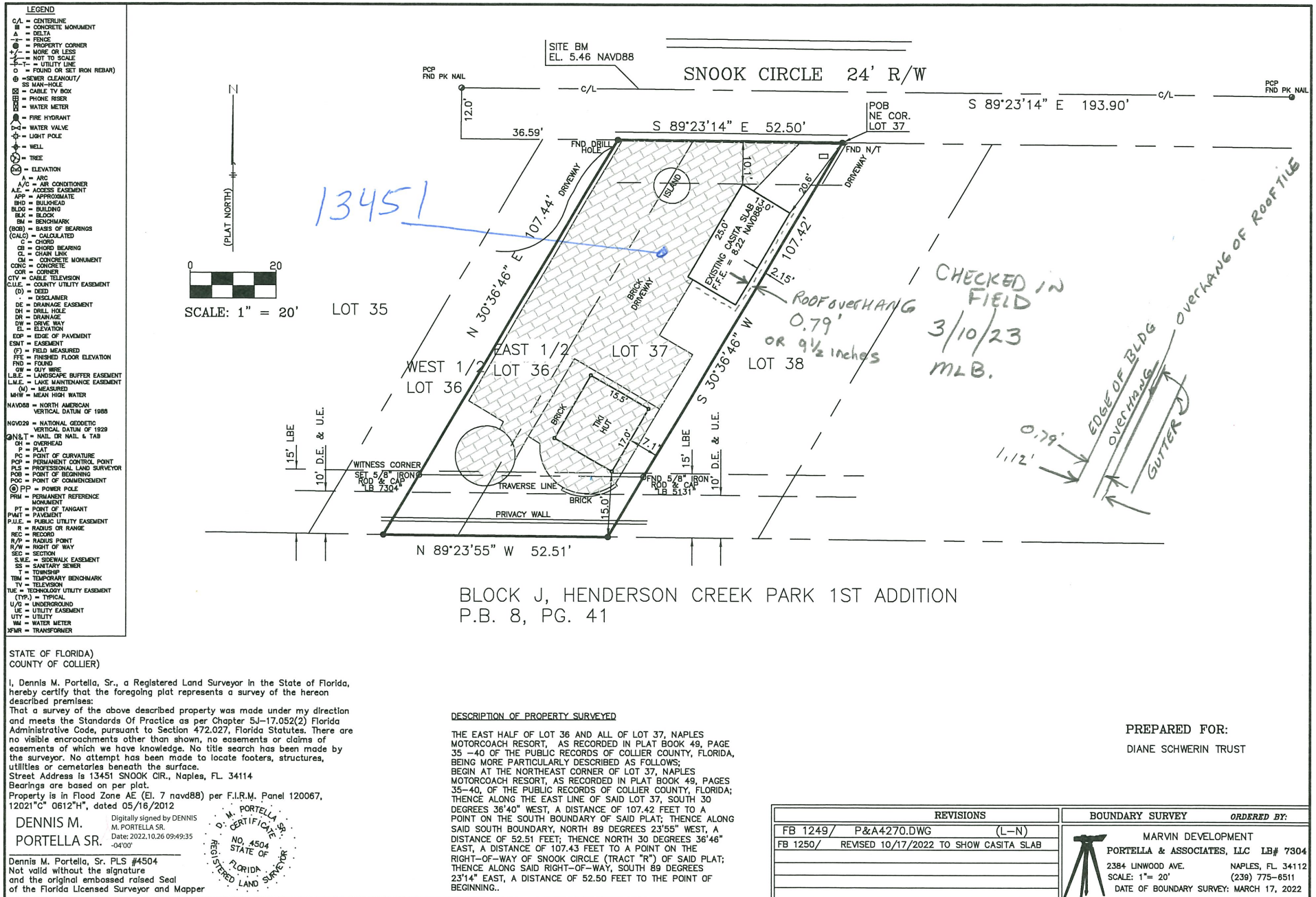
DESCRIPTION OF PROPERTY SURVEYED

THE EAST HALF OF LOT 36 AND ALL OF LOT 37, NAPLES MOTORCOACH RESORT, AS RECORDED IN PLAT BOOK 49, PAGE 35 - 40 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE NORTHEAST CORNER OF LOT 37, NAPLES MOTORCOACH RESORT, AS RECORDED IN PLAT BOOK 49, PAGES 35-40, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LOT 37, SOUTH 30 DEGREES 36'40" WEST, A DISTANCE OF 107.42 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PLAT; THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89 DEGREES 23'55" WEST, A DISTANCE OF 52.51 FEET; THENCE NORTH 30 DEGREES 36'46" EAST, A DISTANCE OF 107.43 FEET TO A POINT ON THE RIGHT-OF-WAY OF SNOOK CIRCLE (TRACT "R") OF SAID PLAT; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 23'14" EAST, A DISTANCE OF 52.50 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

DIANE SCHWERIN TRUST

REVISIONS FB 1249/ P&A4270.DWG (L-N) FB 1250/ REVISED 10/17/2022 TO SHOW CASITA SLAB FB 1250/42 REVISED 11/10/2022 TO SHOW COVERED AREA		BOUNDARY SURVEY <i>ORDERED BY:</i> MARVIN DEVELOPMENT PORTELLA & ASSOCIATES, LLC LB# 7304 2384 LINWOOD AVE. NAPLES, FL. 34112 SCALE: 1"= 20' (239) 775-6511 DATE OF BOUNDARY SURVEY: MARCH 17, 2022	
---	--	--	--





Growth Management Community Development Department
 2800 North Horseshoe Drive, Naples, Florida 34104
 Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
 www.colliercountyfl.gov

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
Diane Schwerin	50%
Dave Schwerin	50%



Growth Management Community Development Department
 2800 North Horseshoe Drive, Naples, Florida 34104
 Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
 www.colliercountyfl.gov

- 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: _____

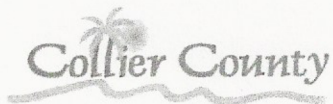
- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

- g. Date subject property acquired 12/14/2021

☐ Leased: Term of lease _____ years /months

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



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

Diane Schwerin, Trustee
Agent/Owner Signature

2-2-23
Date

Diane Schwerin, Trustee
Agent/Owner Name (please print)

The Trust Agreement of Diane Schwerin

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) VA-PL20220008529

I, Dave Schwerin and Diane Schwerin (print name), as _____ (title, if applicable) of Trust Agreement of Diane Schwerin June 7, 2007 (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 Dave Schwerin 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.

Diane Schwerin Trustee
Signature

3/19/23
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of March, 2023, by (printed name of owner or qualifier) Dave & Diane Schwerin

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

- ☒ Are personally known to me
- ☐ Has produced a current drivers license _____
- ☐ Has produced _____ as identification.

Notary Signature: _____





ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

*FOLIO (Property ID) Number(s) of subject property or properties. [Attach list if necessary]

6238000988

*LEGAL DESCRIPTION of subject property or properties. [Attach list if necessary]

Naples Motorcourt Resort Lot 37 a

STREET ADDRESS(ES) where applicable, if already assigned.

13451 Snook Circle

East Half of Lot 3

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Address@colliercountyfl.gov or 239-252-2482 prior to your submittal.

CURRENT PROJECT NAME

New Casita residential

PROPOSED PROJECT NAME

New Casita

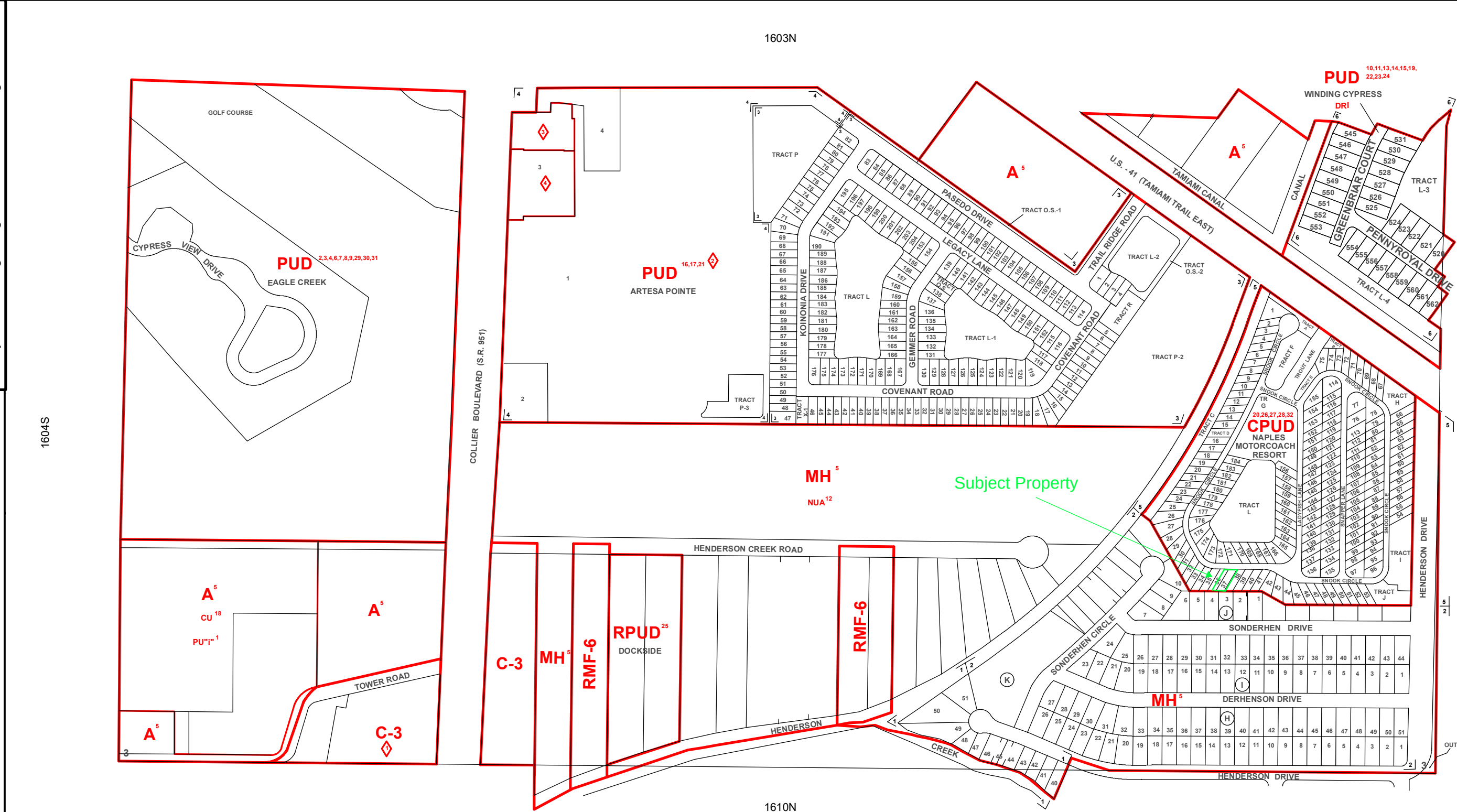
PROPOSED STREET NAME(s)

Snook

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-###, PPL-2002-AR-####, PL2017000#####]

PRAC 20220631592

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)



SUBDIVISION INDEX					
NO.	NAME	P.B.	Pg.	NO.	NAME
1	HENDERSON CREEK PARK	6	8	11	
2	HENDERSON CREEK PARK FIRST ADDITION	8	41	12	
3	TRAIL RIDGE	44	71-77	13	
4	WAL-MART AT ARTESA POINTE PUD	49	14-16	14	
5	NAPLES MOTORCOACH RESORT	49	35-40	15	
6	WINDING CYPRESS PHASE 3	65	23-31	16	
7				17	
8				18	
9				19	
10				20	

ZONING NOTES	
1	7-30-85 PU-85-8C 85-152
2	7-13-82 R-82-15-C 82-53
3	10-1-85 R-85-8C 85-52
4	10-1-85 PDA-85-8C 85-53
5	LDC-91
6	2-3-81 R-80-38C 81-4
7	12-17-91 R-91-10 91-114
8	12-17-91 PUD-85-8(4) 91-113
9	12-10-96 PUD-85-8(5) 96-79
10	12-14-99 PUD-99-23 99-93
11	12-14-99 DRI-99-1 99-467
12	11-16-04 NUA-02-AR-2995 04-349
13	6-25-02 PUDA-02-AR-2298 02-35
14	6-25-02 DOA-02-AR-2299 02-302
15	10-8-02 SE-02-AR-3077 02-48
16	9-23-03 PUD-03-AR-3860 03-46
17	3-23-04 SE-04-AR-5313 04-17
18	12-14-04 CU-04-AR-6464 04-380
19	1-24-06 SE-05-AR-8626 06-18
20	12-11-07 PUD-06-AR-10648 07-85
21	9-9-08 PUDA-07-AR-11734 08-49
22	11-10-09 PUDA-PL-09-110 09-61
23	2-25-14 DOA-PL-12-2855 14-09
24	2-25-14 PUD-PL-12-2856 14-46
25	7-23-15 PDI-PL-13-1163 14-16
26	7-23-15 PDI-PL-15-736 HEX 15-30
27	10-8-15 SE to PDI-PL-15-736 HEX 15-36
28	2-2-16 PDI-PL-15-2549 HEX 16-05
29	2-19-85 ZO-84-24C 85-8
30	3-13-18 PUDA-PL-17-1320 18-09
31	12-18-19 PDI-PL-19-503 HEX 19-51
32	10-23-20 PDI-PL-19-2051 HEX 20-21
DEVELOPMENT STANDARDS MODIFICATIONS	
6-22-92	R-92-4 92-43
7-14-17	ZLTR(CUD)-PL-17-1085 HEX 17-14
4-22-22	CUD-PL-21-1966 HEX 22-17
8-11-22	CUD-PL-22-3185 HEX 22-32

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY _____ CHAIRMAN

ATTEST _____ CLERK

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

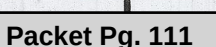
TWP 51S RNG 26E SEC(S) 3 SO 1/2

SCALE

0 400

MAP NUMBER:

1603S



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name DIANE SCHWERIN TRUST				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 13451 SNOOK CIRCLE				Company NAIC Number:	
City NAPLES		State Florida		ZIP Code 34114	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) NAPLES MOTORCOACH RESORT LOT 37 AND THE EAST 1/2 OF LOT 36					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N 26°- 03'- 13.0"</u> Long. <u>W 081°- 41'- 24.4"</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number COLLIER COUNTY 120067-12021C			B2. County Name COLLIER		B3. State Florida
B4. Map/Panel Number 0612	B5. Suffix H	B6. FIRM Index Date 05-16-2012	B7. FIRM Panel Effective/ Revised Date 05-16-2012	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7 NAVD88
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)

ELEVATION CERTIFICATE

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

3.B.d

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 13451 SNOOK CIRCLE			Policy Number:
City NAPLES	State Florida	ZIP Code 34114	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SFWMD COL- 22 Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>8.2</u>	☒ feet	☐ meters
b) Top of the next higher floor	<u>N/A</u>	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	☒ feet	☐ meters
d) Attached garage (top of slab)	<u>N/A</u>	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>N/A</u>	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.8</u>	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.1</u>	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>6.0</u>	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name DENNIS M. PORTELLA SR.		License Number PLS #4504	
Title PROFESSIONAL LAND SURVEYOR			
Company Name PORTELLA & ASSOCIATES			
Address 2384 LINWOOD AVE.			
City NAPLES	State Florida	ZIP Code 34112	
Signature	Date 10-17-2022	Telephone (239) 775-6511	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

- 1) THIS CERTIFICATE IS FOR BUILDING UNDER CONSTRUCTION
- 2) LATITUDE AND LONGITUDE WERE OBTAINED USING A HANDHELD GARMIN NUVI 350.
- 3) THERE ARE 4 PHOTO'S ATTACHED TO THIS CERTIFICATE
- 4) C/L OF ROAD EL. AVERAGE IS 5.5 NAVD88
FB 1250/35 JO#4270

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 13451 SNOOK CIRCLE			Policy Number:
City NAPLES	State Florida	ZIP Code 34114	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

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

3.B.d

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 13451 SNOOK CIRCLE			Policy Number:
City NAPLES	State Florida	ZIP Code 34114	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

3.B.d

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
13451 SNOOK CIRCLE

City
NAPLES

State
Florida

ZIP Code
34114

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

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



Photo One

Photo One Caption FRONT 10-17-2022

Clear Photo One



Photo Two

Photo Two Caption SIDE 10-17-2022

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

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

3.B.d

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
13451 SNOOK CIRCLE

City
NAPLES

State
Florida

ZIP Code
34114

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption REAR 10-17-2022

Clear Photo Three



Photo Four

Photo Four Caption SIDE 10-17-2022

Clear Photo Four

9.04.03 Criteria for Variances

Findings. Before any variance shall be recommended for approval to the board of zoning appeals, the planning commission shall consider and be guided by the following standards in making a determination:

- A. There are special conditions and circumstances existing which are peculiar to the location, size, and characteristics of the land, **structure**, or **building** involved.
- B. There are special conditions and circumstances which do not result from the action of the **applicant**, such as pre-existing conditions relative to the property which is the subject of the variance request.
- C. A literal interpretation of the provisions of the LDC work unnecessary and undue hardship on the **applicant** or create practical difficulties on the **applicant**.
- D. The variance, if granted, will be the minimum variance that will make possible the reasonable use of the land, **building**, or **structure** and which promote standards of health, safety, or welfare.
- E. Granting the variance requested will not confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, **buildings**, or **structures** in the same zoning district.
- F. Granting the variance will be in harmony with the intent and purpose of the LDC, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
- G. There are natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation, such as natural preserves, lakes, golf course, etc.
- H. Granting the variance will be consistent with the GMP.

(Ord. No. 05-27, § 3.QQ)

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Sign-In Sheet
PL# 20220008529

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
☐ Shar A. Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ 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
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☒ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ 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	GMP - Comprehensive Planning	252-5715	sue.faulkner@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
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@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 Klopff	GMP – Comprehensive Planning	252-2471	Parker.klopff@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
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)



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

Meeting Notes

Greater Naples Fire - Scott CTVRTNIK - Please contact with
Questions - 239-252-7325
SCOTT.CTVRTNIK@COLLIERCOUNTYFL.GOV.

County Attorneys Office - Derek Perry - Please
contact with questions, contact info
on page 5

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.

ThomasClarkeVEN

From: OrtmanEric
Sent: Thursday, January 19, 2023 10:45 AM
To: ThomasClarkeVEN
Subject: New Casita Pre-app notes
Attachments: Pre-App Notes Eric Ortman.docx

G:\CDES Planning Services\Current\Eric Ortman\Eric Ortman Pre-App's\VA\VA-PL20220008529 - New Casita (VA)\Pre-App
 Mtg Notes
 Respectfully,
 Eric Ortman



Collier County Growth Management Department

Principal Planner, Zoning Division

2800 North Horseshoe Drive

Naples, FL 34104

Direct line: (239) 252-1032

Eric.Ortman@colliercountyfl.gov

Visit our Website at: WWW.COLLIERCOUNTYFL.GOV

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

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.

Information contained in this email is subject to verification by the Zoning Manager and/or Planning Director; if this information is being used as a basis for the purchase/lease of a property or as a guide for the design of a project, it is recommended that a Zoning Verification Letter or Zoning Certificate Application is submitted to zoning services. Application for a Zoning Verification Letter can be found here: <https://www.colliercountyfl.gov/home/showdocument?id=69624>
 Zoning Certificate applications can be found here: <https://www.colliercountyfl.gov/your-government/divisions-f-r/operations-regulatory-management/zoning-or-land-use-application/zoning-other-land-use-applications> .

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)

PAGE 2.A.2.

ZoningPre-App Notes VA-PL20220008259 – New Casita 13451 Snook Circle

Comments per Dave Schwerin -- No construction in the community is permitted between December 1st and May 1st. Contractor (Marvin Builders) hired to build casita. Contractor had multiple sets of plans and built to a 10-foot setback. Building continued after the spot survey failed; the shell has been completed with stucco applied; no work has been done on interior. As reason to keep building, builder stated that he had had a death in the family and end of construction season was approaching. Marvin Builders has assumed responsibility and will cover cost of fix.

From Citiview – Spot survey dated 3/17/22.

1. PRAC20220631592
2. Marvin Development Corp. (builder) and Diane Schwerin Trust (owner) both signed a general contractor spot survey affidavit.
3. Spot survey dated 3/17/22, NOC dated 6/9/22, private provider dates 6/9/22, and building permit dated 8/18/22,

Explanation will need to be provided for why spot survey was done before building permit was issued. As discussed during the pre-app, sufficient justification will need to be provided for a granting of the variance.

Collier County Growth Management Department

Eric Ortman, Principal Planner, Zoning Division

2800 North Horseshoe Drive

Naples, FL 34104

Direct line: (239) 252-1032

Eric.Ortman@colliercountyfl.gov

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008259 New Casita)

Page 14.1



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

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 - ERIC OUTMAN - SEE ATTACHED EMAIL & NOTES ON PAGE 2A.1-2A.2.

ZONING OPERATIONS - THOMAS CLARKE - PLEASE REVIEW THE FOLLOWING FROM OUR LAND DEVELOPMENT CODE: 9.04 & 10.09.00 AND FROM OUR ADMINISTRATIVE CODE - CHAP 3.J. THESE DOCUMENTS CAN BE FOUND IN OUR WEBSITE OR IN THE STAFF RESEARCH ATTACHED TO THESE NOTES

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.



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

Pre-Application Meeting Notes

Petition Type: Variance (VA)
Date and Time: Wednesday 1/18/23 at 1:30PM

Assigned Planner: Eric Ortman

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

Project Information

Project Name: New Casita (VA)

PL #: 20220008529

Property ID #: 62380000988 Current Zoning: PUD - Naples Motorcoach Resort

Project Address: 13451 Snook Cir City: Naples State: FL Zip: 34114

Applicant: Dave W. Schwerin

Agent Name: Dave W. Schwerin Phone: 507-430-1030

Agent/Firm Address: 13451 Snook Cir City: Naples State: FL Zip: 34114

Property Owner: Diane Schwerin Trust

Please provide the following, if applicable:

- i. Total Acreage: .11
- 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#: _____



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(239) 252-2400

☐ Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐ Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☒ Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@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	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐ 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
Dave Schuman + wife - Homeowners			
Scott CTRINIK	Fire		

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)

New Casita(VA) – PL20220008529 ----- Planner – Eric Ortman—Zoom 1/18/23 at 1:30PM

Participants (7)

TC	thomas clarke (Host, me)			
D	Dave			
E	EricOrtman			
CG	Cormac Giblin, Planning Manager- Dev Revi...			
DD	Derek D. Perry, County Attor	Ask to Unmute		
PK	Parker Klopf, Senior Planner			
SC	Scott Ctvrtnik Site Fire Plans			



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

**Pre-Application Meeting and Final Submittal Requirement Checklist for:
Variance
Chapter 3 J. of the Administrative Code**

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

ALL ELECTRONIC

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	<u>1</u>	☒	☐
Pre-Application Meeting Notes	1	☒	☐
Project Narrative	<u>1</u>	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Conceptual Site Plan 24" x 36" and one 8 1/2" x 11" copy	☐	☐	☐
Survey of property showing the encroachment (measured in feet)	<u>2</u>	☒	☐
Affidavit of Authorization, signed and notarized	<u>2</u>	☒	☐
Deeds/Legal's	<u>3</u>	☒	☐
Location map	1	☐	☒
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☐	☐
Historical Survey or waiver request	1	☐	☒
Environmental Data Requirements or exemption justification	3	☐	☐
<i>Required</i> Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	<i>Required</i>	☒	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.



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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Planners: Indicate if the petition needs to be routed to the following reviewers:

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

FEE REQUIREMENTS

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

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

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

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and the permit fee shall be submitted to:

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

Applicant Signature _____

Date _____

Printed Name _____

CERTIFICATION INFORMATION

Contractor: MARVIN HOMES
Model: _____
Job Number: DIANE SCHWERIN TRUST
Address: 13515 SNOOK CIRCLE
Subdivision: NAPLES
Lots: 36 & 37
Block: _____
Unit: _____
County: COLLIER
Engineering Sheets: _____
Plans/Drafting Sheets: SEE PLAN

*Smoke Detectors must be labeled in accordance with UL217.

R703.1.1 SOFFIT COMPLIANCE- ALL SOFFITS SHALL BE CAPABLE
OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE
R301.2(2) FOR WALLS -29.4 + 31.0 PSF SOFFIT

single-ply gypsum board nail with 6d nails @ 8" O.C. shall be applied
to all garage framing members spaces @ 16" O.C. 2: Garage ceilings
to have 5/8" single-ply gypsum board, nail w 6d nails @ 7" O.C.
perpendicular to ceiling framing.

R302.1 SEPARATION RESTRICTIONS

INCLUDING EXTERIOR WALLS/OVERHANGS SEPARATED BY LESS
THAN 5' SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTIVE
RATING WITH EXPOSURE ON BOTH SIDES.

MANUFACTURERS: Provided by Contractor

Doors: _____
Windows: _____
Overhead Doors: _____
Mitered Glass: _____
Sliding Glass Doors: _____
Roof Coverings: SEE PLAN

GENERAL BUILDING INFORMATION:

Proposed Floor Area: SEE PLAN
Proposed Roof Ht: 8 ft
Proposed # Stories: 1
Living: SEE PLAN
Garage: SEE PLAN
Lanai: SEE PLAN
Entry: SEE PLAN
Storage: N/A
Other: N/A
Total: SEE PLAN

**WINDOW & DOOR DESIGN PRESSURE
IF WORST CASE**

Mean Roof Height:	<u>8</u>	ft
Design Wind Velocity:	<u>170</u>	mph
Windows:	<u>-49.6 + 34.7</u>	psf
Doors:	<u>-49.6 + 34.7</u>	psf
Sliding Glass Doors:	<u>-49.6 + 34.7</u>	psf
Garage Doors:	<u>-29.0 + 25.3</u>	psf

**Construction Type V-B
Enclosed Structure**

The building/structure has been designed in accordance with the 2020 7th Edition Florida Building Codes
and section 1609 for design pressures generated by a design wind velocity of 170 mph.

Brian Loy Chandler P.E. # 72152
Certificate of Authorization # 9910

BRIAN LOY CHANDLER, STATE OF FLORIDA, Professional
Engineer, License No. 72152. This plan has been digitally
signed and sealed by BRIAN LOY CHANDLER on the date
indicated here. Printed copies of this document are not
considered signed and sealed and the signature must be
verified on any electronic copies. Attached pages in this
electronic file are NOT considered Signed and Sealed Except
as noted on the page per 61G15-23.004(3)(e), F.A.C.

I hereby certify as the Building Design Engineer of Record, that
the Building Design as shown on these plans (Structural
Compliance Only) and as accompanied by design and support
documents conforms to the 2020 7th Edition Florida Building
Code Residential. This Certification does not include roof
components of which the Truss Design Engineer is the
Engineer of Record. Plans have been prepared in compliance
with the 2020 7th Edition Florida Building Code.
GULFCOAST ENGINEERING, LLC, COA #9910
3002 Del Prado Blvd. S. Ste. B
Cape Coral, FL 33904
239-458-6633

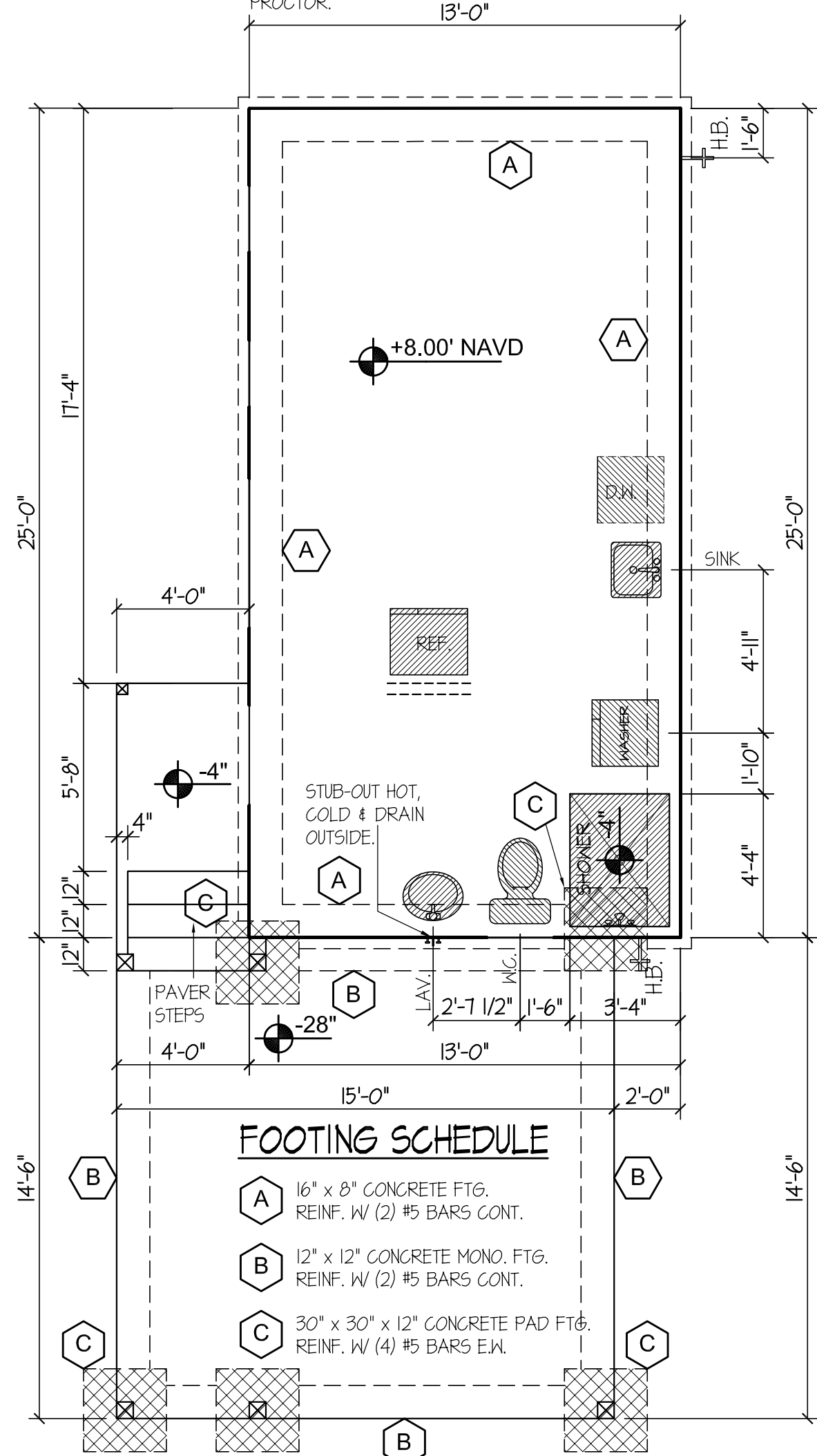
Packet Pg. 129

Attachment: Attachment 3 Application and Backup Docs (25293 : PL20220008529 New Casita)

BUILDING DATA	
OCCUPANCY	R3 RESIDENTIAL
CONSTRUCTION TYPE	WOOD FRAME
NO. OF STORIES	1
PROPOSED HEIGHT	EL. 9'-11" MEAN HEIGHT
WIND SPEED	170 M.P.H.
EXPOSURE	B
RISK CATEGORY	II
CLASSIFICATION	ENCLOSED
CODE REFERENCE	
FLORIDA BUILDING CODE 2020 EDITION FLORIDA RESIDENTIAL BUILDING CODE 2020 EDITION	
AREA CALCULATIONS	
DESCRIPTION	AREA
AIR CONDITIONED AREA	325
SCREENED AREA	240
TOTAL GROSS BUILDING AREA	573

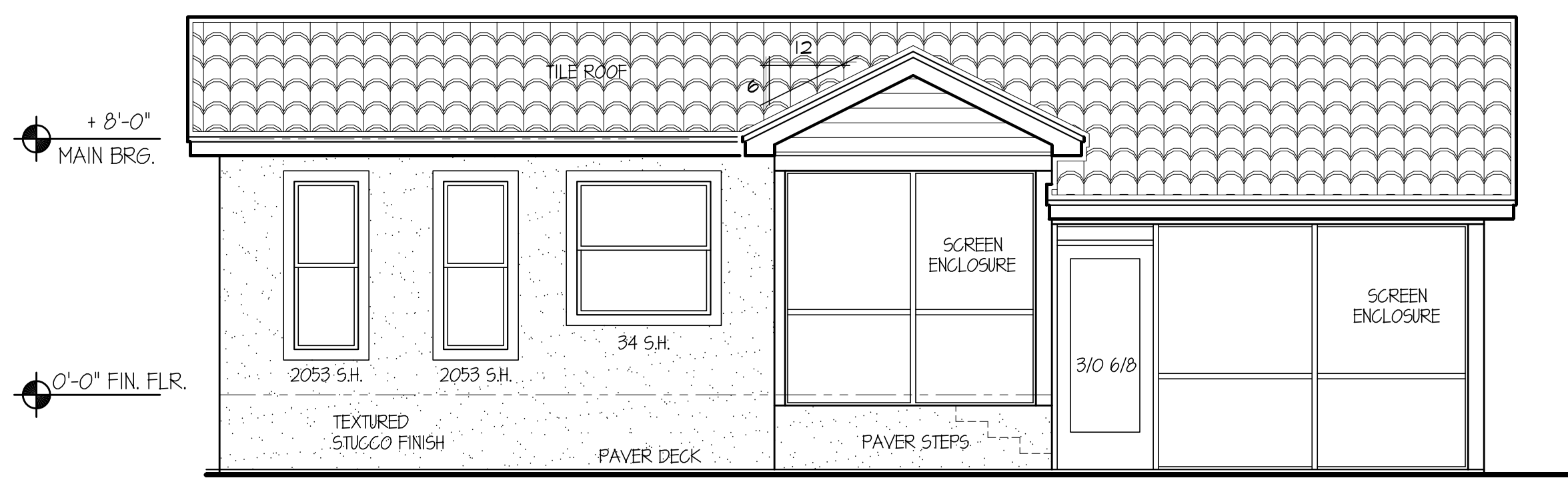
FOUNDATION NOTES

FLOOR CONSTRUCTION SHALL BE 4" CONC. SLAB (3000 P.S.I.) w/ FIBERMESH OVER A 6 MIL. VAPOR BARRIER ON CLEAN COMPACTED FILL THAT HAS BEEN TERMITE-TREATED. COMPACT FILL TO 95% MODIFIED PROCTOR.



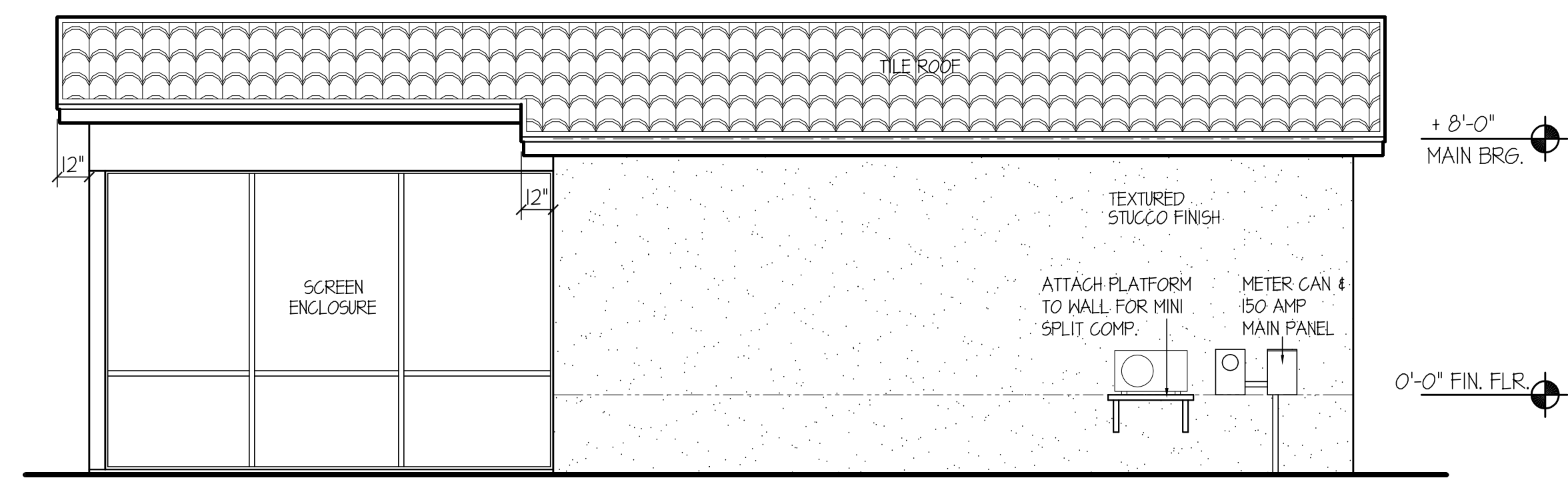
FOUNDATION / PLUMBING PLAN

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



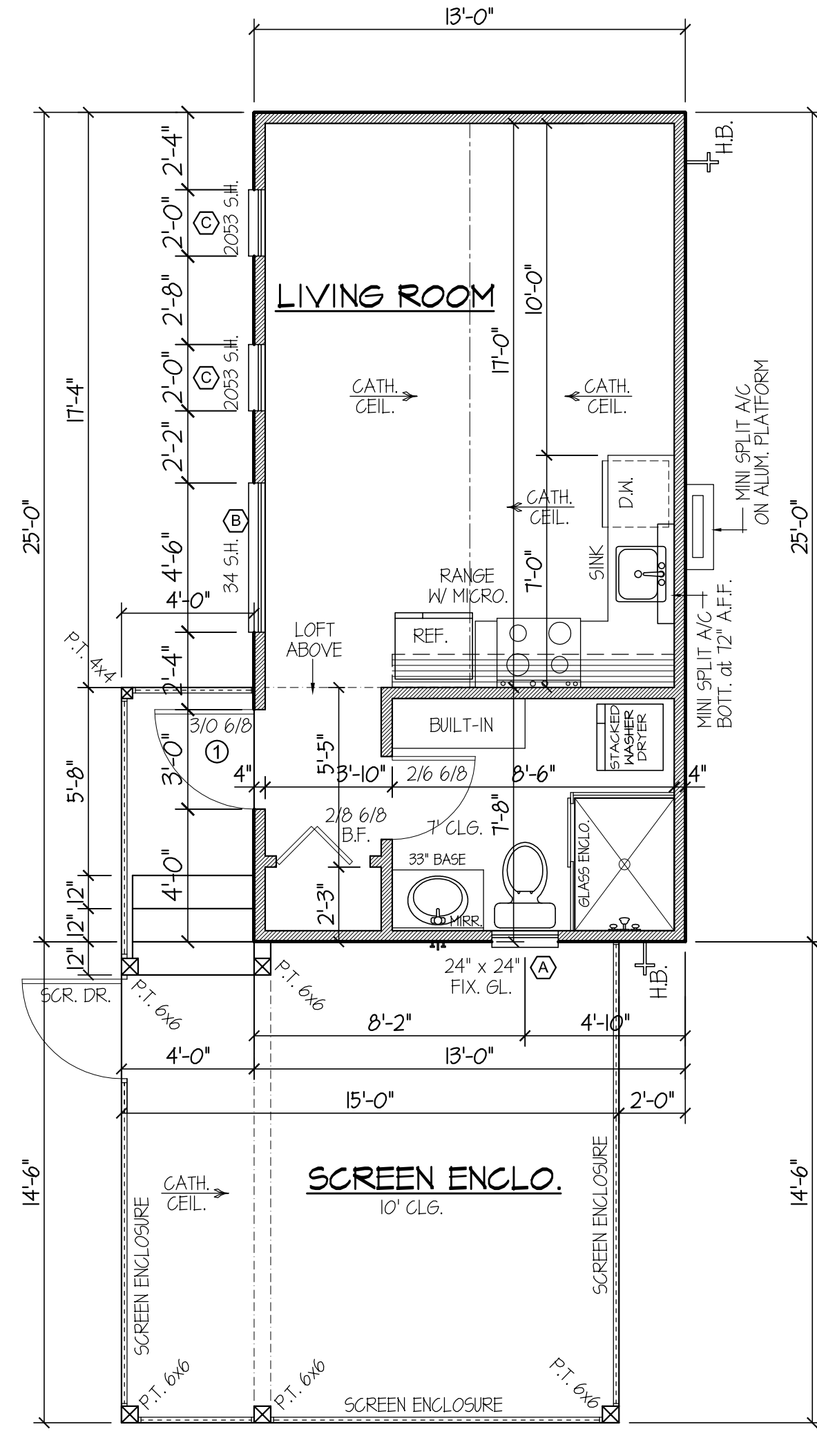
RIGHT ELEVATION

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



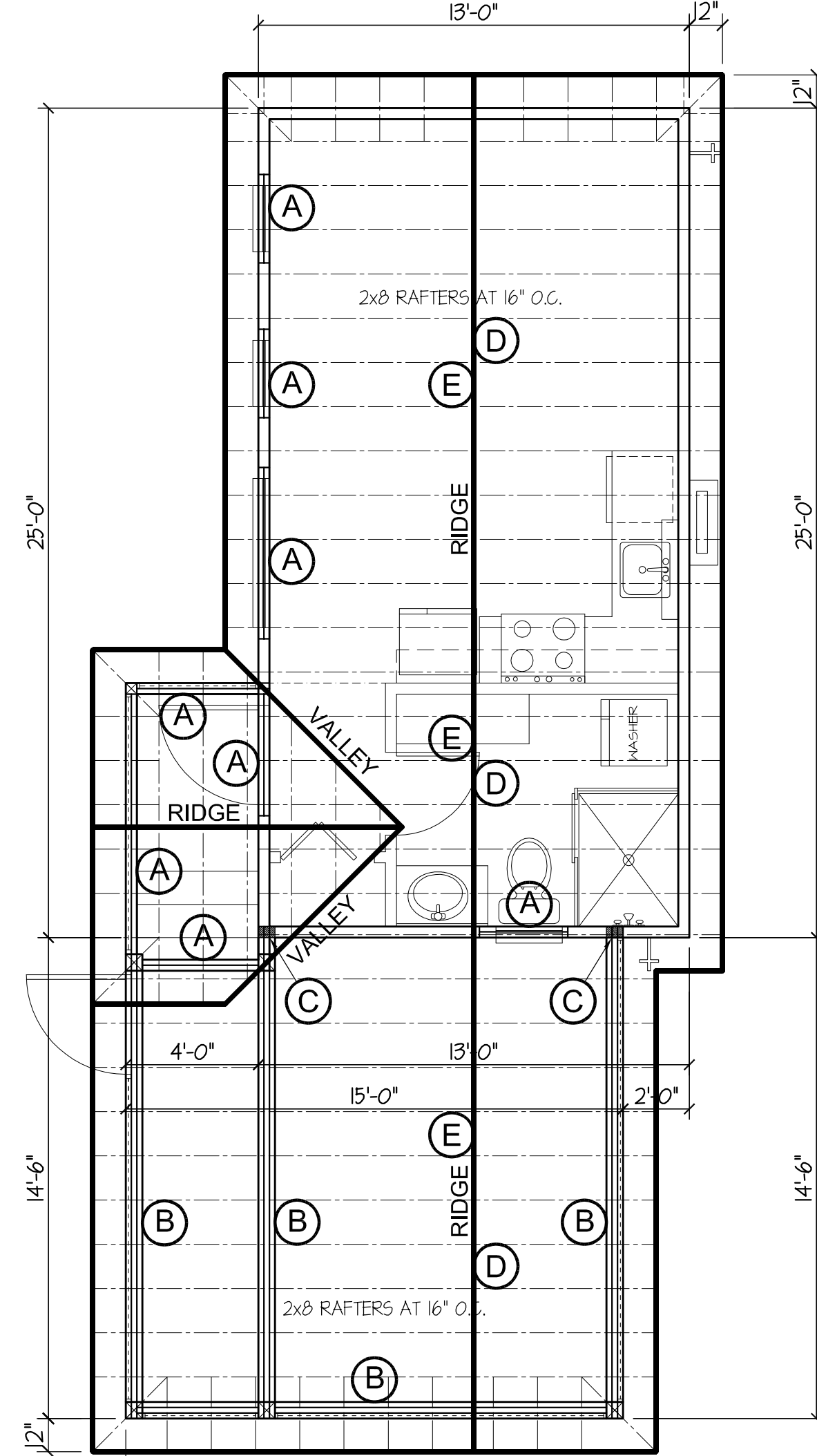
LEFT ELEVATION

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



FLOOR PLAN

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



ROOF PLAN

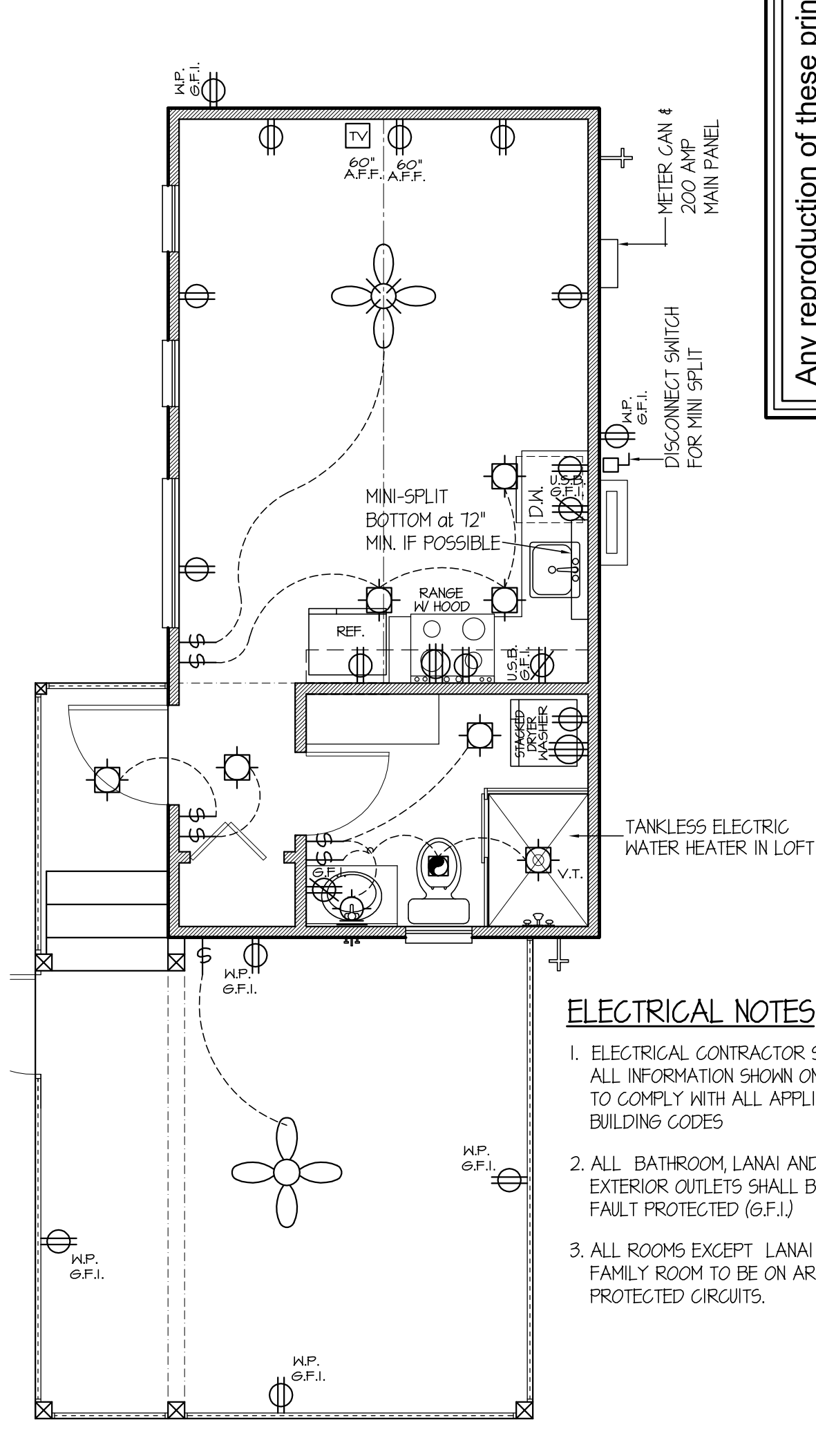
SCALE : 1/4" = 1'-0"

ROOF FRAMING NOTES

1. ROOF FRAMING SHALL BE CONVENTIONALLY FRAMED
2x8 WOOD RAFTERS AT 16" O.C.
2. 12" PLUMB CUT OVERHANG ALL ROOFS TYP. UNO.
3. ROOF SHEATHING SHALL BE 5/8" APA 40/20 SPAN RATED SHEATHING
SEE STRUCTURAL NOTES FOR ATTACHMENT REQUIREMENTS.
4. ALL ROOF SLOPES ARE 6:12 UNO.
5. (*) INDICATES WOOD RAFTERS AT 16" O.C.
6. GT INDICATES GIRDER TRUSS
7. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS

STRUCTURAL NOTES

- (A) 2 - 2 x 12 S.Y.P. No. 2
w/ 1/2" PLYWOOD BETWEEN
- (B) 3 - P.T. 1-3/4" x 11.25" LVL
- (C) MIN. (4) STUDS BEARING
ATTACH at BOTTOM w/ HTT-5
- (D) (2) 2x12 RIDGE BEAM
- (E) SIMPSON HB HANGER
EACH SIDE



ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL VERIFY
ALL INFORMATION SHOWN ON THIS PLAN
TO COMPLY WITH ALL APPLICABLE
BUILDING CODES
2. ALL BATHROOM, LANAI AND
EXTERIOR OUTLETS SHALL BE GROUND
FAULT PROTECTED (G.F.I.)
3. ALL ROOMS EXCEPT LANAI AND
FAMILY ROOM TO BE ON ARC FAULT
PROTECTED CIRCUITS.

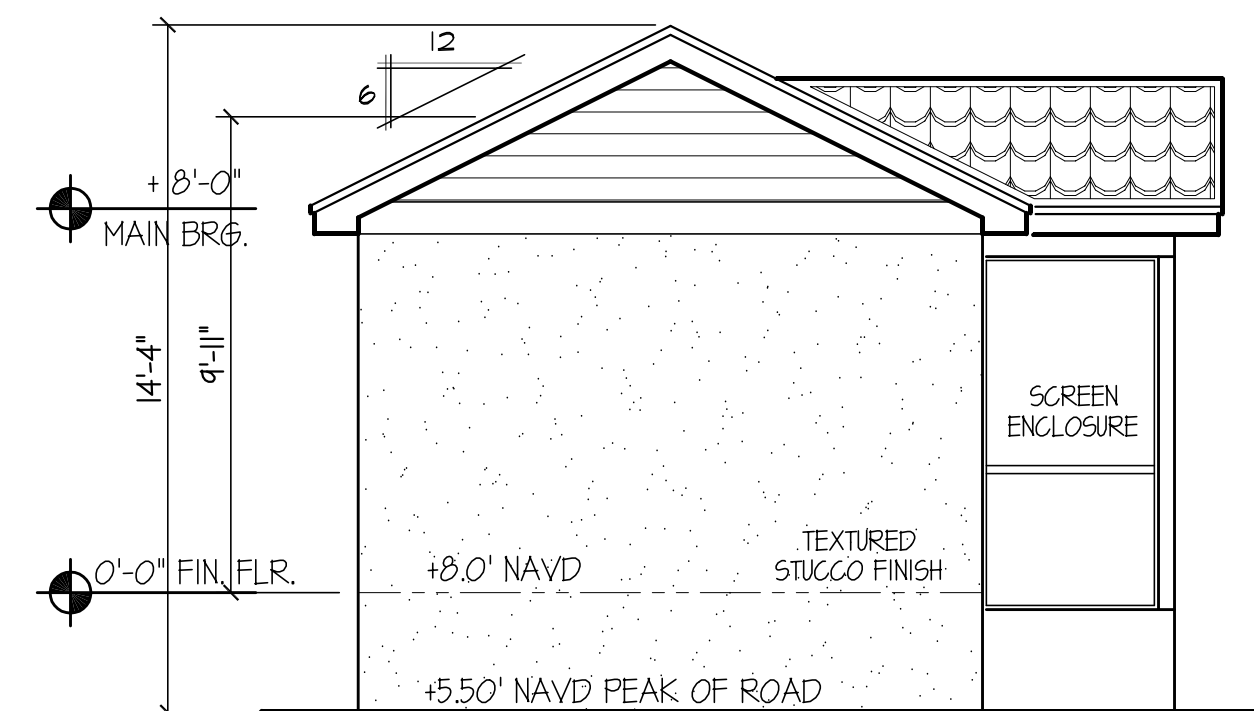
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WINDOW SCHEDULE							
MARK	WINDOW	MAN.	SHGC	U-Fac	MODEL OR SERIES	DESIGN PRESSURE	IMPACT PROTECTION
(A)	24" x 24" FIX. GL.	PGT	0.27	1.07	PWT20A	+10 -10	IMPACT GLASS
(B)	34 S.H.	PGT	0.27	1.07	SHT100A	+10 -10	IMPACT GLASS
(C)	2053 S.H.	PGT	0.27	1.07	SHT100A	+10 -10	IMPACT GLASS
(D)							

DOOR SCHEDULE							
DOOR NO.	DOOR	MAN.	SHGC	U-Fac	MODEL OR SERIES	DESIGN PRESSURE	IMPACT PROTECTION
(1)	3/0 6/B	PGT	0.22	0.64	FD750	+10 -30	IMPACT
(2)							

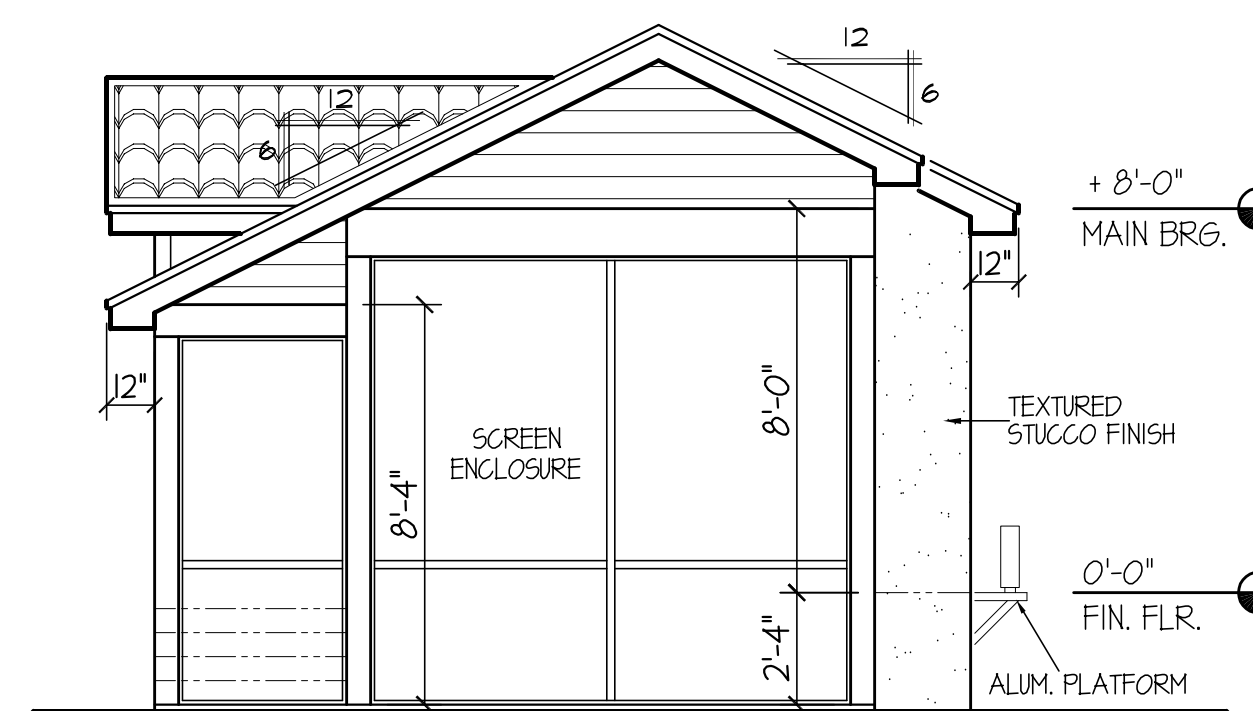
NOTE:
Soffits Shall Be Capable of Resisting the design Pressures Specified in Table R301.2 (2) for Walls (Sec. R103.1.1)

ROOFING Metal Varitile Riviera
FL 17150.2
UNDERLAYMENT Polyglass Polystick
FL 5254 NOA 20-0614.22



FRONT ELEVATION

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



REAR ELEVATION

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

BRIAN LOY CHANDLER, STATE OF FLORIDA, Professional Engineer, License No. 722152. This item has been digitally signed and sealed by BRIAN LOY CHANDLER on the date indicated with the digital signature (first or second page). Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. This attached page is considered Signed and Sealed per 61G15-23.004(3)(b), F.A.C.

I hereby certify as the Building Design Engineer of Record, that the Building Design as shown on these plans (Structural Compliance Only) and as accompanied by design and support documents conforms to the 2020 7th Edition Florida Building Code Residential. This Certification does not include roof components of which the Truss Design Engineer is the Engineer of Record. Plans have been prepared in compliance with the 2020 7th Edition Florida Building Code.

GULFCOAST ENGINEERING, LLC. COA #9910
3002 Del Prado Blvd, STE B
Cape Coral, FL 33904
239-458-6833

MARVIN
HOMES

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS CONFORMS TO SECTION R301.1.1, R301.2.1.2 OF THE 2014 FLORIDA BUILDING CODE RESIDENTIAL AND 7th EDITION 2020 FLORIDA BUILDING CODE, INCLUDING SEC. 1609 FOR DESIGN PRESSURES. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.

ALL STRUCTURES BUILT IN A HIGH VELOCITY WIND HURRICANE ZONES ARE DESIGNED IN ACCORDANCE WITH THE 7th EDITION 2020 FLORIDA BUILDING CODE, RESIDENTIAL, CHAPTERS R302 THRU R324 INCLUDING CHAPTER R64

Brian Loy Chandler, P.E.
GulfCoast Engineering, LLC
3002 Del Prado Blvd.
Cape Coral, FL 33904
(239) 458-6833

SOUTH FLORIDA DRAFTING
8498 Beacon Blvd.
Fort Myers, FL.
33907-3005
PHONE (239) 561-8632

IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS, THE USER SHALL BE RESPONSIBLE FOR THE CORRECTION. THE USER SHALL BE RESPONSIBLE FOR THE CORRECTION. THE USER SHALL BE RESPONSIBLE FOR THE CORRECTION.

A CASITA FOR :
Diane Scherwin Trust
MARVIN DEVELOPMENT CORPORATION
1541 HAYLEY LANE, SUITE #204
FORT MYERS, FL 33907
TEL. NO. (239) 433-1112
FAX. NO. (239) 433-3885
CBCA24035

ARCHITECTURAL PLANS
STRUCTURAL DETAILS
STRUCTURAL NOTES

REVISIONS
DWN. BY :
5, A.M.
CHK. BY :
DATE :
JUNE 1, 2022
JOB NO. :
220315



GENERAL NOTES
1. TYPE OF CONSTRUCTION: CLASS V, UNPROTECTED, GROUP 35 OCCUPANCY PER F.B.C.
2. CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADAPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.
3. BUILDER SHALL COORDINATE ALL THE WORK OF TRADES.
4. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT DETECTED IMMEDIATELY IN WRITING TO THE ENGINEER. BACK CHARGES WILL NOT BE ACCEPTED, DO NOT SCALE DRAWINGS.
5. SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
6. THESE PLANS AS DRAWN AND NOTED, WITHIN THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 15 ENERGY EFFICIENCY. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
10. ALL WINDOWS AND DOORS SHALL BE CALICULATED AND WEATHER STRIPPED. WINDOW UNITS DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. CHAPTER 15 ENERGY EFFICIENCY SECTION.
11. THE CONTRACTOR/OWNER IS TO VERIFY ALL SITE CONDITIONS, PROPERTY DIMENSIONS, AND PRODUCT AVAILABILITY. OPENINGS FOR WINDOWS, DOORS AND ATTACHMENTS REQUIREMENTS, DIMENSIONS OF PRODUCTS, INCLUDING APPLIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
12. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH 2020 SEVENTH EDITION CODE AND ASSET-16.
13. ENGINEERING DESIGNS PROVIDED IN THESE DETAILS REPRESENTS THE MINIMUM DESIGN CRITERIA FOR CONSTRUCTION TO THE CODES IDENTIFIED ABOVE.
14. ANY PRODUCT OR MATERIAL SUBSTITUTION IS PERMITTED AS LONG AS THE SUBSTITUTION IS EQUAL TO OR GREATER THAN THE ORIGINAL SPECIFIED PRODUCT. ALL TESTING DATA OR PRODUCT VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER HAS NOT PROVIDED REVIEW OF SUCH MATERIAL UNLESS OTHERWISE SPECIFIED.
15. ENGINEER HAS NOT PROVIDED ANY JOB SITE INSPECTIONS UNLESS SPECIFICALLY ARRANGED.
16. CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MFG. SPECIFICATIONS AND TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE AND ASSET-16. THE CONTRACTOR IS TO PROVIDE ANY INSTALLATION GUIDELINES OR PRODUCT TESTING REQUIRED BY THE BUILDING OFFICIAL. IF REQUESTED.
17. ALL CONSTRUCTION WORK AND DESIGN IS SUBJECT TO THE REVIEW AND INTERPRETATION OF THE BUILDING OFFICIALS. CONTRACTOR ACKNOWLEDGES THAT ADDITIONAL ENGINEERING DETAILS, AND/OR REQUIREMENTS MAY BE REQUESTED/REQUIRED BY THE PERMITTING AUTHORITY HAVING JURISDICTION AND SUCH REQUIREMENTS MAY ALTER THE ORIGINAL PROPOSED DESIGN. THESE ADJUSTMENTS COULD SUBJECT THE CONTRACTOR TO ADDITIONAL EXPENSES AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
18. HOMEOWNER ASSOCIATION, DEED RESTRICTIONS AND ZONING REQUIREMENTS, ETC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO VERIFICATION OR COMPLIANCE IS EXPRESSED OR IMPLIED BY THE ENGINEER.
19. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE WHEN CONSTRUCTION IS COMPLETE. THE CONTRACTOR IS RESPONSIBILITY FOR ERECTION PROCEDURES AND SEQUENCE OF SUCH TO PROVIDE SAFETY OF WORKERS, THE BUILDING AND ALL COMPONENTS OF THE BUILDING. ALL TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
20. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FROM ANY FINISH FLOORING OR BUILDING TO ALL APPLICABLE CODES AND DRAINAGES. SITE DRAINAGE IS ALSO THE CONTRACTOR'S RESPONSIBILITY. THE ENGINEER HAS ACKNOWLEDGED NO REVIEW, COMMENT OR COMPLIANCE.
21. NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER, AND IF REQUESTED ARE THE RESPONSIBILITY OF THE CONTRACTOR.
22. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATION OF THE AIA MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

GENERAL PLAN NOTES

- A PERMANENT SIGN WHICH IDENTIFIES THE TREATMENT PROVIDED AND NEED FOR REMEDIATION AND TREATMENT CONTRACT REVIEW SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- PROVIDE 6" STEEL POST OR BOLLARD OR THE BOLLARD IN FRONT OF ALL EQUIPMENT (HVAC, CUM, WASHERS/DRYERS) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECH. CODE.
- PROVIDE 1/2" P.T. PRE-STRIP HORIZONTAL AT CEILING AND WALL INTERSECTIONS OR 8"-0" O.C. VERTICAL MAX. AND ALL OTHER LOCATIONS PER F.B.C. SECTION 705.
- ALL GLAZING WITHIN 2' (48" ON HORIZ) AND PARALLEL TO A DOOR SHALL BE TEMPERED.
- ALL WINDOWS OR GLAZED ENCLOSURES AT 4" MIN. 24" HIGH AND MIN. NET AREA OF 5.7 SF. FOR SECOND FLOOR WINDOWS AND 50 SF. FOR FIRST FLOOR WINDOWS. THE BOTTOM OF THE OPENINGS SHALL NOT BE MORE THAN 4" ABOVE THE FLOOR LATCH AND 34" AFF. MAX. IN WIND AREAS WHERE THERE IS MORE THAN 4'-0" OF OPENING. SLAB SHALL BE NO LESS THAN 3" AFF. OR PROVIDE AN APPROVED SAFEGUARD AS REQUIRED PER CODE.
- ALL BATHROOM FLOORS SHALL BE F APPROVED IMPERVIOUS MATERIALS.
- IN AREAS OTHER THAN HWHZ FIXED GLASS THICKNESS SHALL BE DETERMINED USING TABLE 2305.3 AND 3A OF F.B.C. AS PER MIN. THICKNESS ALLOWED.
- IN HWHZ AREAS PROVIDE HURRICANE SHUTTERS PAS PER F.P.C. SECTION 24-113 UNLESS THE EXISTING WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE. THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
- BALUSTERS AT STAIRS, LANDINGS AND BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER sphere (when required).
- PROVIDE A MIN. OF 4" CLEAR ALL AROUND AIR HANDLER UNITS, OR AS REQ. BY MFG.
- IN ZERO LOT LINE HOMES: OTHER VENTS, EXHAUST FANS AND KITCHEN HOODS SHALL NOT VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK FROM SIDE PROPERTY LINES.

APPLICABLE CODES

PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 SEVENTH EDITION CODE AND ASCE 7-16
BUILDING CODE: FLORIDA BUILDING CODE, BUILDING 2020 SEVENTH EDITION
BUILDING CODE: FLORIDA BUILDING CODE, RESIDENTIAL 2020 SEVENTH EDITION
BUILDING CODE: FLORIDA BUILDING CODE, EXISTING BUILDING SEVENTH EDITION
PLUMBING CODE: FLORIDA BUILDING CODE, MECHANICAL 2020 SEVENTH EDITION
MECHANICAL CODE: FLORIDA BUILDING CODE, PLUMBING 2020 SEVENTH EDITION
ELECTRICAL CODE: NEC 2020 AND NFPA 70
2020 SEVENTH EDITION CODE PREVENTION AND NFPA 70
ACCESSIBILITY CODE: FLORIDA BUILDING CODE, ACCESSIBILITY 2020 SEVENTH EDITION
ENERGY CODE: FLORIDA BUILDING CODE, ENERGY CONSERVATION 2020 SEVENTH EDITION

BASIC WIND SPEED	170 MPH
IMPORTANT FACTOR	1.0
EXPOSURE	B
WIND DIRECTION	ASCE 7-16
WINDING TYPE	ENCLOSED TYPE 1
RISK CATEGORY	RISK CATEGORY 2

FASCIA AND SOFFIT VENTING NOTES

- MINIMUM 2" X 4" SUB FASCIA NEEDED TO TRUSS TIES W/2) NAILS AT EACH TRUSS (EACH PLY WHEN MULTIPLE TRUSSES)
- TYPICAL DRIP EDGE AND SOFFIT/FASCIA INSTALLED TO MFG. SPECIFICATIONS.

ENTRY AND LANAI CLG. SPECIFICATIONS

ALL LANAI AND ENTRY CEILINGS
OPTION 1: MINIMUM 1 1/2" NOM. CDX PLYWOOD OR OSB FASTENED WITH 8d NAILS AT 4" O.C.
OPTION 2: 1/2" S4G RESISTANT OYSUM BOARD @ 12" X 1 P.T. (OR BETTER) STRIPPED AT 16" O.C. ATTACHED TO TRUSSES WITH (2) 16d NAILS

LOAD SCHEDULE

LOCATION	LIVE	DEAD	PARTN	TOTAL
FIRST FLOOR	40	15	10	65
SECOND FLOOR	40	15	10	65
ROOF	20	25	0	45

LOCATION	LIVE	DEAD	PARTN	TOTAL
FIRST FLOOR	40	15	10	65
SECOND FLOOR	40	15	10	65
ROOF	20	25	0	45

LOCATION	LIVE	DEAD	PARTN	TOTAL
FIRST FLOOR	40	15	10	65
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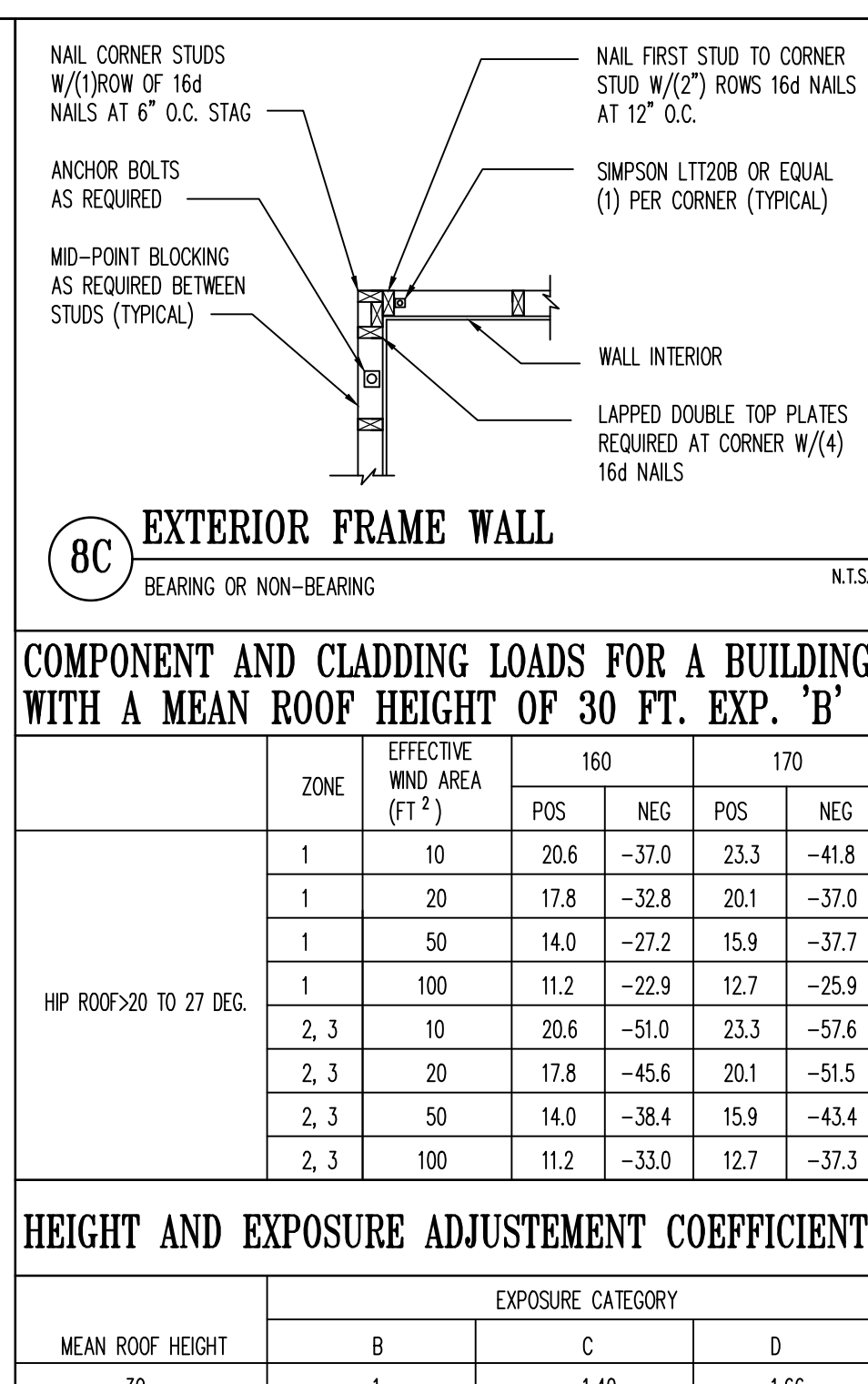
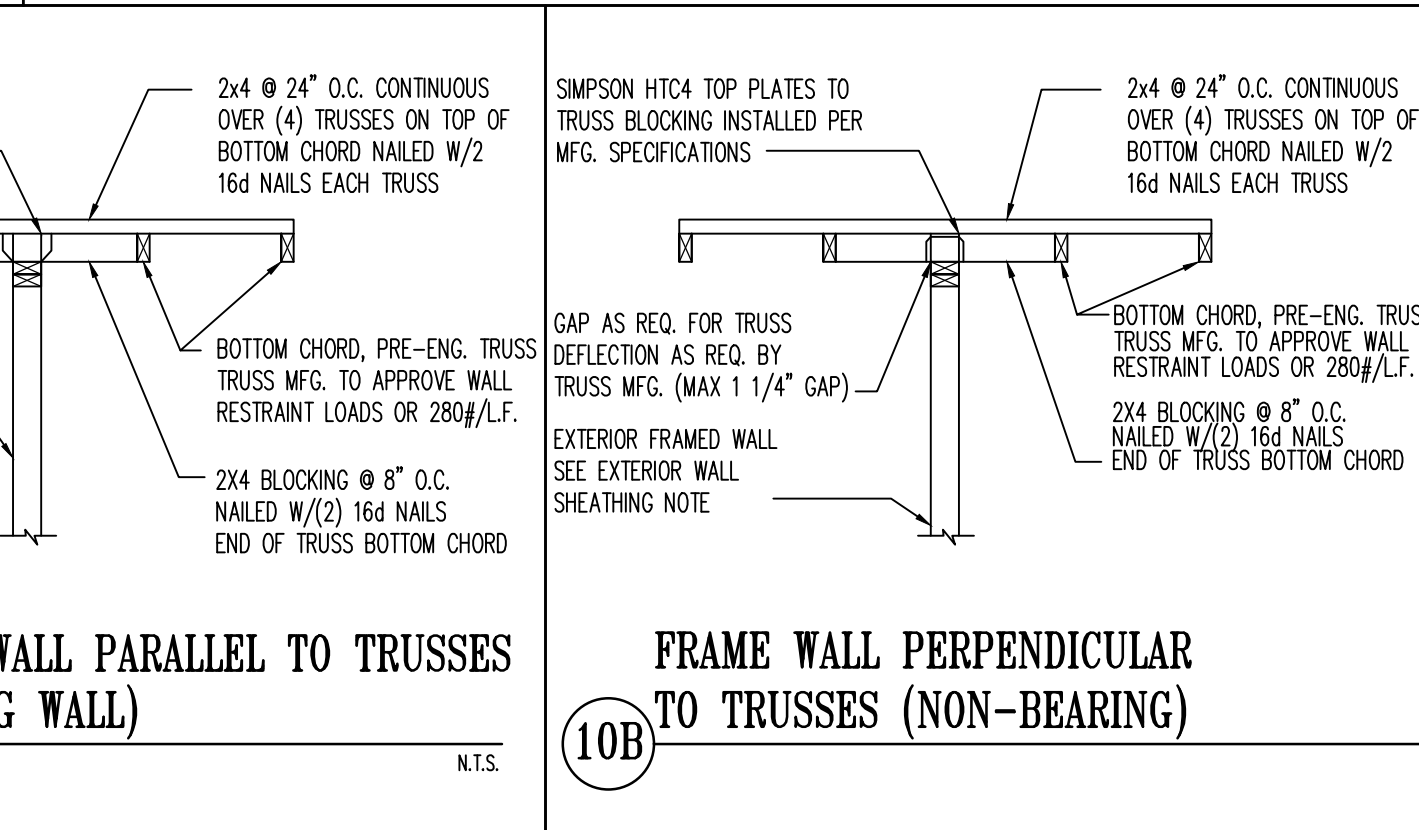
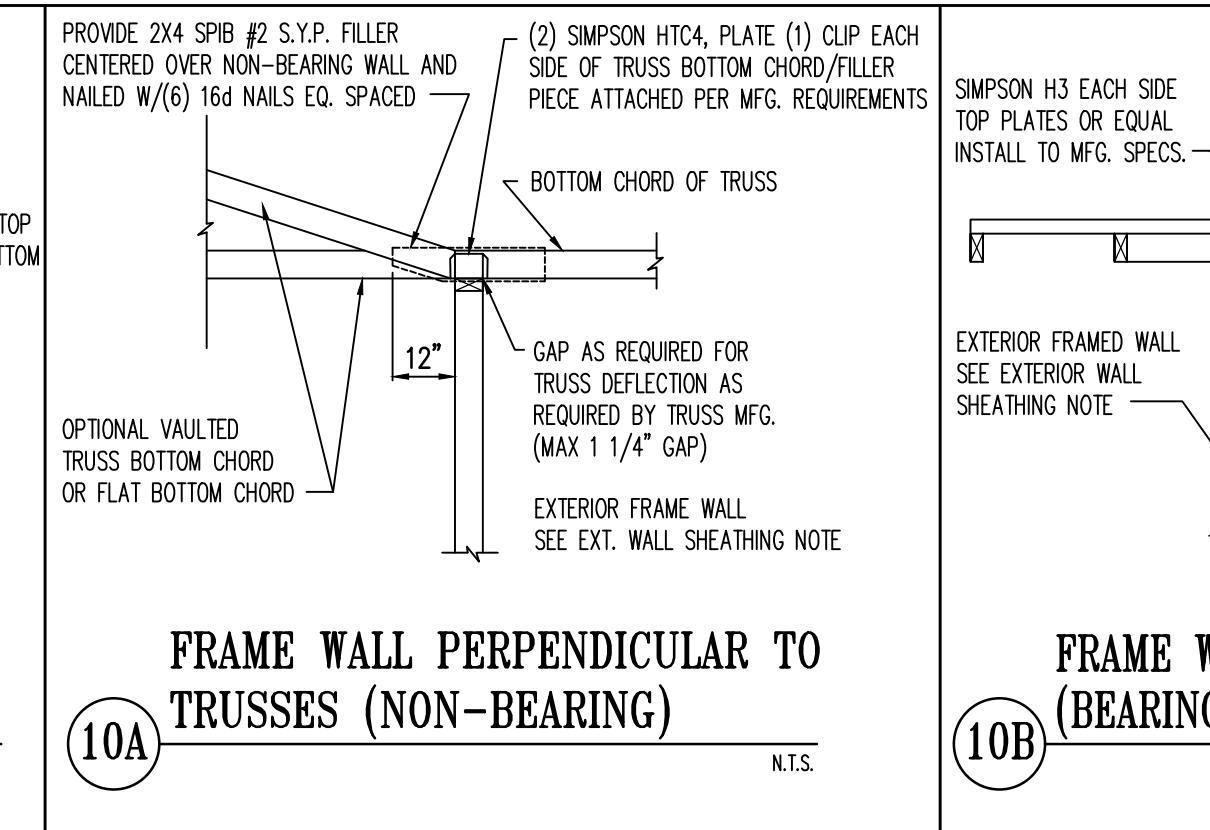
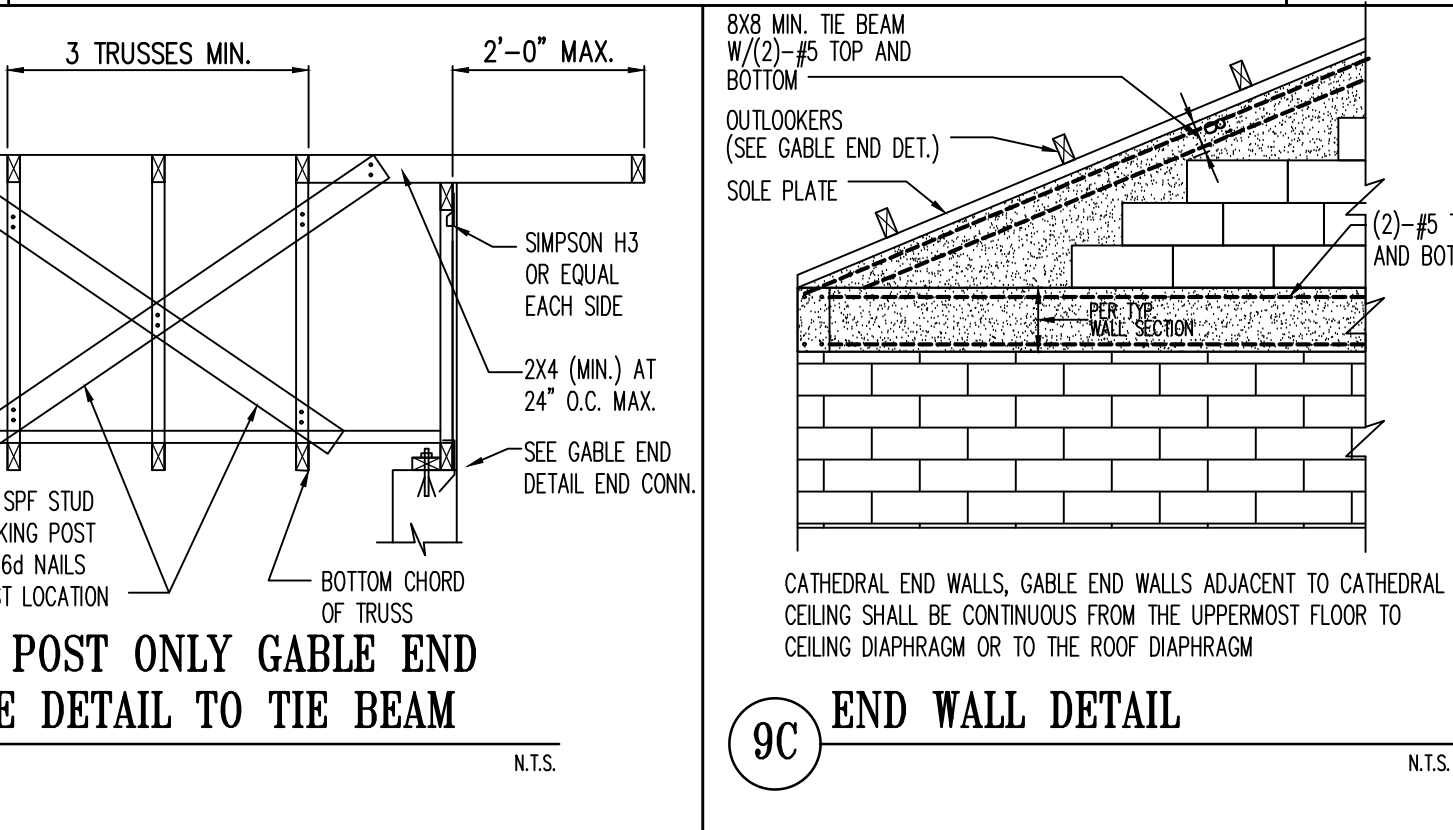
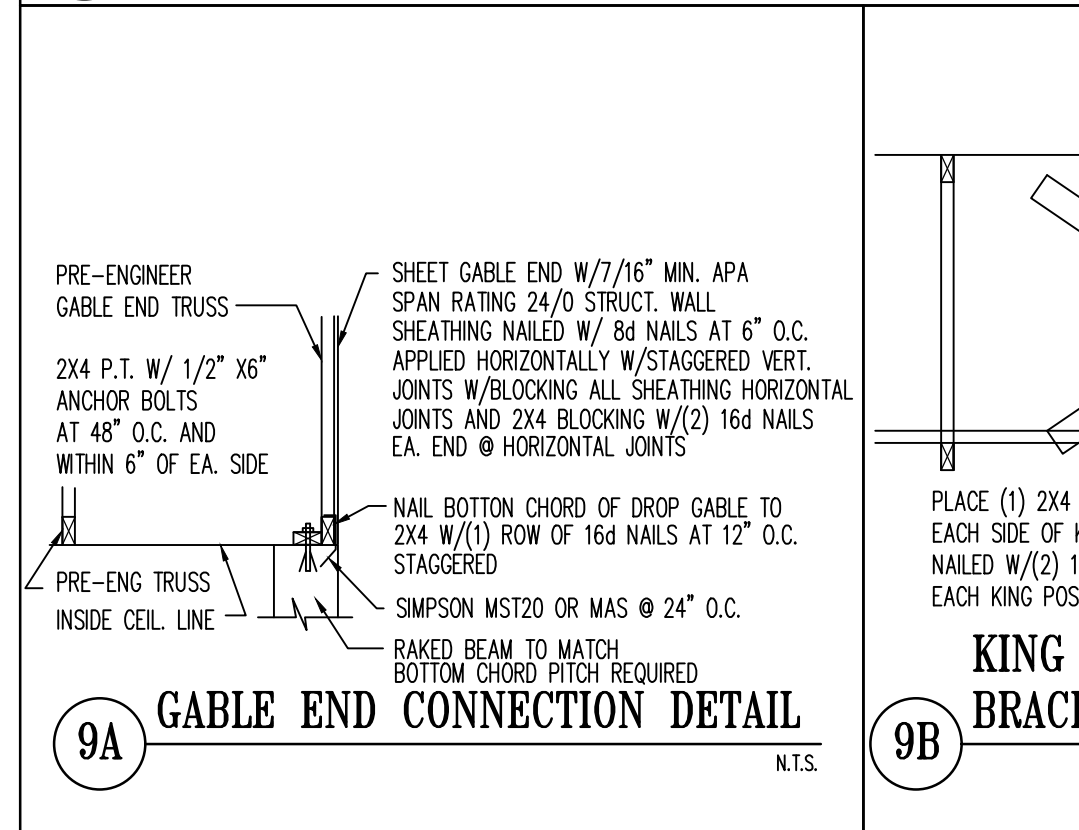
MASONRY NOTES
1. CONCRETE UNITS TO BE ASTM C-90-03c; ASTM GRADE N OR MI. PROVIDE PRECAST LATELS AS NECESSARY. (N - 1500 PSI)
2. MORTAR TYPE M PER ASTM C 270-04.
3. CONCRETE FILL:
A. CELLS UNITS AND BOND BEAM WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI FEA GRAVEL CONCRETE.
B. THE MAX. DESIGN SHALL BE APPROVED BY THE ENGINEER.
C. ALL CONCRETE SHALL BE OR A FLOOR CONSISTENCY WITH A SLUMP OF 9"-11" MAX. WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLOID AS POSSIBLE.
D. THE MAX. DESIGN SHALL BE APPROVED BY THE ENGINEER.
E. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
4. REINFORCING:
A. VERTICAL:
1. ASTM A615-04c; PER REINFORCING SECTION (GRADE 40)
2. WHEN A FOUNDATION CORD, DOES NOT LINE UP WITH A VERTICAL CORD, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT.
3. EACH TIEOUT IS TO BE IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
4. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF (1/2) FOOT FROM THE MASONRY.
5. VERTICAL REINFORCING SHALL BE LOCATED AS ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.
6. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE BEAM. PRECAST UNITS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
7. HORIZONTAL REINFORCING SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.
8. HORIZONTAL LATER REINFORCING SHALL CONSIST OF AT LEAST 9 O.C. VERTICAL REINFORCING SPACED NOT MORE THAN 16" O.C. VERTICAL REINFORCING SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THAN 24" BEYOND THE OPENINGS.
9. REINFORCING SHALL BE LOCATED AS ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.
10. REINFORCING SHALL BE LOCATED AS ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.
11. REINFORCING SHALL BE LOCATED AS ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.
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TIE BEAM NOTES

- SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END OF BEAM OR THROUGHOUT BEAM AS INDICATED ON BEAM SCHEDULE. STIRRUPS SHALL BE TYPE S-6 AND HOOPS SHALL BE TYPE T-2. TYPICAL CROSS BAR BENDS UNLESS OTHERWISE NOTED.
- ALL BEAM TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED.
- ALL THE BEAMS REINFORCING SHALL BE CONTINUOUS THROUGH THE BEAM ONLY. ALL SPLICES TO BE AT 40 BAR DIAMETERS.
- BUNDLE ALL STRUCTURAL TIE BEAM TOP BARS IN PARS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAM (UNLESS NOTED OTHERWISE).
- GROUP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOWS AND DOORS HEAD. ADD 2-#5 BOTTOM REINFORCING PER ASTM A615-04c.
- THE BEAM SCHEDULE DETAILS ARE MINIMUM AND MAY BE EXCEEDED TO 10" TO FIT BLOCK WORK.
- ALL ADJACENT LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT UNLESS OTHERWISE NOTED.
- REFER TO CONCRETE NOTES FOR INFORMATION ON CONCRETE AND STEEL SPECIFICATIONS.
- PROVIDE 1 1/2" COVERAGE TOP, SIDES, BOTTOM AND 1" BETWEEN ADJACENT REBARS.
- THE BEAM SHALL BE MINIMUM 3000 PSI AT 28 DAYS.
- THE BEAM REINFORCING SHALL BE GRADE 40 MIN.

LINTEL NOTES

- CONCRETE UNITS TO BE ASTM C-90-03c; ASTM GRADE N OR MI. PROVIDE PRECAST LATELS AS NECESSARY. (N - 1500 PSI)
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| 2. MORTAR TYPE M PER ASTM C 270-04. |
| 3. CONCRETE FILL: |
| A. CELLS UNITS AND BOND BEAM WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI FEA GRAVEL CONCRETE. |
| B. THE MAX. DESIGN SHALL BE APPROVED BY THE ENGINEER. |
| C. ALL CONCRETE SHALL BE OR A FLOOR CONSISTENCY WITH A SLUMP OF 9"-11" MAX. WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLOID AS POSSIBLE. |
| D. THE MAX. DESIGN SHALL BE APPROVED BY THE ENGINEER. |
| E. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. |
| 4. REINFORCING: |
| A. VERTICAL: |
| 1. ASTM A615-04c; PER REINFORCING SECTION (GRADE 40) |
| 2. WHEN A FOUNDATION CORD, DOES NOT LINE UP WITH A VERTICAL CORD, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT. |
| 3. EACH TIEOUT IS TO BE IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING. |
| 4. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF (1/2) FOOT FROM THE MASONRY. |
| 5. VERTICAL REINFORCING SHALL BE LOCATED AS ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE. |
| 6. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE BEAM. PRECAST UNITS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED. |
| 7. HORIZONTAL REINFORCING SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE. |
| 8. HORIZONTAL LATER REINFORCING SHALL CONSIST OF AT LEAST 9 O.C. VERTICAL REINFORCING SPACED NOT MORE THAN 16" O.C. VERTICAL REINFORCING SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THAN 24" BEYOND THE OPENINGS. |
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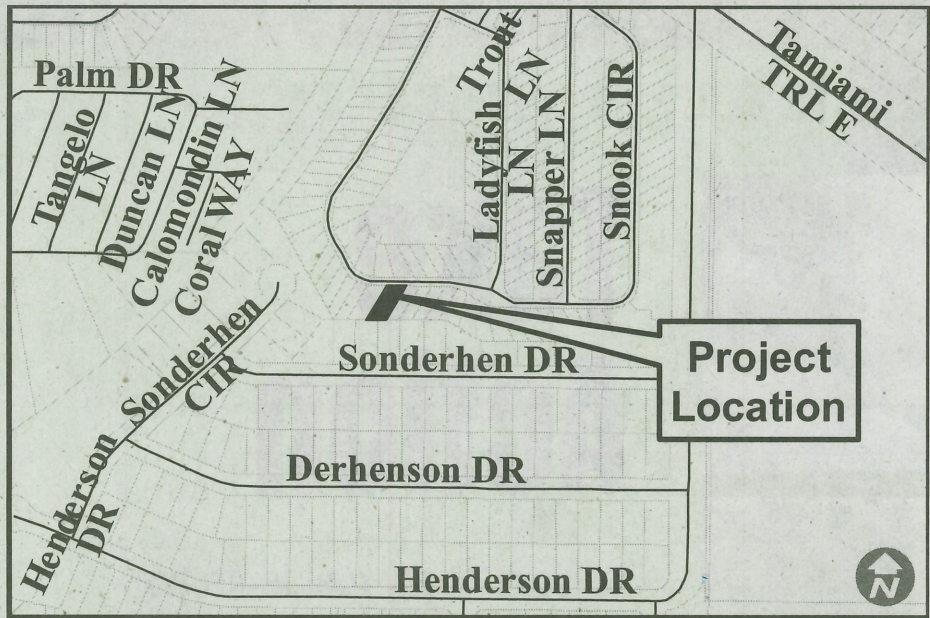
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TYPICAL
STRUCTURAL
DETAILS

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Collier County Hearing Examiner (HEX) at 9:00 A.M., May 11, 2023, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104 to consider:

PETITION NO. VA-PL20220008529 – REQUEST TO ALLOW A NEW CASITA THAT WAS BUILT CLOSER TO THE PROPERTY LINE THAN ALLOWED BY REDUCING THE REQUIRED FRONT YARD SETBACK FROM 15 FEET TO 10.1 FEET ON THE NORTHERN PROPERTY LINE ALONG SNOOK CIRCLE WITH A VARIANCE FROM EXHIBIT B OF ORD. NO. 07-85 FOR THE NAPLES MOTORCOACH RESORT COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AS SPECIFICALLY AMENDED BY HEX NO. 20-21, ON A ±0.11-ACRE PROPERTY LOCATED AT 13451 SNOOK CIRCLE, ALSO KNOWN AS THE EAST HALF OF LOT 36 AND ALL OF LOT 37, NAPLES MOTORCOACH RESORT SUBDIVISION, IN SECTION 3, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. 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.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at (239) 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252-2400, at least two (2) days prior to the meeting.

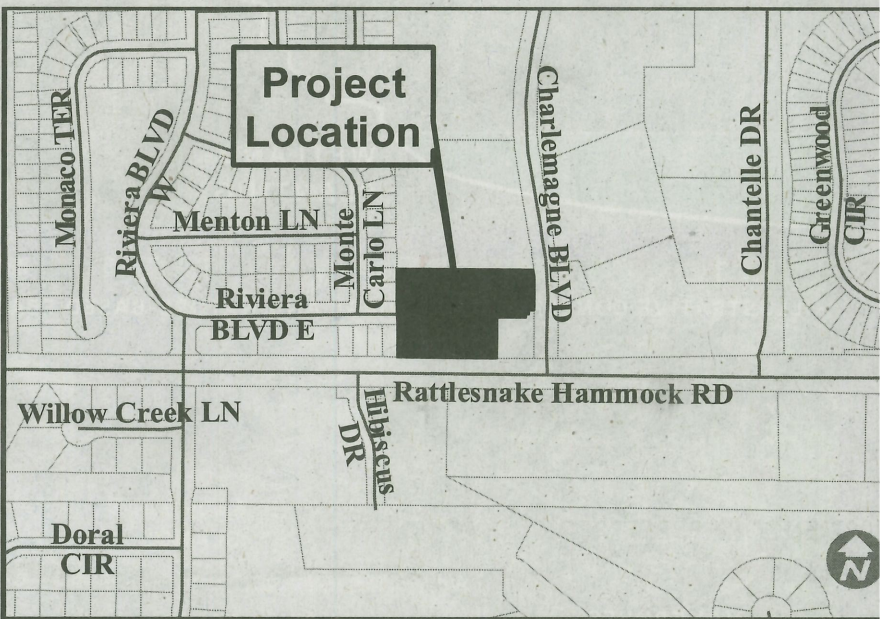
Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

NP-GC11045728

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Collier County Hearing Examiner (HEX) at 9:00 A.M., May 11, 2023, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104 to consider:

PETITION NO. CU-PL20220007945 - REQUEST FOR APPROVAL OF A CONDITIONAL USE TO ALLOW COIN OPERATED AMUSEMENT DEVICES (SIC 7993) PURSUANT TO LDC SEC 2.03.03.C.1.c.5 ON ±2.78 ACRES LOCATED AT 5488 RATTLESNAKE HAMMOCK ROAD, NAPLES, FL 34113, IN SECTION 18, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. 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.

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Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

ND-GC11045728

Attachment: Attachment 4 - Advertising and Sign Posting (25293 : PL20220008529 New Casita)



Attachment: Attachment 4 - Advertising and Sign Posting (25293 : PL20220008529 New Casita)

PUBLIC HEARING FOR

PUBLIC HEARING NOTICE

Variance (VA) 14690 Snook Circle

Petition No. PL-20220008529

HEX: May 11, 2022 – 9 A.M.

Growth Management Building

2800 Horseshoe Dr. N., Naples, FL 34104

Planner: Eric Ortman

239-252-1032

05/11/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C**Doc ID:** 25296

Item Summary: Petition No. BD-PL20220006502 -72 Southport Cove - Hobbs Dock - Request for an 18-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code (LDC) for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 38 feet into a waterway that is 133± feet wide. The subject property is located at 72 Southport Cove and is further described as Lot 14, Southport on the Bay, Unit One, in Section 06, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2

Meeting Date: 05/11/2023**Prepared by:**

Title: Planner – Zoning

Name: John Kelly

04/19/2023 3:05 PM

Submitted by:

Title: Zoning Director – Zoning

Name: Mike Bosi

04/19/2023 3:05 PM

Approved By:

Review:

Operations & Regulatory Management	Michael Stark	Review Item	Completed	04/19/2023 3:26 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	04/20/2023 6:30 PM
Zoning	Ray Bellows	Review Item	Completed	04/21/2023 3:07 PM
Zoning	Mike Bosi	Division Director	Completed	04/21/2023 3:13 PM
Hearing Examiner	Andrew Dickman	Meeting Pending		05/11/2023 9:00 AM



STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: MAY 11, 2023

SUBJECT: BD-PL20220006502, 72 SOUTHPORT COVE – HOBBS’ DOCK

PROPERTY OWNER/APPLICANT:

Andrew and Jennifer Hobbs
4300 E. 1100 N.
Roanoke, IN 47863

AGENT:

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

REQUESTED ACTION:

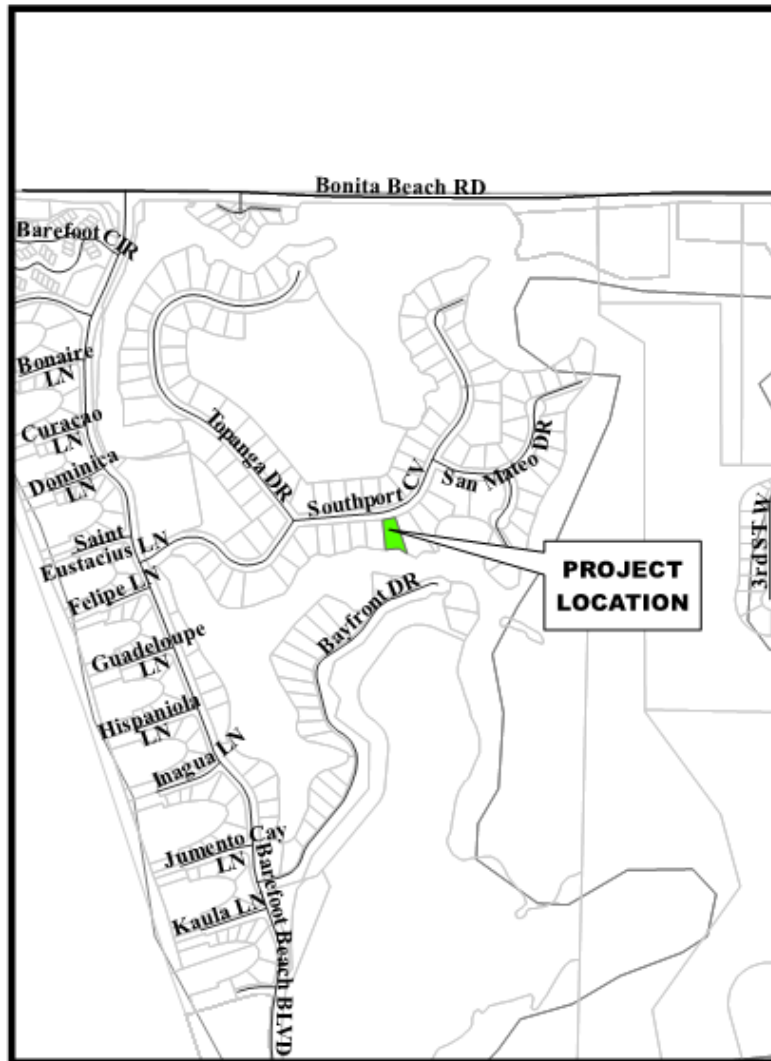
The petitioner requests an 18-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code (LDC) for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 38 feet into a waterway that is 133± feet wide, for the benefit of the subject property.

GEOGRAPHIC LOCATION:

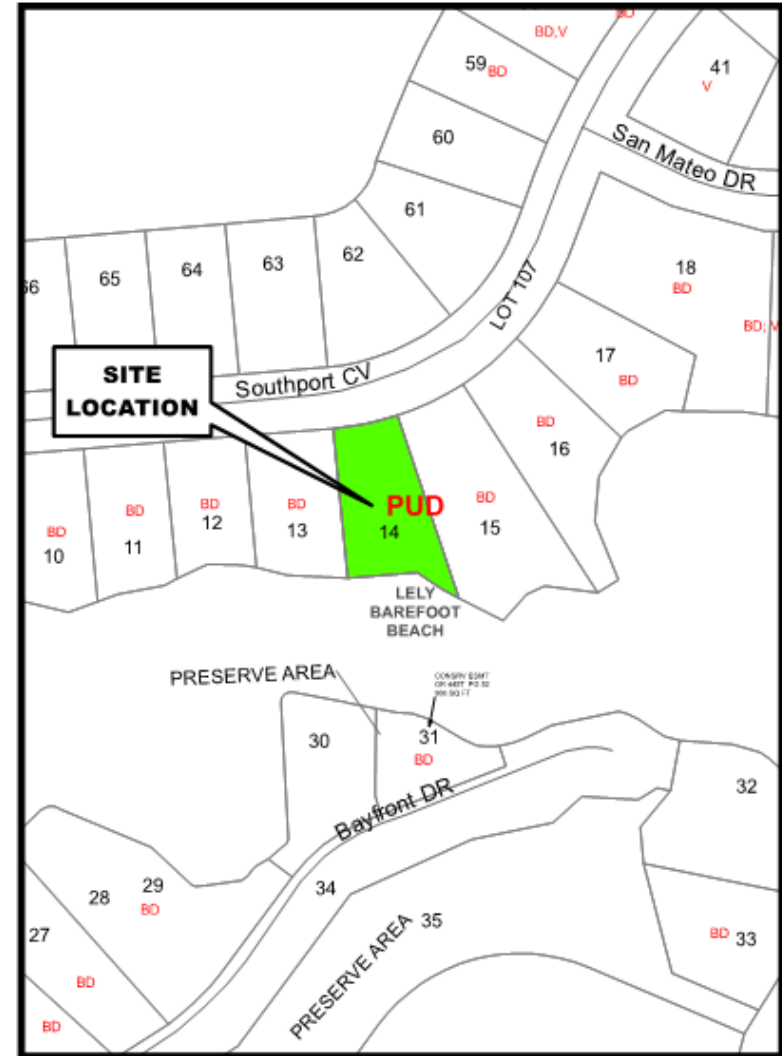
The subject property is located at 72 Southport Cove and is legally described as Lot 14, Southport on the Bay, Unit One, in Section 06, Township 48 South, Range 25 East, Collier County, Florida. *(See location map on the following page)*

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 0.3± acres. The petitioner desires to construct a new boat dock facility with two boat slips, each with a boat lift, one for a 35-foot vessel and the other to be decked over for two personal watercraft (PWCs). The proposed dock facility will protrude 38± feet from the Mean High Water Line (MHWL), which also serves as the platted property line, into a waterway that is 133± feet wide. The subject dock facility will cross a 20-foot conservation easement for which the Conservancy of Southwest Florida has provided a letter indicating the proposed dock facility is consistent with the conservation easement; other concerns are being addressed by a Restoration Plan (see Attachment A).



Location Map

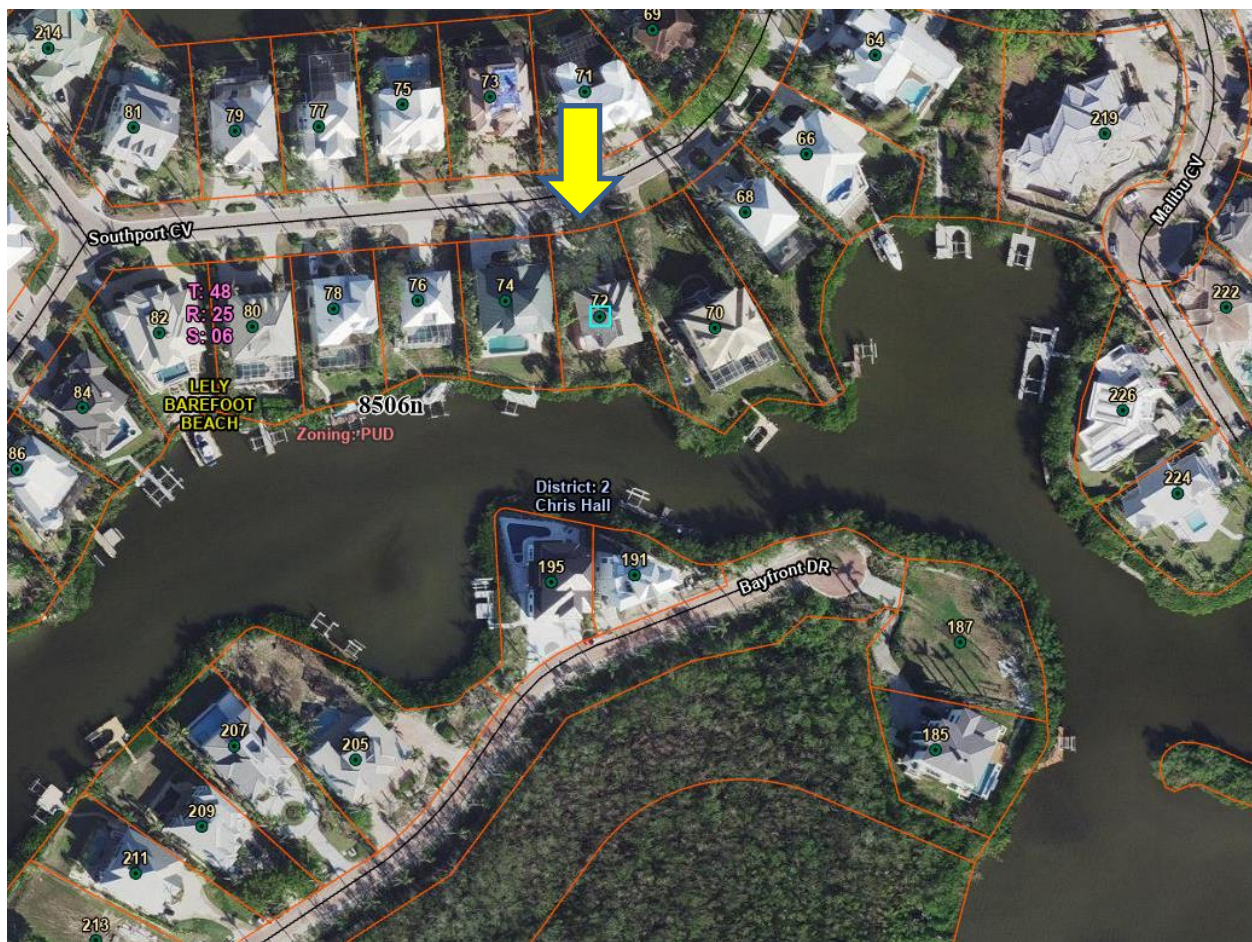


Zoning Map

Petition Number: PL20220006502

SURROUNDING LAND USE & ZONING:

- North: Southport Cove (Right-of-Way) then a single-family residence located within the Lely Barefoot Beach PUD
- South: Little Hickory Bay, 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

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Collier County GIS

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The shoreline for this property contains mangroves. The proposed dock will be constructed waterward through the mangrove fringe. The access walkway will be 4 feet wide and constructed beyond the mangrove fringe parallel to the shoreline. Any additional impacts to mangroves will require written approval from the 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. The Submerged Resource Survey provided (Pg 6 of 10) indicates no seagrass has been observed within 200 feet of the proposed docking structure. The property contains a conservation easement just landward of the mean high-water line (Plat Book 15 Page 51-52). 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 improved with a single-family residence within a residential component of a PUD. The petitioner desires to construct a dock facility with two boat slips, each with a boat lift, one for a 35-foot vessel and the other to be decked over for the keeping of two personal watercraft (PWCs).

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 subject property's shoreline consists of a natural mangrove rip-rap bank that is located within a platted conservation easement (CE) that cannot be impacted by anything other than a 4-foot-wide access walkway to the proposed dock. The dock must extend out past the mangroves to avoid impacts and to reach water depths sufficient to accommodate both boatlifts. As demonstrated by the provided Cross-Section (plans sheet 05 of 10) and the provided Boundary and Topographic Survey, there is insufficient water depth to allow for the launching and mooring of the proposed 35-foot vessel at MLT without the requested extension.

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 intrude into any marked or charted navigable channel and is near the terminus end of the bay with little navigation other than for neighboring properties. There are other choke points along this section of the waterway that are more restrictive than this portion of the bay once the proposed dock has been constructed.

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 not met. The subject waterway is approximately 133 feet wide as measured from MHWL to MHWL and the requested protrusion is 38 feet; therefore, the proposed dock facility will occupy 28.57 percent of the width of the waterway. The width between dock facilities on either shore is 64 feet; therefore, only 48.12 percent of the total waterway width is maintained for navigation. Staff does however note that the subject dock facility is to be located near the end of a waterway which limits the amount of boating activity. Additionally, the applicant has presented a less desirable dock configuration, see Concept Plan 2, which reduces the dock width to 4 feet on each side of the vessel; this reduction would reduce the total protrusion by two feet to 36 feet which would result in the dock occupying 27.07 percent of the waterway with 49.62 percent remaining 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 exceed the required side/riparian setback of 15 feet by providing 27 and 33-foot setbacks from each respective riparian line; said dock has been designed not to interfere with neighboring dock facilities.

Secondary Criteria:

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

Criterion met. The subject property has a natural mangrove shoreline that cannot be impacted or removed due to it being recorded as a Conservation Easement which requires the dock to be on the waterward side of the mangrove fringe; the dock has been designed with a 4-foot-wide walkway to transverse the conservation easement.

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 boat dock facility has been designed to moor a 35-foot vessel and two PWCs. The preferred design is comprised of a 4-foot access walkway and a U-shaped dock as well as a decked over lift; the U-shaped portion was designed with one side

being 4 feet wide and the other 6 feet. A second concept has also been reviewed for which each of the U-shaped platforms is 4 feet in width. The latter is preferable as the wider platform allows better access to the vessel for the purposes of loading/unloading and routine maintenance. Staff does not find either design to have excessive decking and believes both designs to be safe for their intended purpose.

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 met. The subject property has 117.6± feet of water frontage. The primary vessel to be moored at this dock facility is 35 feet and each of the two PWCs is 12 feet; however, as the PWCs will be side-by-side staff is only using one for this calculation. For the purposes of this calculation, the combined vessel and PWC length are 47 feet which equates to 39.97 percent of the linear waterfront.

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 facility has been designed to be setback 27 feet and 33 feet from respective riparian lines. Additionally, this property as well as the adjoining properties, are located on a 20-foot-wide conservation easement that is predominantly comprised of a natural mangrove shoreline that serves as a visual buffer of the waterway.

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

Criterion met. The submerged resources survey provided indicates that no seagrass beds 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 is 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 four of the five of the Primary Criteria and five of the six Secondary Criteria with the sixth criterion being not applicable. Staff notes that a second plan, Concept Plan 02, was reviewed and found to be compliant as the only change is from a 6-foot-wide platform to a 4-foot-wide platform on the waterward side of the dock facility which ultimately serves to reduce the overall protrusion by two feet.

CONCURRENT LAND USE APPLICATIONS:

None.

APPEAL OF BOAT DOCK EXTENSION:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. An aggrieved non-party may appeal a decision of the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. 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:

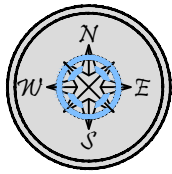
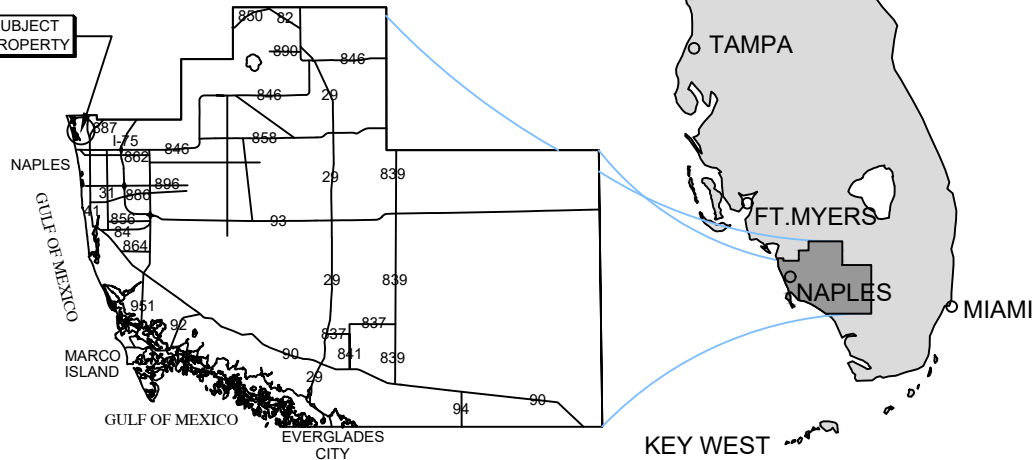
Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BD-PL20220006502, to allow for the construction of the proposed dock facility as depicted within Attachments A and B, with the following condition:

1. The restoration plantings described within the Restoration Plan must be installed and inspected by Collier County staff prior to the issuance of a Certificate of Completion for the boat dock.

Attachments:

- A) Proposed Dock and Restoration Planting Plans
- B) Boundary and Topographic Survey
- C) Restoration Plan
- D) Public Hearing Sign Posting
- E) Applicant's Backup, application, and supporting documents

STATE OF FLORIDA

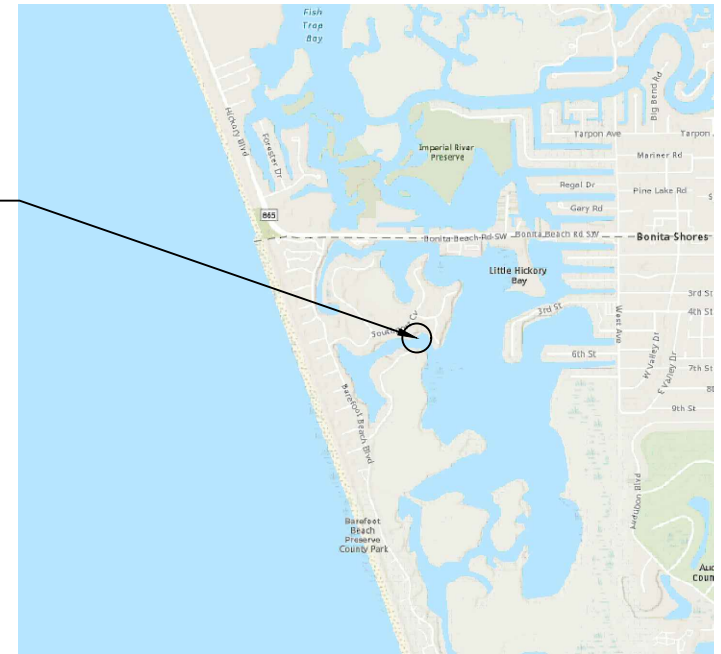
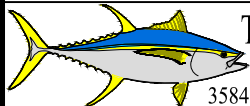
SUBJECT
PROPERTYCOLLIER COUNTY**SITE ADDRESS:**

<> 72 SOUTHPORT COVE
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.325677
<> LONGITUDE: W -81.838366

NOTES:

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

SUBJECT
PROPERTYVICINITY MAPSUBJECT
PROPERTYCOUNTY AERIAL

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

72 SOUTHPORT COVE

LOCATION MAP

RY NO. 5875

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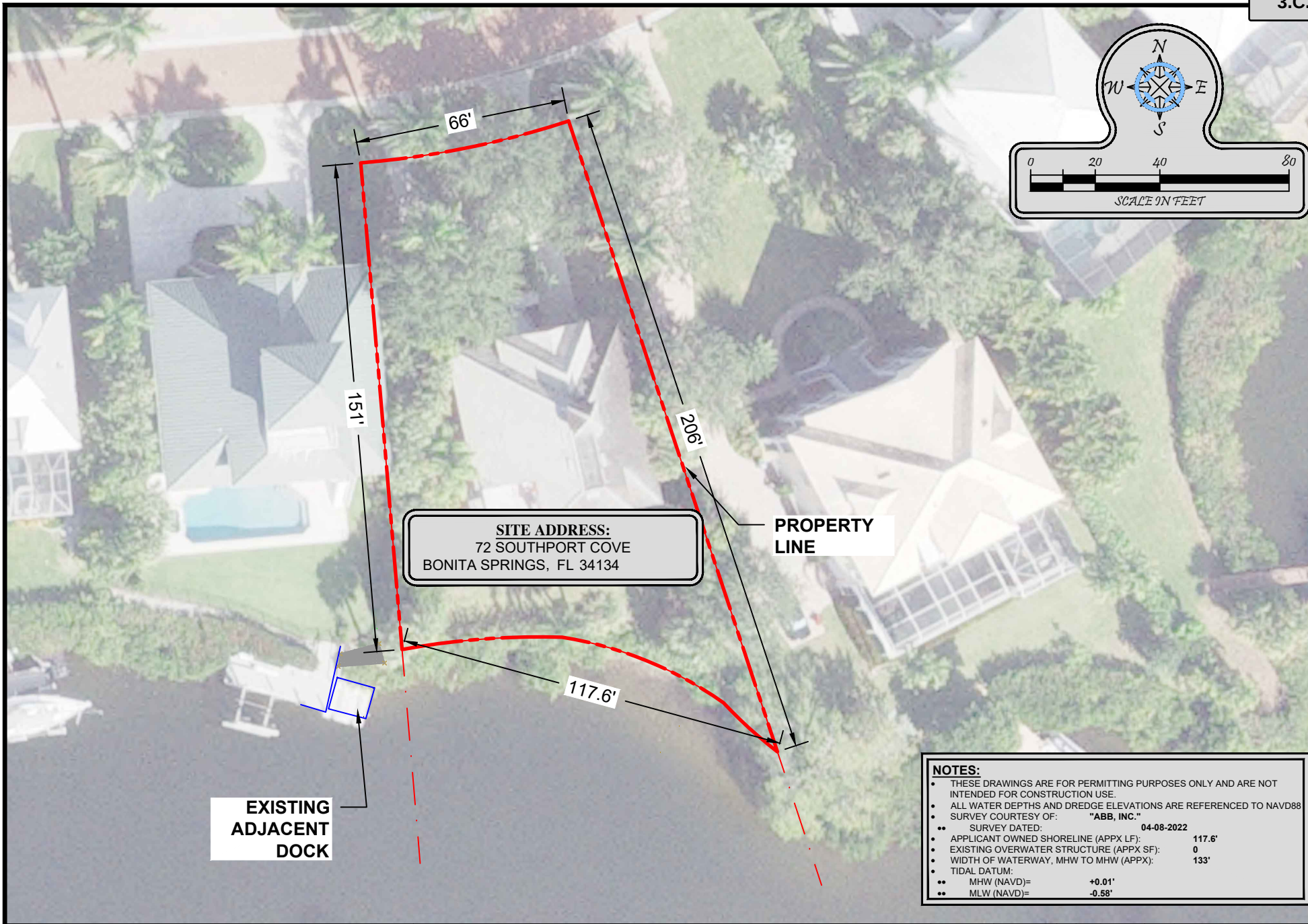
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SECTION-6

TOWNSHIP- 48 S

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P:\2020\03-00 Hobbs-72 Southport Cove\AD\PERMIT-COUNTY\2020-03-COUNTY.dwg EXISTING CONDITIONS 4/17/2023





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72 SOUTHPORT COVE
EXISTING CONDITIONS

RY NO. 5875

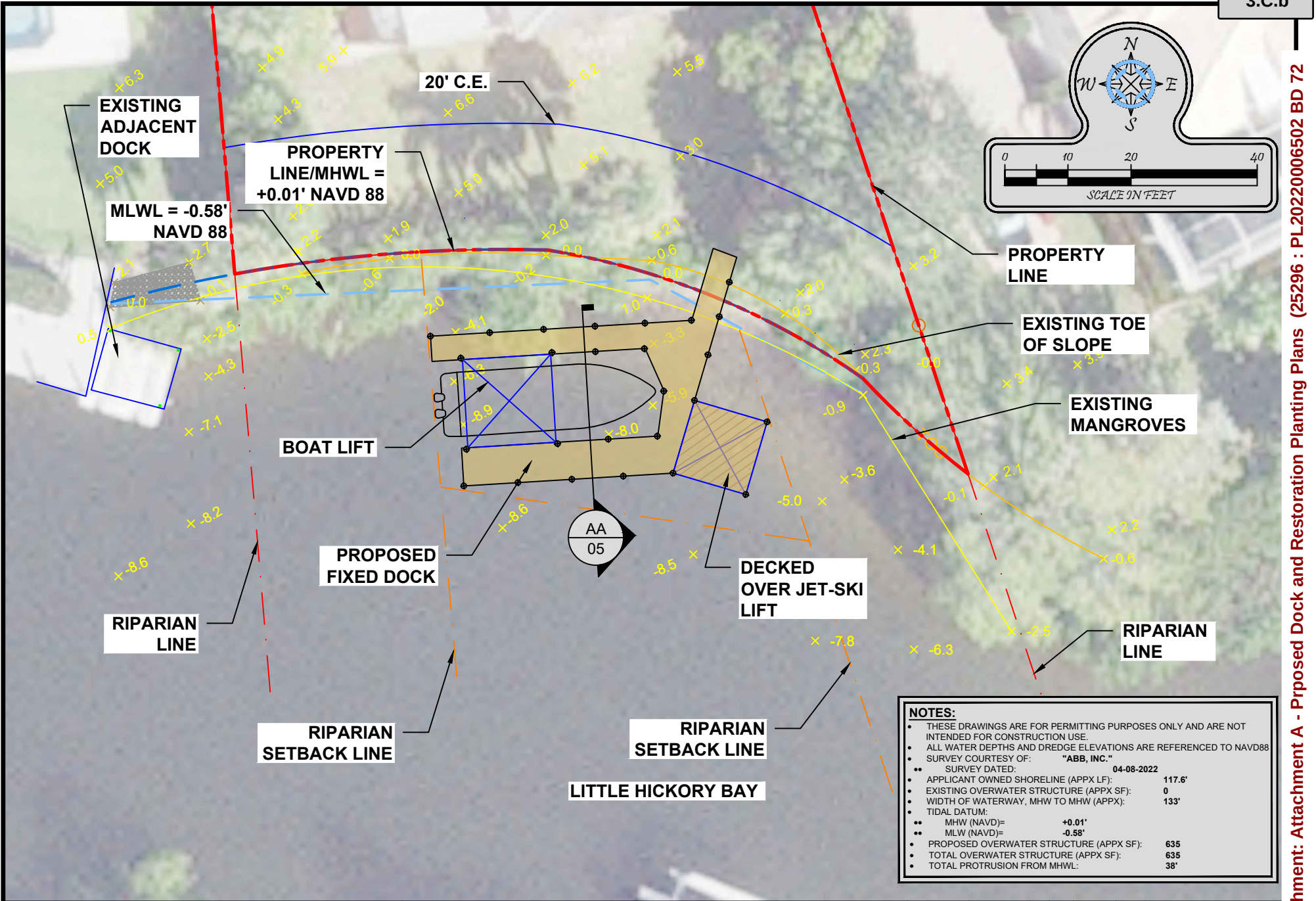
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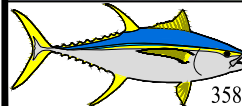
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SECTION-6 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock and Restoration Planting Plans (25296 : PL20220006502 BD 72

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72 SOUTHPORT COVE
PROPOSED DOCK WITH DEPTHS

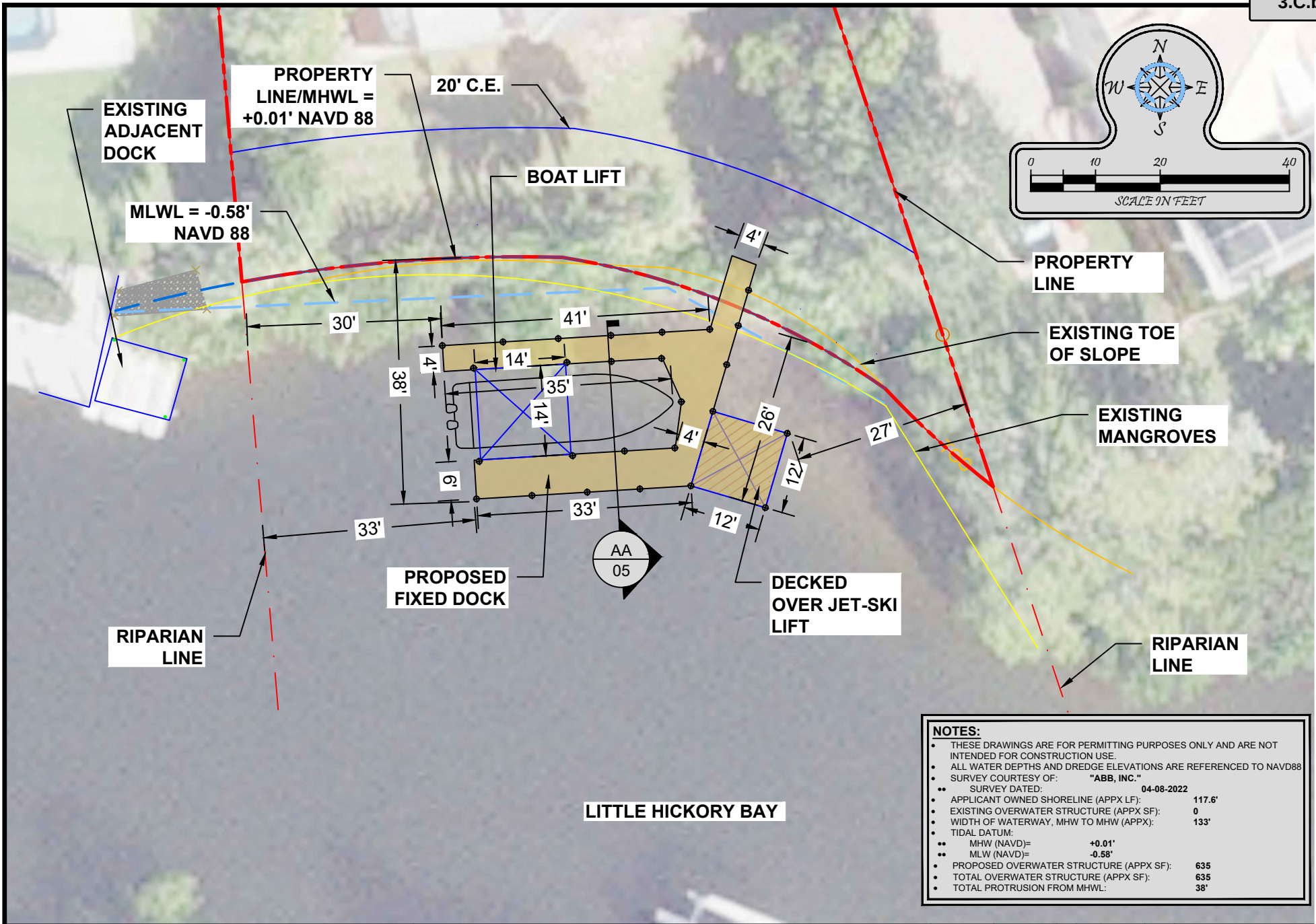
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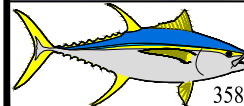
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SECTION-6 TOWNSHIP- 48 S

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- NOTES:**
- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
 - ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO NAVD88
 - SURVEY COURTESY OF: "ABB, INC."
 - SURVEY DATED: 04-08-2022
 - APPLICANT OWNED SHORELINE (APPX LF): 117.6'
 - EXISTING OVERWATER STRUCTURE (APPX SF): 0
 - WIDTH OF WATERWAY, MHW TO MHW (APPX): 133'
 - TIDAL DATUM:
 - MHW (NAVD)= +0.01'
 - MLW (NAVD)= -0.58'
 - PROPOSED OVERWATER STRUCTURE (APPX SF): 635
 - TOTAL OVERWATER STRUCTURE (APPX SF): 635
 - TOTAL PROTRUSION FROM MHWL: 38'

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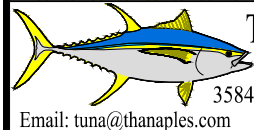
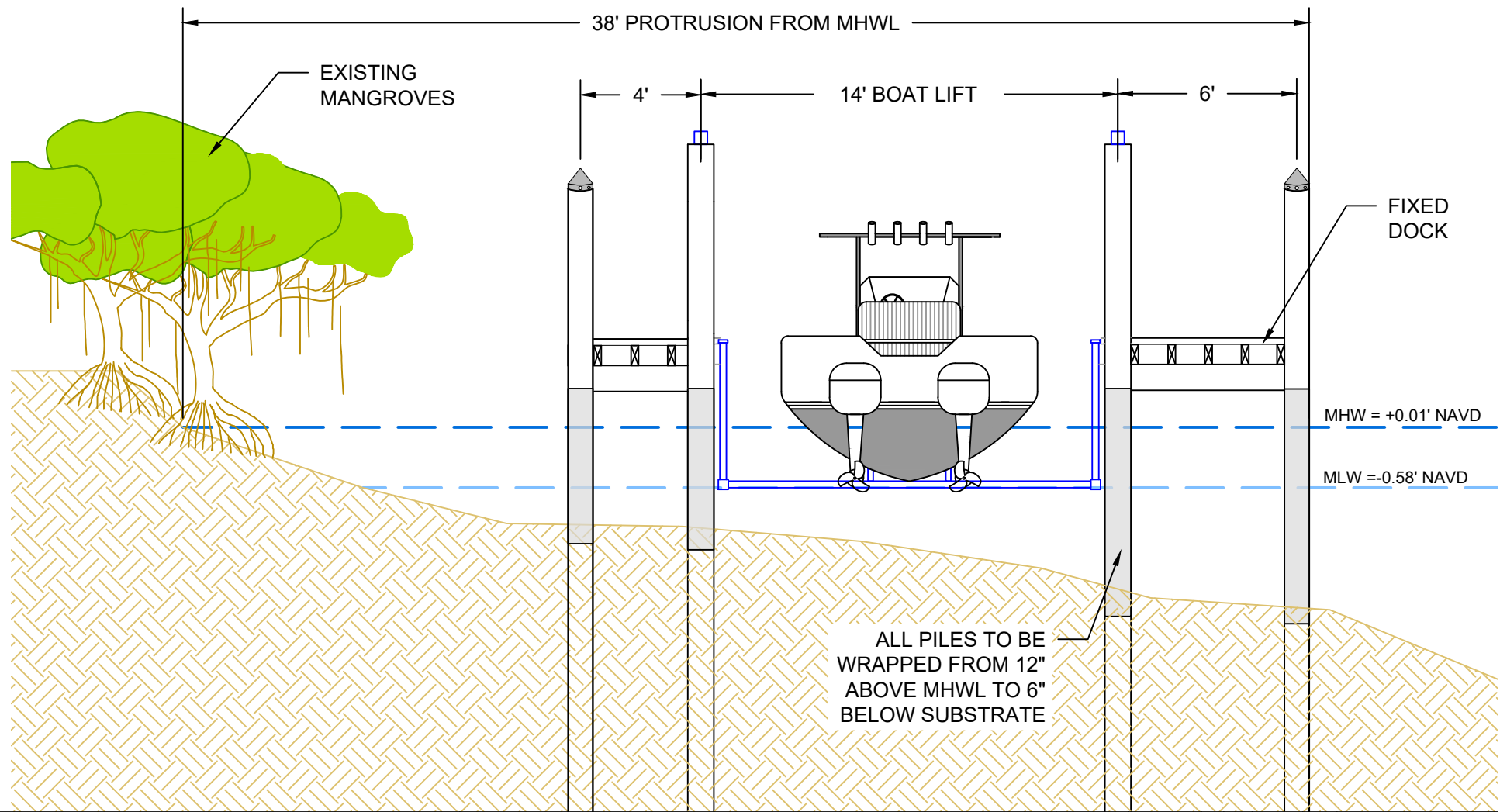
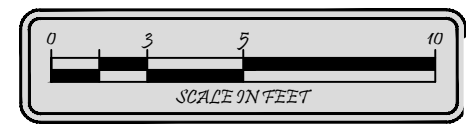
72 SOUTHPORT COVE

PROPOSED DOCK WITH DIMENSIONS

RY NO. 5875

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SECTION-6 TOWNSHIP- 48 S



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72 SOUTHPORT COVE CROSS SECTION

RY NO. 5875

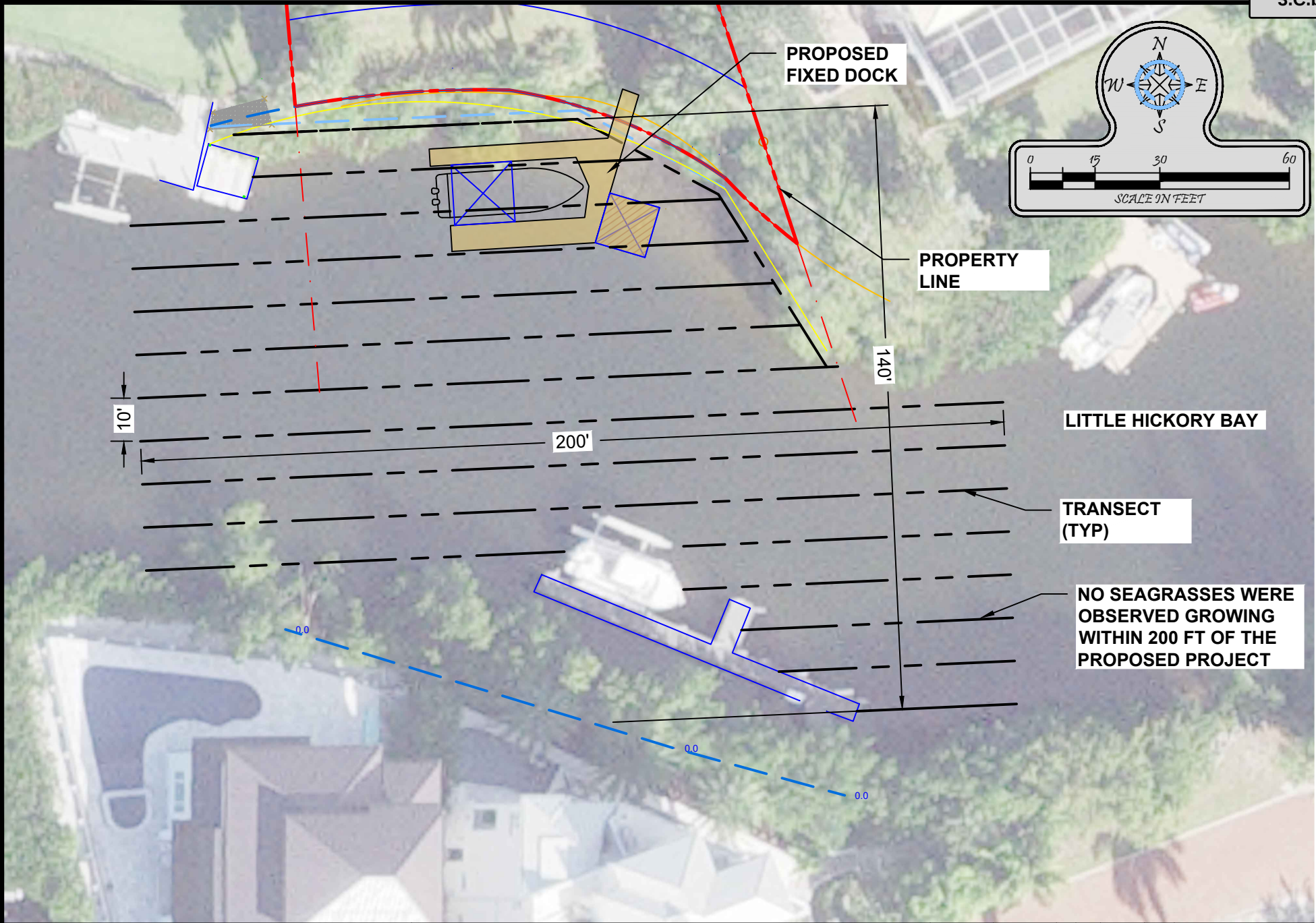
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SECTION-6

TOWNSHIP- 48 S

P:\22035.00 Hobbs-72 Southport Cove\AD\PERMIT-COUNTY\22035-COUNTY.dwg SUBMERGED RESOURCE SURVEY 4/17/2023



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72 SOUTHPORT COVE SUBMERGED RESOURCE SURVEY

RY NO. 5875

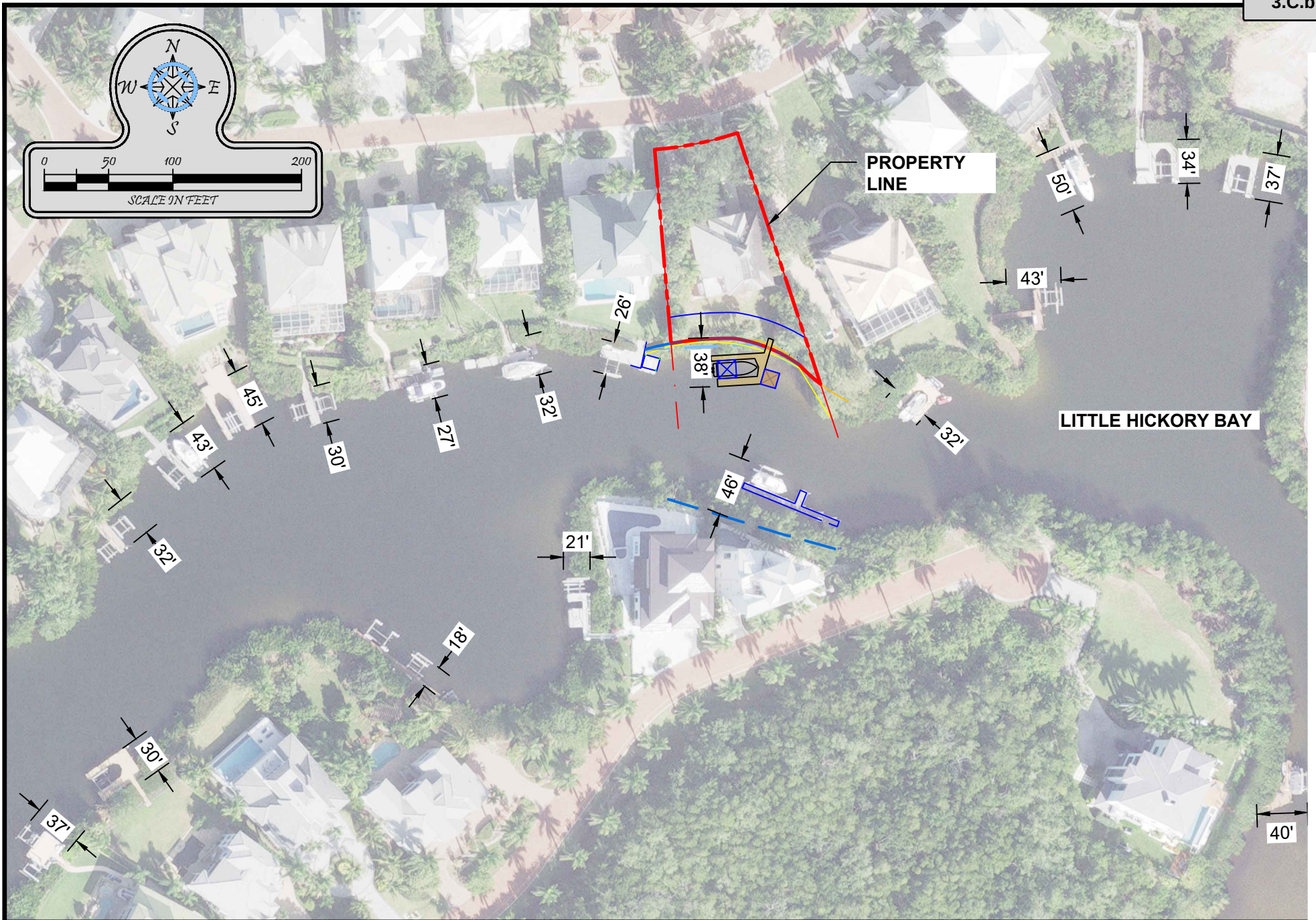
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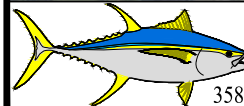
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SECTION-6

TOWNSHIP- 48 S

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72 SOUTHPORT COVE

ADJACENT DOCKS

RY NO. 5875

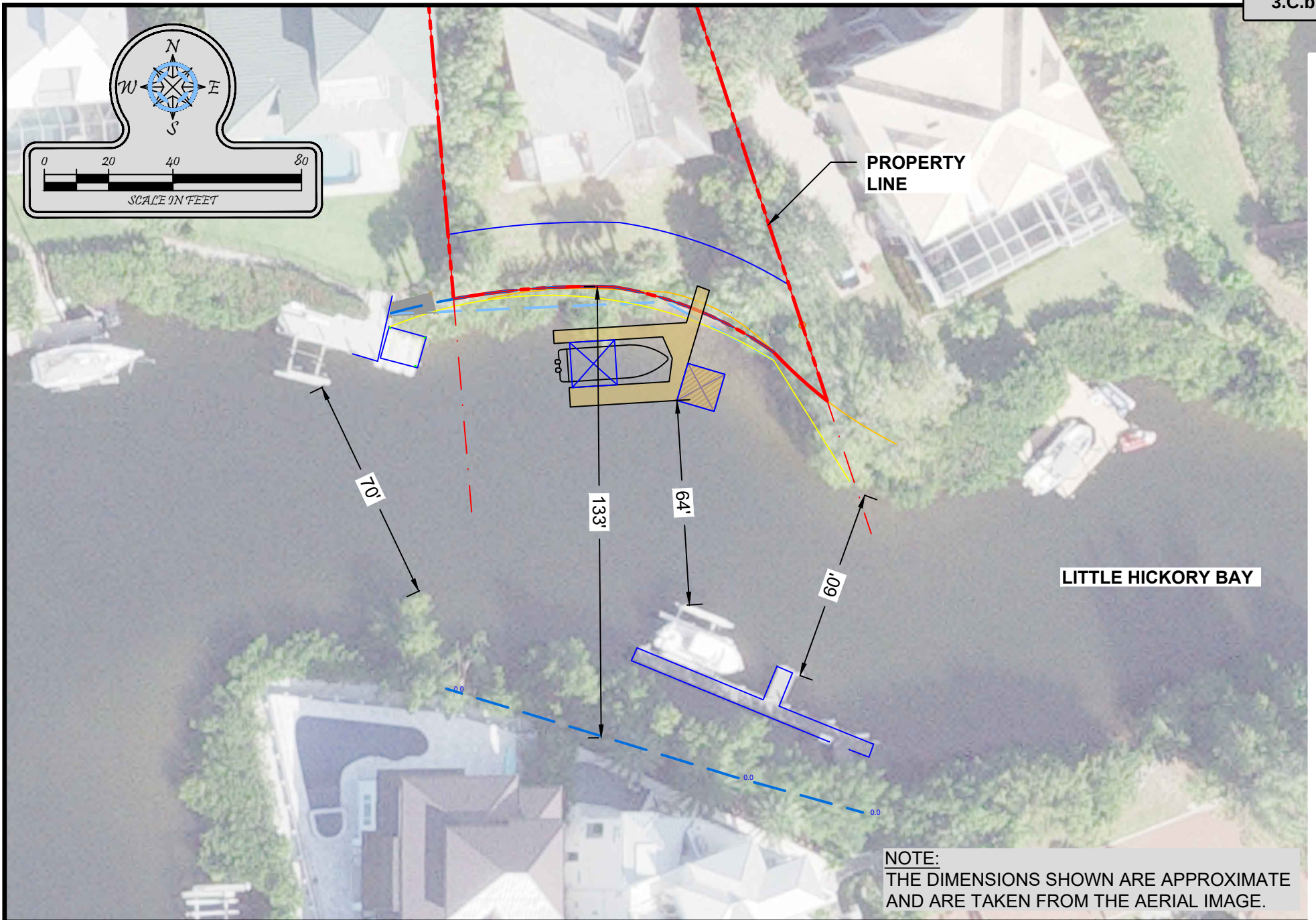
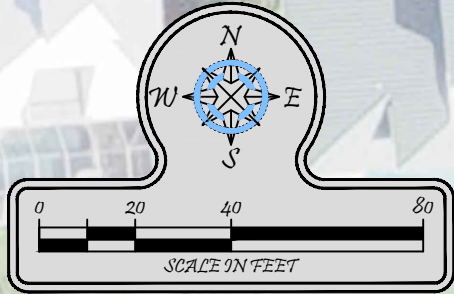
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SECTION-6

TOWNSHIP- 48 S

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



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72 SOUTHPORT COVE

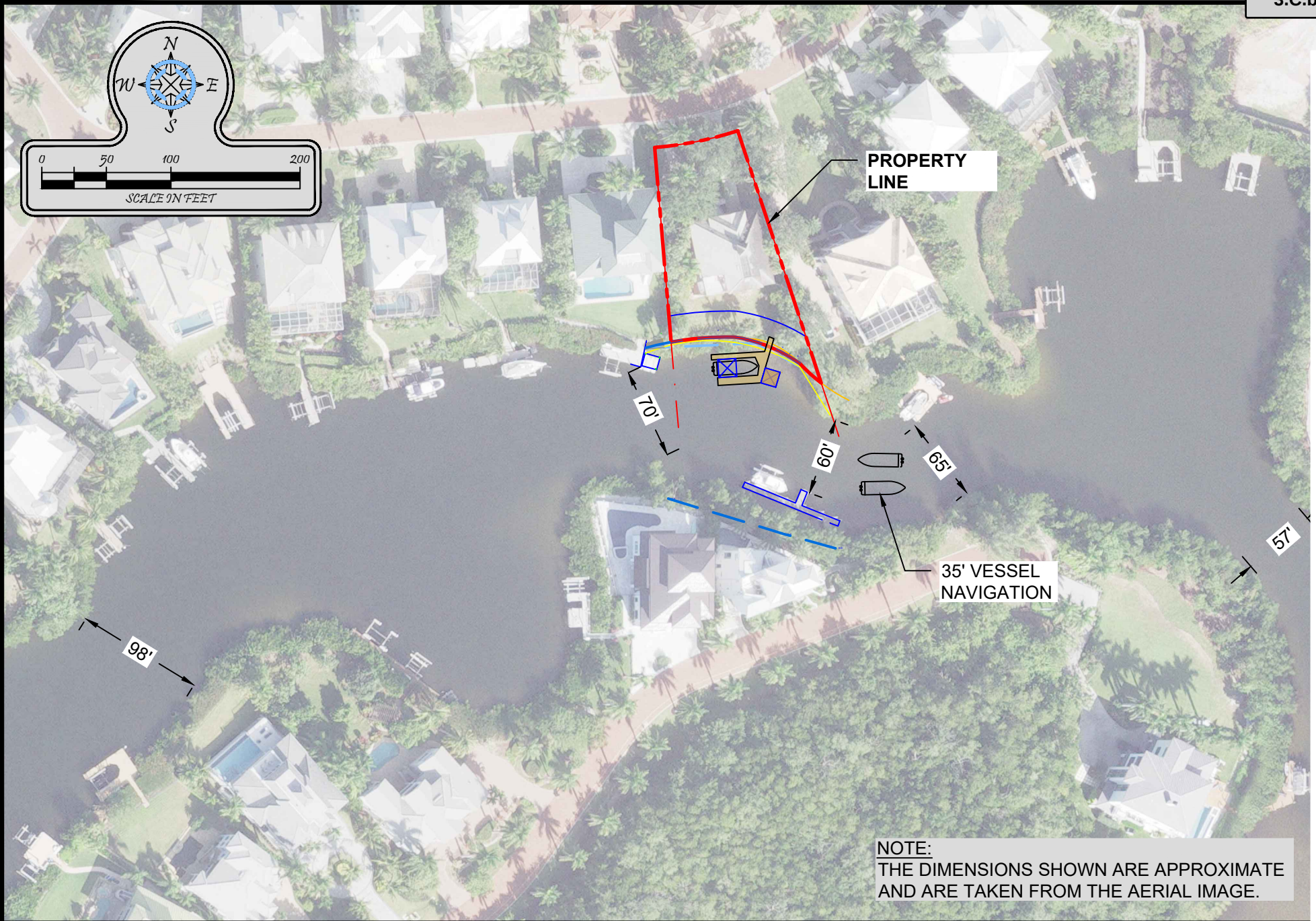
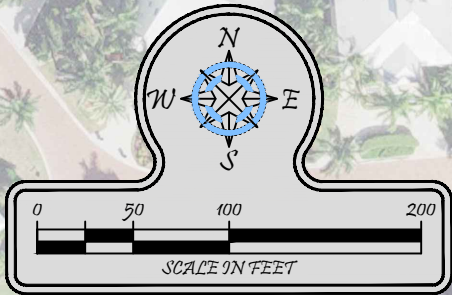
WIDTH OF WATERWAY - SITE

RY NO. 5875 THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

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		5.	-	-	-	-

SECTION-6 TOWNSHIP- 48 S

P:\2023\00 Hobbs-72 Southport Cove\APR\PERMIT-COUNTY\2023-COUNTY.dwg W:\2023\00 WATERWAY - CANAL 4/17/2023



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



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

72 SOUTHPORT COVE

WIDTH OF WATERWAY - CANAL

RY NO. 5875

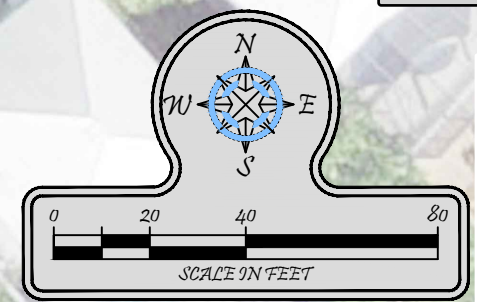
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JR	REV#	REV BY	DATE	CHK BY	CHANGES
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-17-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	09 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S

P:\22035.00 Hobbs-72 Southport Cove\AD\PERMIT-COUNTY\22035-COUNTY.dwg PLANTING PLAN 4/17/2023



SITE ADDRESS:
72 SOUTHPORT COVE
BONITA SPRINGS, FL 34134

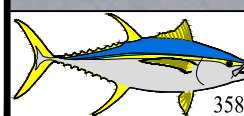
Table 3: Vegetation to be planted:

Stratum	Common Name	Scientific Name	Plant Sizes	Planting Locations
Canopy				
5 trees required	Seagrape	<i>Coccoloba uvifera</i>	5 gal.	15' OC
	Buttonwood	<i>Conocarpus erectus</i>	3 gal.	15' OC
Mid Story	Mangrove seedlings	<i>Avicennia germinans</i>	1 gal.	15' OC
8 plants required	Myrsine	<i>Myrsine cubana</i>	3 gal.	5' OC
Ground Cover	Leather fern	<i>Acrostichum aureum</i>	1 gal.	3' OC
12 plants required	Sand cordgrass	<i>Spartina bakeri</i>	1-3 gal.	3' OC



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO NAVD88
- SURVEY COURTESY OF: "ABB, INC."
- SURVEY DATED: 04-08-2022
- APPLICANT OWNED SHORELINE (APPX LF): 117.6'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 133'
- TIDAL DATUM:
 - MHW (NAVD)= +0.01'
 - MLW (NAVD)= -0.58'



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72 SOUTHPORT COVE

PLANTING PLAN

RY NO. 5875

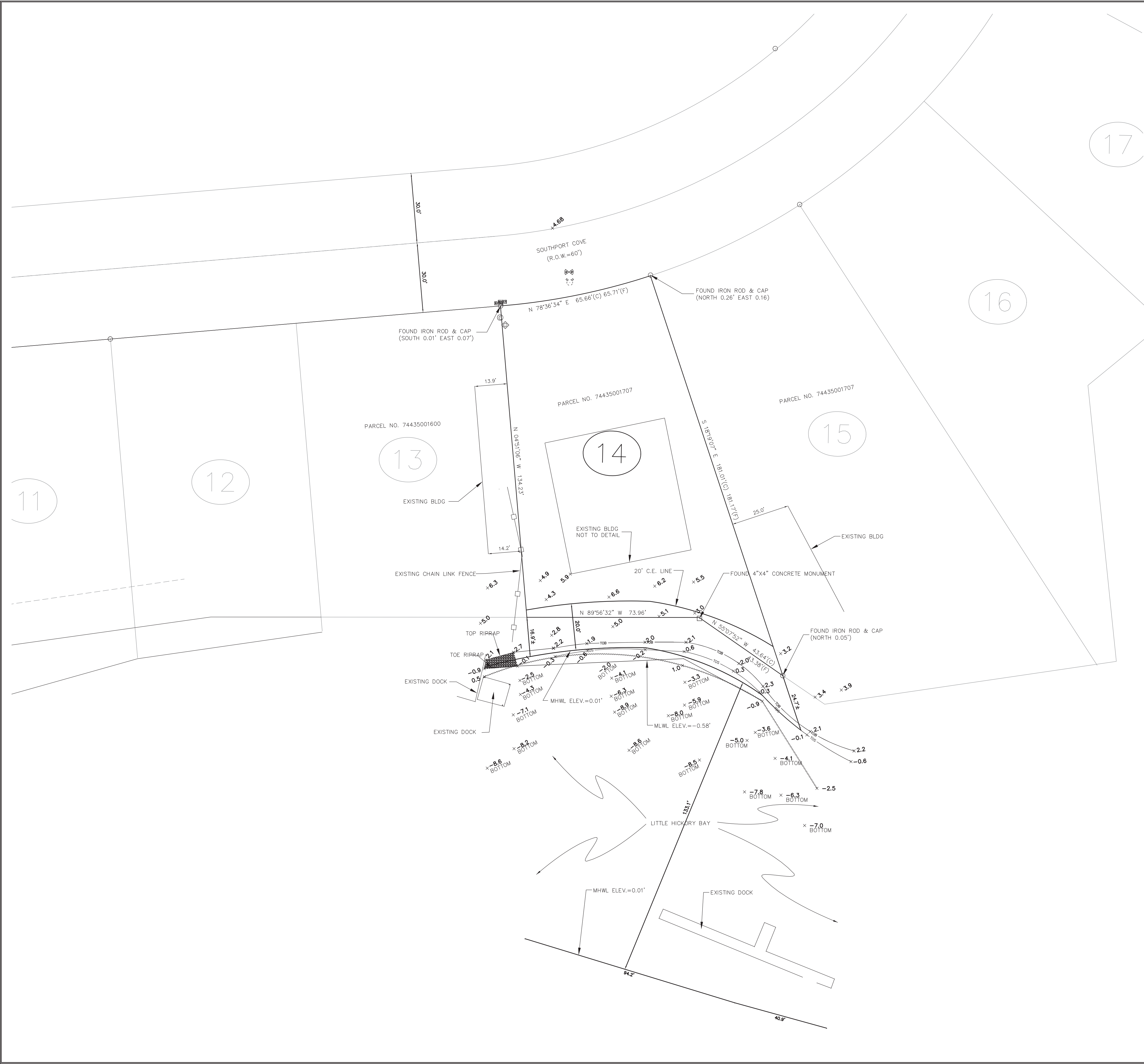
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	03-28-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	10 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock and Restoration Planting Plans (25296 : PL20220006502 BD 72



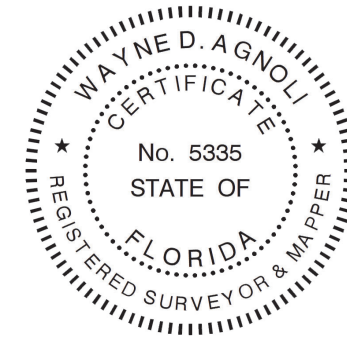
LEGAL DESCRIPTION

LOT 14, SOUTHPORT ON THE BAY, UNITY ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 51, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. PLAT LOT AREA=12097± SQ. FT. LOT AREA TO M.H.W.L.=13806± SQ.FT.

- ⦿ = FIRE HYDRANT
- ⦿ = WATER VALVE
- ⦿ = WATER METER
- ⦿ = CABLE TV RISER
- ⦿ = ELECTRIC HANDHOLE
- (C)= CALCULATED
- (F)= FIELD MEASURED
- = FOUND 5/8" IRON ROD/CAP
- = FOUND CONCRETE MONUMENT



SCALE: 1" = 20'



PREPARED FOR: HOBBS, ANDREW & JENNIFER

DATE OF FIELD SURVEY 08 APRIL 2022

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY _____ **Wayne D. Agnoli, R. S. M.**
Wayne D. Agnoli, RSM NO. 5335 DATE _____

THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS CERTIFIED AS TO THE DATE OF FIELD SURVEY, NOT THE SIGNATURE DATE.

ABSTRACT NOT REVIEWED

GENERAL NOTES:

- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- P.O.B. = POINT OF BEGINNING.
- P.O.C. = POINT OF COMMENCEMENT.
- R.O.W. = RIGHT-OF-WAY.
- CURVE DIMENSIONS ARE AS FOLLOWS:
Δ=DELTA, R = RADIUS, A = ARCH, CH = CHORD, AND
CHB = CHORD BEARING.
- BEARINGS ARE BASED ON EAST PROPERTY LINE OF LOT 14, AS BEING NORTH 18°19'07" WEST.
- VERTICAL: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE ESTABLISHED USING GPS (GLOBAL POSITIONING SYSTEM).
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP-COMMUNITY NUMBER 120067 PANEL NUMBER 0179, SUFFIX H DATED OF FIRM INDEX 16 MAY 2012, THE SUBJECT PROPERTY LIES IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.00' ELEVATIONS BASED ON NAVD 1988.
- THE VERTICAL CONTROL ACCURACY FOR THIS SURVEY WAS BASED ON A LEVEL LOOP AND CLOSURE TO A SECOND BENCHMARK AND ACHIEVED CLOSURE IN FEET TO A STANDARD OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.
- FOR HORIZONTAL: COORDINATES WERE DERIVED BY GPS OBSERVATIONS USING A TRIMBLE DUAL FREQUENCY RECEIVER, RECEIVING CORRECTIONS FROM TRIMBLE VRS NOW RTN (REAL TIME NETWORK) AS CO-OPERATIVELY TIED TO THE FDOT FFRN (FLORIDA PERMANENT REFERENCE NETWORK).

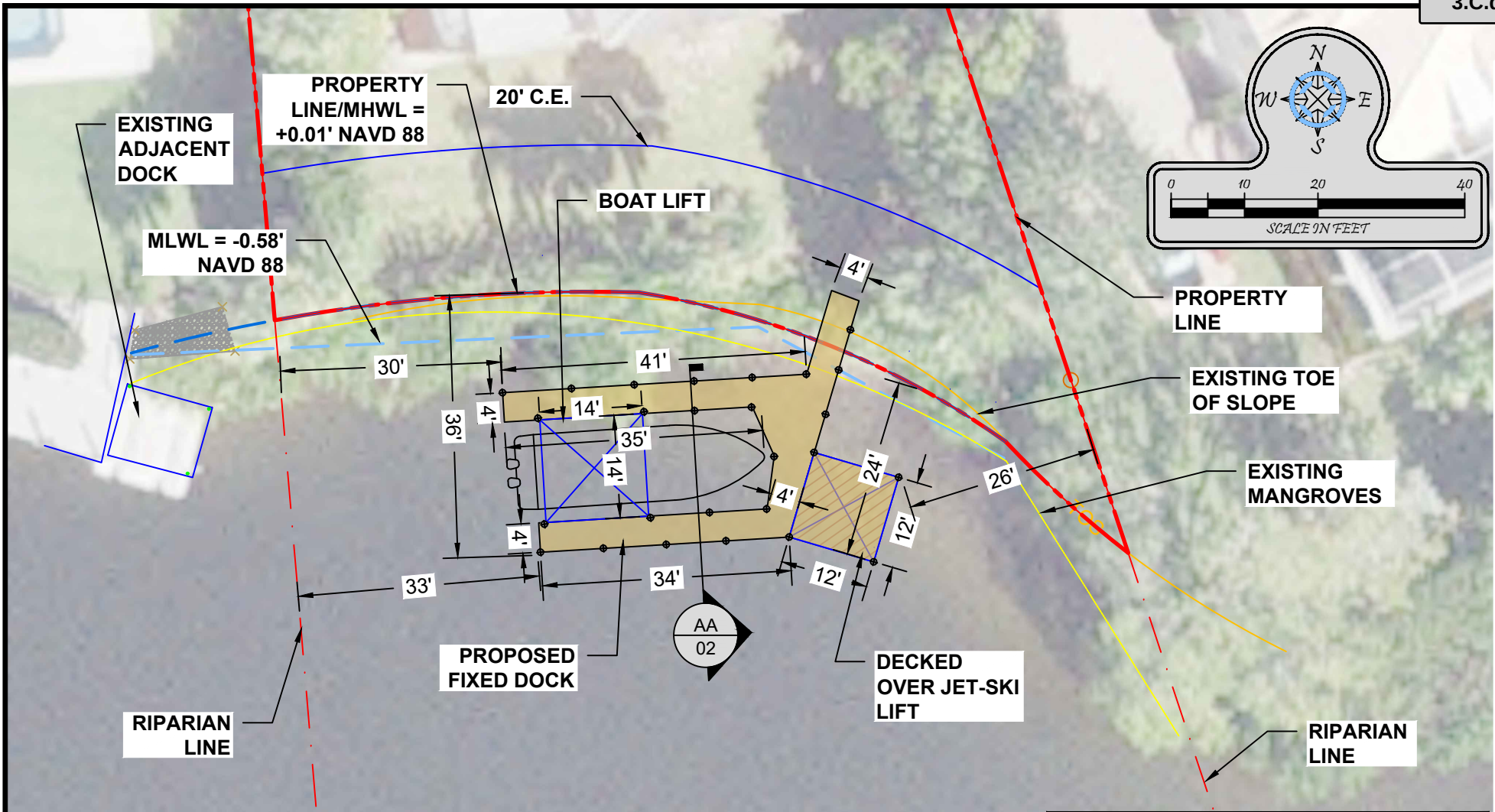
DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTE: THE PURPOSE OF THIS SURVEY WAS TO OBTAIN DATA AT THE REAR OF THE LOT FOR DOCK IMPROVEMENTS. NO OTHER PART OF THE UPLAND WAS SURVEYED.

approved:	revision:	for: HOBBS, ANDREW & JENNIFER	design: xxx
		title: BOUNDARY SURVEY OF 72 SOUTHPORT COVE LOT 14 SOUTHPORT ON THE BAY (PLAT BOOK 15 & PAGE 51) COLLIER COUNTY, FLORIDA	drawn: DD
			checked: WDA
			acad #: 13123-BS
		bk: 1270 pg: 71 date: 12 APRIL 2022	view: LIMITS
		scale: 1" = 20'	project #: 22-0044
		cogo #: 22-0044	sheet #: 1 of 1
			file #: 13123

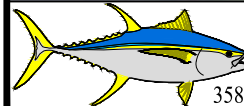
AGNOLI
BARBER &
BRUNDAGE, INC.
Professional Engineers, Planners, Land Surveyors & Landscape Architects
7400 Trail Blvd., Suite 200, Naples, FL 34108
Certificate of Authorization Nos. LB 3864, EB 3864 & LC28000620
Ph: (239)597-3111
Fax: (239)598-2203

P:\202035-00 Hobbs-72 Southport Cove\CONCEPT\202035-CP102.dwg 6/20/2023 PLAN 02 4/17/2023



NOTES:

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- SURVEY COURTESY OF: "ABB, INC."
- SURVEY DATED: 04-08-2022
- APPLICANT OWNED SHORELINE (APPX LF): 117.6'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 133'
- TIDAL DATUM:
 - MHW (NAVD)= +0.01'
 - MLW (NAVD)= -0.58'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 567
- TOTAL OVERWATER STRUCTURE (APPX SF): 567
- TOTAL PROTRUSION FROM MHWL: 36'

 **Turrell, Hall & Associates, Inc.**
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
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72 SOUTHPORT COVE

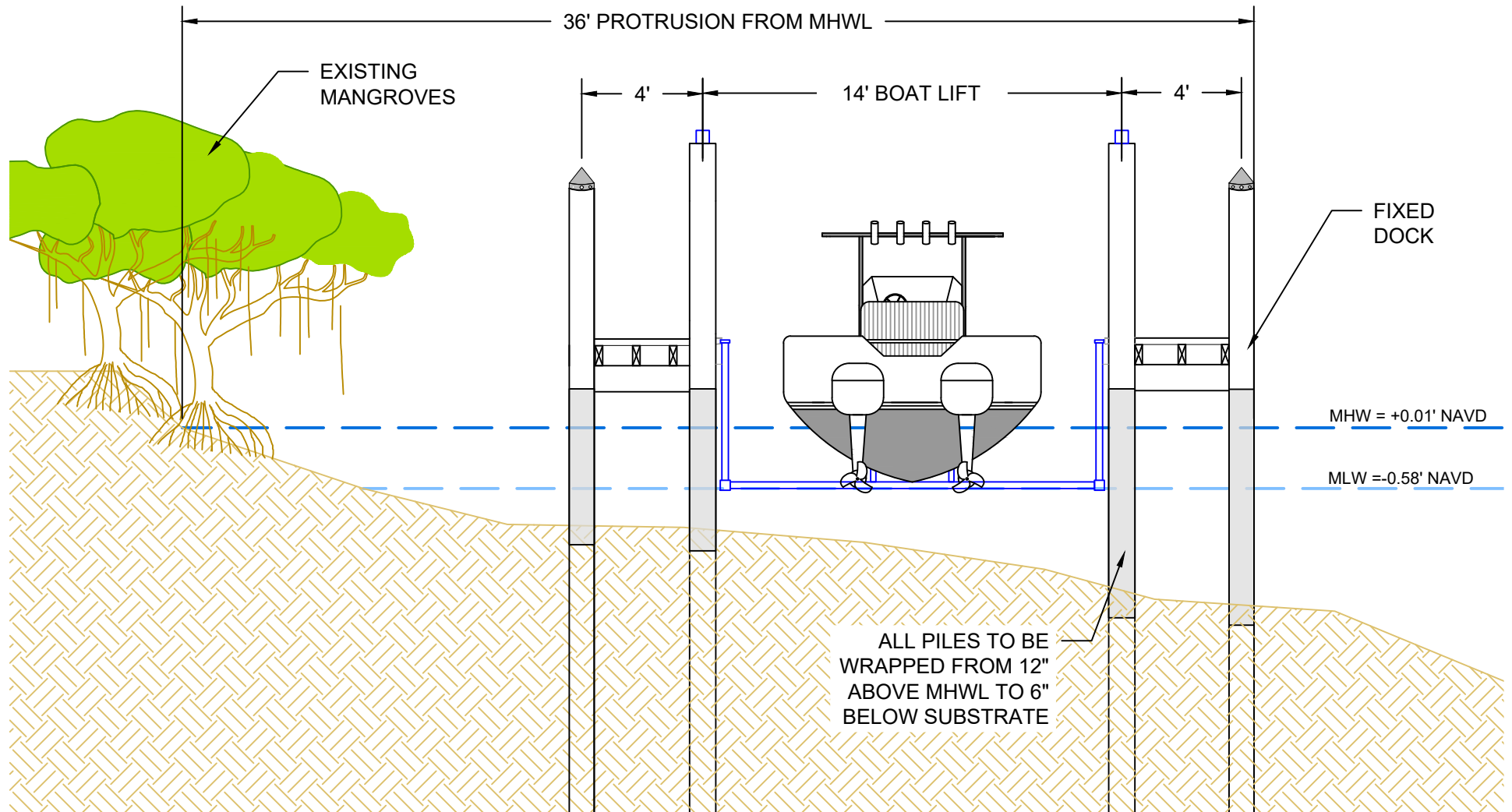
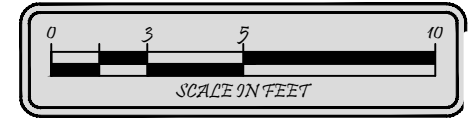
CONCEPT PLAN 02

RY NO. 5875 THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-17-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	01 OF 02	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6 TOWNSHIP- 48 S

Attachment: Attachment C - Concept 2 Plan (25296 : PL20220006502 BD 72 Southport Cove - Hobbs Dock)



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

72 SOUTHPORT COVE **CONCEPT SECTION 02**

RY NO. 5875

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

DESIGNED:	JR	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-17-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	02 OF 02	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S

From: KellyJohn
Sent: Thursday, April 20, 2023 5:18 PM
To: KellyJohn
Subject: BD-PL20220006502 - 72 Southport Cove - Public Hearing Sign Posting 4-20-2023
Attachments: 3775C8BD-F808-4CFA-B5AB-F31E0CC79B7B.jpeg; FB69BFFB-F7B9-472D-B3DA-71F2AFCD89CD.jpeg

I, John Kelly, personally posted a Public Hearing sign to the front of the subject property, immediately adjacent to the public right-of-way, at approximately 3:40 PM this date as depicted within the attached photos.

Respectfully,
John Kelly
 Planner III

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

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



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

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



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]

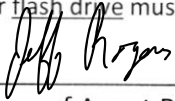
B. Backup provided by Applicant:

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}

- ☒ 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

Jeff Rogers

Printed Name of Signing Agent Representative

4/10/2023

Date

Attachment: Attachment E - HEX Backup Package (25296 : PL20220006502 BD 72 Southport Cove - Hobbs 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): Andrew and Jennifer Hobbs

Name of Applicant if different than owner: _____

Address: 4300 E 1100 N City: Roanoke State: IN ZIP: 47863

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: ashobbs72@gmail.comName of Agent(s): Jeff RogersFirm: Turrell, Hall & Associates, Inc.Address: 3584 Exchange Ave City: Naples State: FL ZIP: 34104Telephone: 239-643-0166 Cell: 239-784-0081 Fax: 239-643-6632E-Mail Address: jeff@thanaples.com**PROPERTY LOCATION**Section/Township/Range: 6 / 48 / 25 Property I.D. Number: 74435001707Subdivision: 636400 - SOUTHPORT ON THE BAY Unit: 1 Lot: _____ Block: _____

Address/ General Location of Subject Property:

72 Southport Cove Bonita Springs, FL 34134

Current Zoning and Land use of Subject Property:

Planned Unit Development (PUD)



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(239) 252-2400 FAX: (239) 252-6358

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	Southport Cv
S	PUD	Little Hickory Bay
E	PUD	Residential Single Family
W	PUD	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):

See attached.

SITE INFORMATION

1. Waterway Width:

133 ft. Measurement from ☐ plat ☒ survey ☐ visual estimate
☐ other (specify) _____

2. Total Property Water Frontage:

117.6 ft.

3. Setbacks:

Provided: 27 & 33 ft.

Required: 15 & 15 ft.

4. Total Protrusion of Proposed Facility into Water:

38 ft.

5. Number and Length of Vessels to use Facility:

1. 35 ft.

2. 2 PWC +/- 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:

There are other existing docks on the subject waterway and subdivision that have been granted BDE approvals in the past. As proposed the dock is consistent with others in regards to protrusion out 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?

0.3 Acres

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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.)



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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.)



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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.



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(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



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GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: Boat Dock (BDE)

Date and Time: Tuesday November 1, 2022 at 3:00PM

Assigned Planner: John Kelly

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

Project Information

Project Name: 72 Southport Cove (BDE)

PL #: 20220006502

Property ID #: 74435001707

Current Zoning: Lely Barefoot Beach PUD

Project Address: 72 Southport Cv **City:** Bonita Springs, FL **State:** FL **Zip:** 34134

Applicant: Jeff Rogers, Turrell Hall & Associates, Inc.

Agent Name: Jeff Rogers

Phone: 239-343-0166

Agent/Firm Address: 3584 Exchange Ave **City:** Naples **State:** FL **Zip:** 34104

Property Owner: Andrew & Jennifer Hobbs

Please provide the following, if applicable:

- i. **Total Acreage:** 0.3
- 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#:** _____



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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

- SEE GENERAL GUIDANCE, PAGE 2A
- PER THE PLAN, PB 15 PG 52, THERE IS A 20-FOOT CONSERVATION EASEMENT LANDWARD OF THE MHWL; PLEASE PROVIDE A LETTER OF NO OBJECTION FROM THE CONSERVENCY OF SW FL.
- WITHIN 100' BAREFOOT BEACH THE ^{RAISED} MHWL ALSO SERVES AS THE PROPERTY LINE FOR PURPOSES OF MEASURING PROTRUSION.
- THA PLANS, SHEET 08 OF 08, WIDTH OF WATERWAY – PLEASE SHOW DISTANCE BETWEEN THE PROPOSED DOCK FACILITY AND THAT ON THE OPPOSITE SHORE. THIS INFORMATION IS NECESSARY TO SATISFY PRIMARY CRITERIA #4.

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.

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 lot dimensions, water frontage, and riparian lines 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/Dock Plans
 - Site Plans should be measured in feet
 - Note that the dock facility includes any docked vessel(s); show any 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
 - Demonstrate width of waterway (MHWL to MHWL) and the width between the most waterward point of dock facilities if a dock facility is located on the opposite shore
- 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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Meeting Notes

ENVIRONMENTAL - CRAIG BARON - SEE ATTACHED EMAIL NOTES
AND CHECKLIST - PAGES 3.A.1 - 3.A.4.

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.

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, November 02, 2022 10:51 AM
To: ThomasClarkeVEN
Cc: HarringtonSarah
Subject: RE: Pre- App-Research for 72 Southport Cove(BDE) - PL20220006502 - Zoom mtg today at 3:00PM -
Attachments: Boat Dock Extension Checklist 2017 for reviewer.doc

Thomas Here are my notes:

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 # e and # f 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.

Label the name of any natural waterbody in close proximity to the proposed docking facility. (as applicable)

Illustrate any proposed dredging.

Please provide any written authorization provided by ACOE/DEP.

Please provide a restoration plan for the areas of the conservation easement that have been impacted. (Native plants 20 ft landward of MHWL).

Please provide a letter of review from the Conservancy of SW Florida.

Craig Brown
 Principal 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!

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Tuesday, November 1, 2022 10:46 AM
To: StoltAnthony <Anthony.Stolts@colliercountyfl.gov>; AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; SantabarbaraGino <Gino.Santabarbara@colliercountyfl.gov>; MoscaMichele <Michele.Mosca@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; KlopParker <Parker.Klop@colliercountyfl.gov>; HansenRachel <Rachel.Hansen@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; SammonSean <Sean.Sammon@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>

Attachment: Attachment E - HEX Backup Package (25296 : PL20220006502 BD 72 Southport Cove - Hobbs Dock)

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 E - HEX Backup Package (25296 : PL20220006502 BD 72 Southport Cove - Hobbs Dock)

Pad

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

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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(239) 252-2400

Pre-Application Meeting Sign-In Sheet
PL# 20220006502

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
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ 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
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☒ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ 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	GMP - Comprehensive Planning	252-5715	sue.faulkner@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
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@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 Klopff	GMP – Comprehensive Planning	252-2471	Parker.klopff@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
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov



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☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@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	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	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
JEFF ROGERS	Turner Hall & Assoc	239-643-0166	
DAVID ROE	Environmental		
Meghan Frey	"		

Zoom Attendance

72 Southport Cove (BDE) – PL20220006502 - John Kelly – Tuesday 11/1/22 at 3:00pm

Participants (7)

TC	thomas clarke (Host, me)	 
	Craig Brown – Environmental	 
JR	Jeff Rogers	 
K	kellyjohn	 
D	DavidRoe – Environmental	 
DD	Derek D. Perry, County Attor	 
M	Meghan.Frey – Environmental	 

Ask to Unmute

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

PL20220006502 – 72 Southport Cove (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

Jeff Rogers, Turrell Hall & Assoc. Inc.
239-643-0166
jeff@thanaples.com

- Agent to list for PL#

Jeff Rogers, Turrell Hall & Assoc. Inc.

- Owner of property (all owners for all parcels)

Andrew & Jennifer Hobbs

- Confirm Purpose of Pre-App: PUD Rezone (PUDR)

The proposed project is for a single-family dock to be constructed with approximately 635 square foot of over-water structure with 2 boat lifts, one being a decked over jet-ski lift and one for a 35 ft vessel.

- Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply): N/A
- Details about Project:
See Above

REQUIRED Supplemental Information provided by:

Name:

Title:

Email:

Phone:

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 E - HEX Backup Package (25296 : PL20220006502 BD 72 Southport Cove - Hobbs Dock)



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PROPERTY OWNERSHIP DISCLOSURE FORM

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

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

- 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 _____

☐ 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

Date

Agent/Owner Name (please print)



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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.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

FEE REQUIREMENTS:

- Pre-APP Meeting Fee \$500.00 - PAID ✓*
- ☒ 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



ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliercountyfl.gov or submit in person to the Addressing Section at the address listed below. This form must be signed by Addressing personnel *prior* to the pre-application meeting. **Please allow 3 business days for processing.**

Not all items will apply to every project. Items in **bold** 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)	SDP (Site Development Plan)
BD (Boat Dock Extension)	SDPA (SDP Amendment)
Carnival/Circus Permit	SDPI (Insubstantial Change to SDP)
CU (Conditional Use Permit)	SIP (Site Improvement Plan)
EXP (Excavation Permit)	SIPI (Insubstantial Change to SIP)
FP (Final Plat)	SNR (Street Name Change)
LLA (Lot Line Adjustment)	SNC (Street Name Change – Unplatted)
PNC (Project Name Change)	TDR (Transfer of Development Rights)
PPL (Plans & Plat Review)	VA (Variance)
PSP (Preliminary Subdivision Plat)	VRP (Vegetation Removal Permit)
PUD Rezone	VRSP (Vegetation Removal & Site Fill Permit)
RZ (Standard Rezone)	OTHER _____

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

SOUTHPORT ON THE BAY UNIT ONE LOT 14

T48, R25, S06

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

74435001707

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

72 Southport Cove 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 – only needed for unplatted properties)

CURRENT PROJECT NAME (if applicable)

Hobbs- 72 Southport Cove

name not yet approved

PROPOSED PROJECT NAME (if applicable)

PROPOSED STREET NAMES (if applicable)

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

SDP _____ or AR or PL # _____

Addressing Checklist (Rev 12/2021)

Page 1 of 2



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 ☐ Personally picked up

Applicant Name: Jeff Rogers

Phone: (239) 643-0166

Email: jeff@thanaples.com caitlin@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 74435001707

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

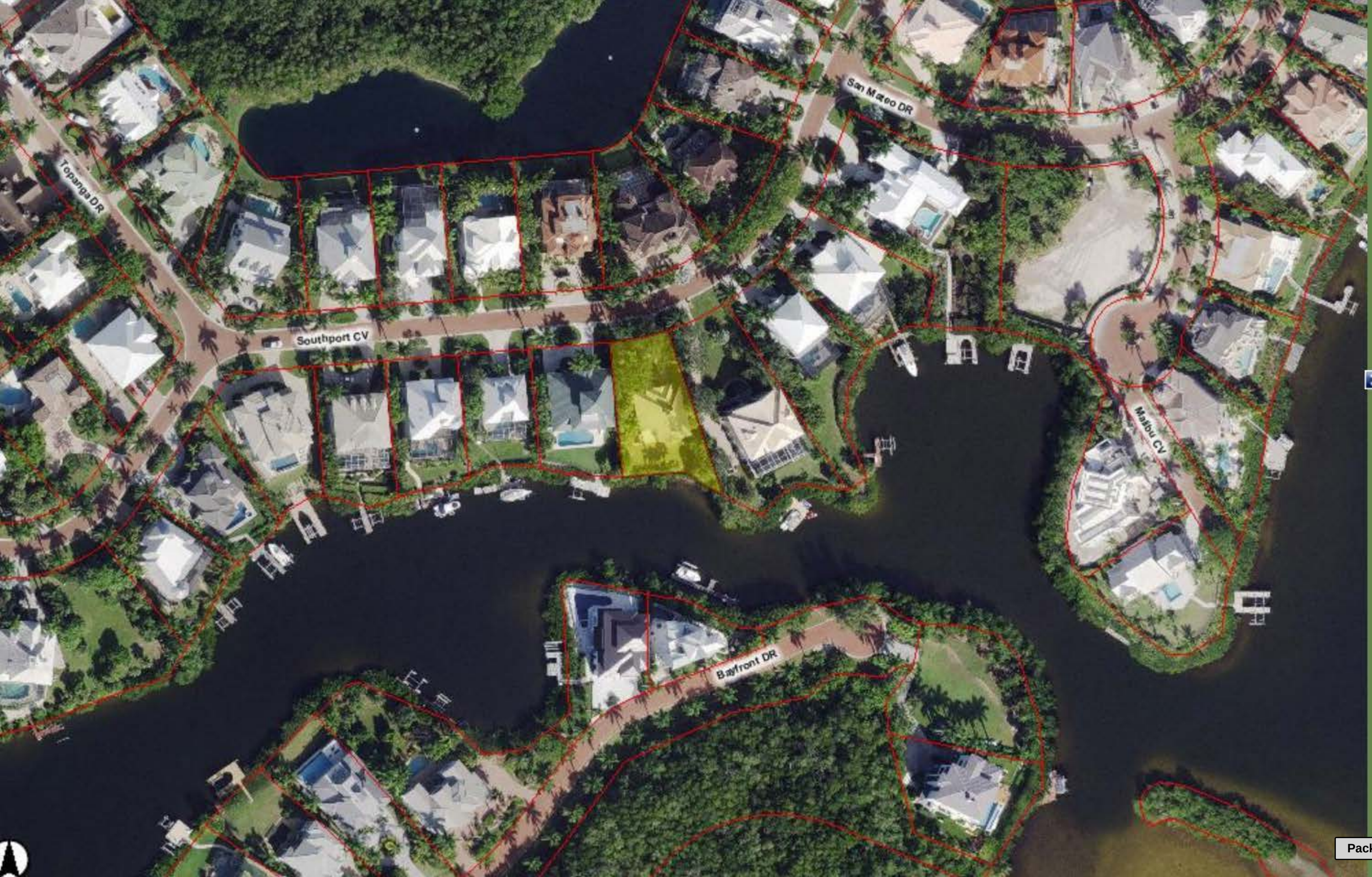
Approved by: *S.L.H.*

Date: 9/22/2022

Updated by:

Date:

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





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
Andrew & Jennifer Hobbs	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 _____

☐ Leased: Term of lease _____ years /months

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



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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


Agent/Owner Signature

12/5/22
Date

Jeff Rogers
Agent/Owner Name (please print)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220006502

I, Jennifer Hobbs (print name), as owner (title, if applicable) of 72 Southport Cove (company, if applicable), swear or affirm under oath, that I am the (choose one) owner ☒ applicant ☐ contract purchaser ☐ and that:

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

*Notes:

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

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

Jennifer Hobbs
Signature

2-6-23
Date

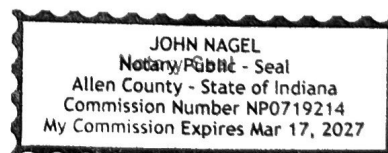
STATE OF ~~FLORIDA~~ Indiana
COUNTY OF ~~COLLIER~~ Allen

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of February, 2023, by (printed name of owner or qualifier) Jennifer L. Hobbs

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

- ☒ Are personally known to me
- ☐ Has produced a current drivers license
- ☐ Has produced _____ as identification.

Notary Signature: [Signature]



AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220006502

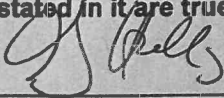
I, Andrew S. Hobbs (print name), as owner (title, if applicable) of 72 Southport Cove Batefoot Beach, FL (company, if applicable), swear or affirm under oath, that I am the (choose one) owner ☒ applicant ☐ contract purchaser ☐ and that:

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

*Notes:

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

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



Signature

12-1-22

Date

STATE OF FLORIDA Indiana
COUNTY OF COLLIER Allen

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of December, 2022, by (printed name of owner or qualifier) Andrew S. Hobbs.

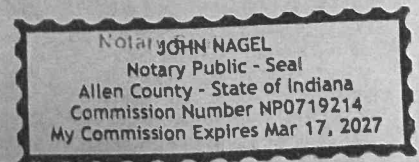
Such person(s) Notary Public must check applicable box:

☐ Are personally known to me

☒ Has produced a current drivers license 8921-90-6050 exp 3/16/24

☐ Has produced _____ as identification.

Notary Signature: _____



Narrative Description: The proposed Boat Dock Extension request is for a new single-family docking facility located just off Little Hickory Bay within the Southport on the Bay subdivision. The submerged lands along the subject property shoreline are considered state lands and the subject shoreline has a designated 20-foot side Conservation Easement (CE) extending out from the mean high-water line (MHWL). The CE is dedicated to Collier County and the Naples Conservancy.

The proposed dock has been designed to meet the required setbacks being 27 and 33-foot from the subject property riparian lines. As proposed the dock will protrude approximately 38-feet from the mean high-water line (MHWL) therefore we are requesting an 18-foot extension from the allowed 20-feet. The dock has two boatlifts to accommodate 2 personal watercrafts and one 35-foot vessel. The dock design has laid out to minimize/avoid mangrove impacts to the fullest extent possible. Some trimming will be required to lateral branches during the dock installation but no mangroves will be removed. The total proposed over-water square footage has also been minimized to provide area for storage, as well as safe and routine access to each boatlift. The design is also consistent with most of the other previously approved docks on the subject waterway.

Both DEP (state) and USACE (federal) permits have been issued for the proposed dock. The dock as designed will extend approximately 29% out into the waterway which is 133-feet wide therefore will not be within the allotted 25%.

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 constructing a new docking facility with 2 boatlifts to accommodate a 35-foot vessel and 2 personal watercrafts at +/-12 feet each on the other decked over boatlift. As proposed the applicant is requesting an 18-foot extension over the allowed 20-feet for a total of 38-feet as measured from the MHWL.

Criteria met

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

The subject property shoreline consists of a natural mangrove rip-rap bank that is also platted as a conservation easement (CE) which cannot be impacted other than with a 4-foot-wide access walkway out to the proposed dock. The dock must extend out past the mangroves to avoid impacts and to reach adequate water depths to accommodate both boatlifts. The existing on-site conditions are the driving factors for the overall dock protrusion. Water depths are sufficient within the area of the proposed boatlifts, but the extension is needed to reach out past the CE, mangrove shoreline, and to the adequate water depths without going out past the allowed 25% width of waterway. Please see attached BDE exhibits sheet 5 of 10 indicating the proposed vessel with the associated water depths being launched at a mean low tide elevation.

Criteria met.

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

The proposed docking facility is consistent with the other docks along the subject shoreline and surrounding waterway. There is no marked channel within this section of the bay therefore the entire area is open to navigation. There are other choke points along the subject waterway that are more restrictive than this area of bay once our dock is constructed. This further ensures no impacts to navigation will result from the proposed project.

Criteria met.

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

The approximate waterway width is approximately 133-feet wide. The proposed dock protrusion is 38-feet which is 29% width of the waterway.

Criteria not met.

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

The proposed docking facility will provide 27 and 33-foot setbacks from each riparian line and both adjacent neighbors have existing docking facilities. The proposed dock design will not interfere with their existing access and still provide safe access to the proposed subject docking facility.

Criteria met.

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 special condition driving this BDE request is the existing shoreline being a natural mangrove bank that is also platted as a conservation easement (CE). The CE allows for a 4-foot-wide access walkway through the mangroves, but the dock cannot be constructed with the CE area. Additionally, the state and federal permitting agencies want the design to minimize impacts to the mangroves which do extend out past the CE footprint therefore the proposed dock is out past the mangroves as much as possible to avoid direct impacts other than some lateral branches being trimmed.

Criteria Met

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

The proposed project utilizes the existing shoreline conditions, configuration, and layout. The proposed dock is adequate in size providing safe access and area for routine maintenance without being considered excessive. As proposed the dock will be 635 square feet of over-water structure.

Criteria met.

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

The proposed docking facility has been designed to moor 1 vessel and 2 jetskis. The vessel will be up to 35-feet in length and a PWC that is approximately 12-feet. Based on conversations with county staff it was concluded that only one PWC would be taken into consideration as the PWC's will be on the same lift system together side by side with only one being visible from landside and waterside via from a passing boat. Based on this the total vessel and PWC length total 47-feet which is less than 50% of the linear footage of shoreline being 117.6-feet.

Criteria met.

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

As proposed the dock utilizes the existing onsite natural shoreline shape/layout which has been in place for many years. The proposed dock design provides 26-foot and 30-foot setbacks which exceeds what the LDC requires being 15-foot for properties with more than 60-feet of shoreline. Additionally, the entire subdivision shoreline is covered with mangroves, and the proposed dock is waterward of the mangroves so there are no proposed impacts to the existing surrounding property views.

Criteria Met

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

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

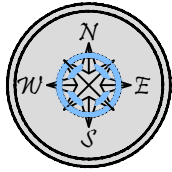
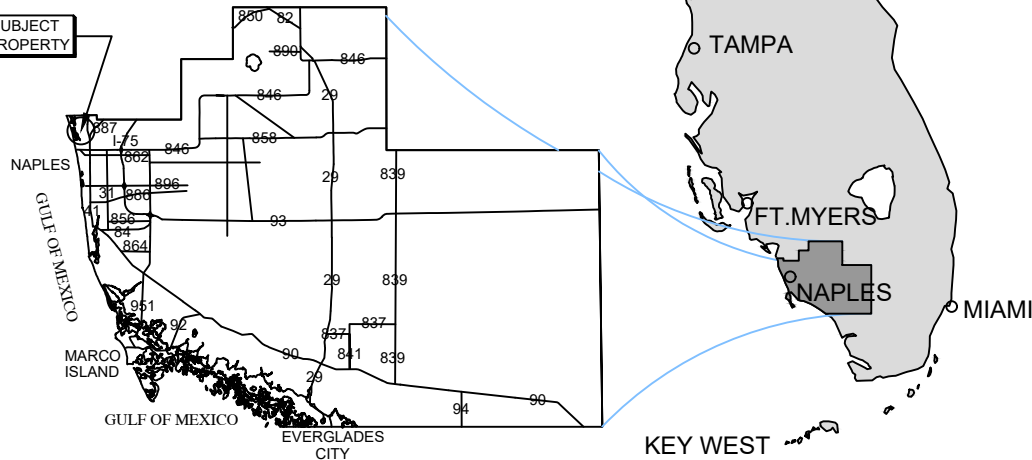
Criteria Met

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

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

N/A

STATE OF FLORIDA

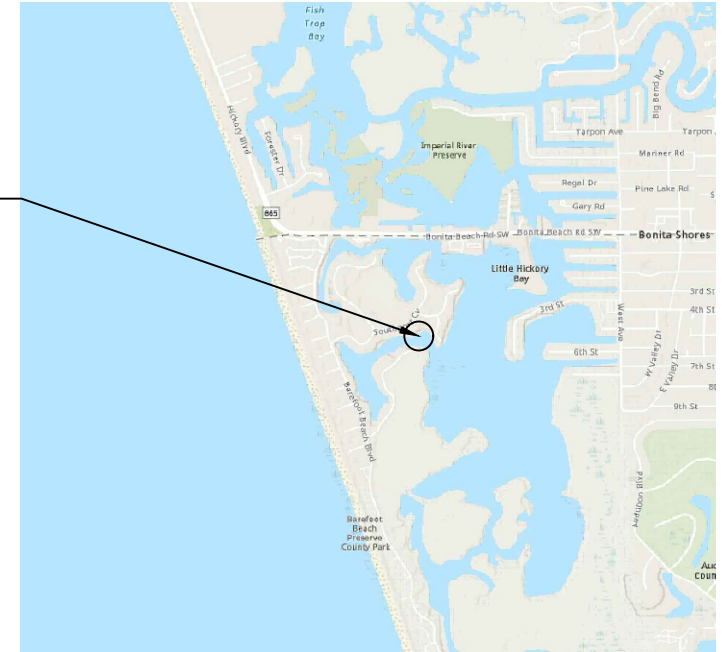
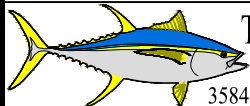
SUBJECT
PROPERTYCOLLIER COUNTY**SITE ADDRESS:**

<> 72 SOUTHPORT COVE
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.325677
<> LONGITUDE: W -81.838366

NOTES:

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

SUBJECT
PROPERTYVICINITY MAPSUBJECT
PROPERTYCOUNTY AERIAL

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

72 SOUTHPORT COVE

LOCATION MAP

RY NO. 5875

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

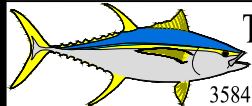
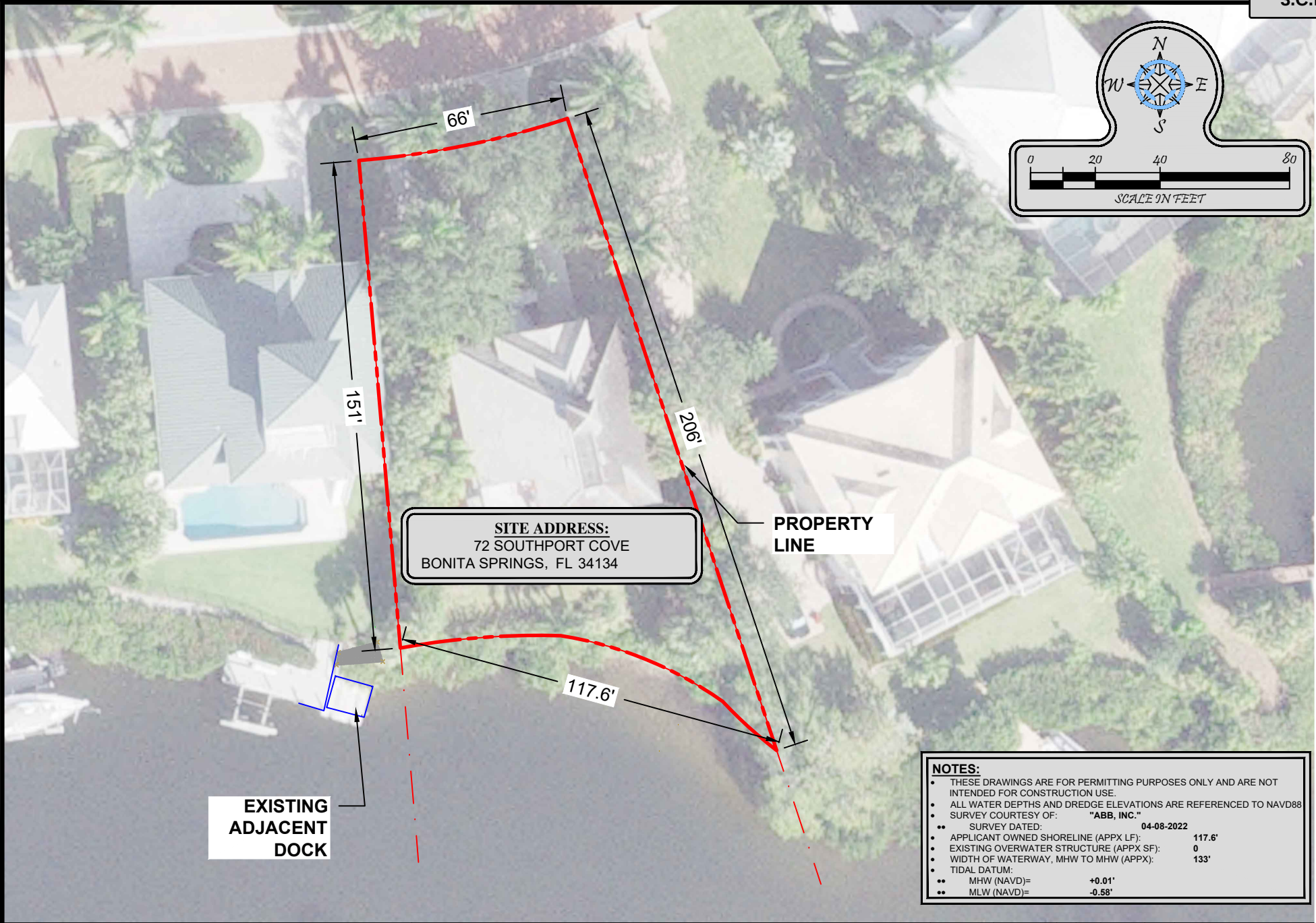
DESIGNED:	JR	REV#	REV BY	DATE	CHK BY	CHANGED:
DRAWN BY:	RMJ	1.	RMJ	03-28-23	JR	REV. SHT 05, NEW SHT 10
CREATED:	12-05-22	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	01 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S

Packet Pg. 199

P:\2020\03-00 Hobbs-72 Southport Cove\AD\PERMIT-COUNTY\2020\03-COUNTY.dwg EXISTING CONDITIONS 4/17/2023



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

72 SOUTHPORT COVE

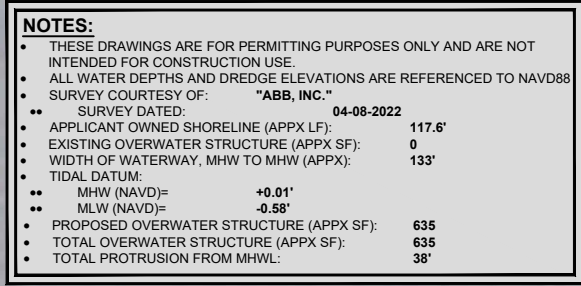
EXISTING CONDITIONS

RY NO. 5875

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

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	12-05-22	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	02 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6 TOWNSHIP- 48S



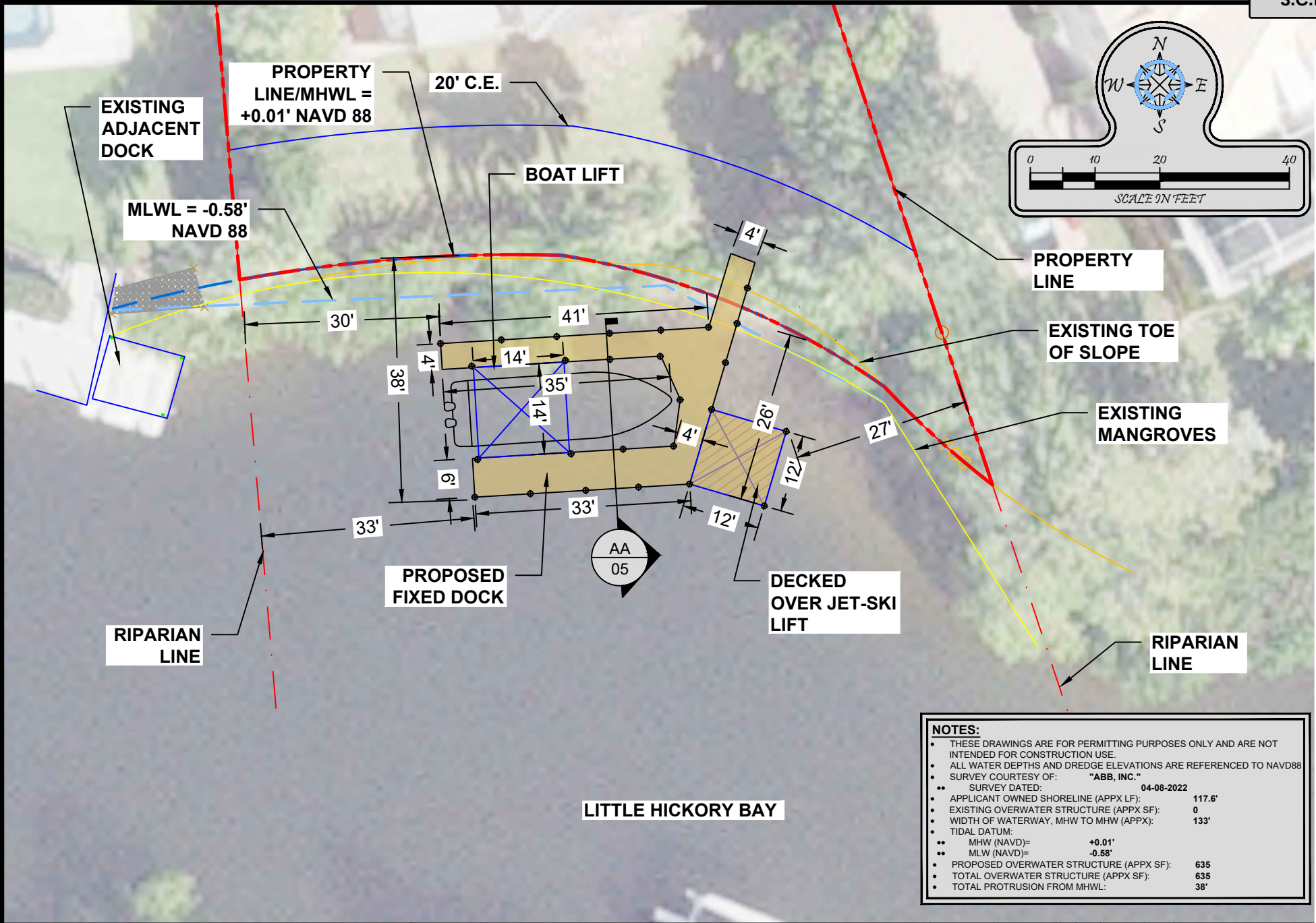
RY NO. 5875

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

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
		1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	12-05-22	3.	-	-	-	-
JOB NO.:	22035	4.	-	-	-	-
SHEET NO.:	03 OF 10	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

P:\22035 00 Hobbs-72 Southport Cove\AD\PERMIT-COUNTY\22035-COUNTY.dwg MR202006502 BD 72 Southport Cove - Hobbs 4/17/2023



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO NAVD88
- SURVEY COURTESY OF: "ABB, INC."
- SURVEY DATED: 04-08-2022
- APPLICANT OWNED SHORELINE (APPX LF): 117.6'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 133'
- TIDAL DATUM:
- MHW (NAVD)= +0.01'
- MLW (NAVD)= -0.58'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 635
- TOTAL OVERWATER STRUCTURE (APPX SF): 635
- TOTAL PROTRUSION FROM MHWL: 38'

 **Turrell, Hall & Associates, Inc.**
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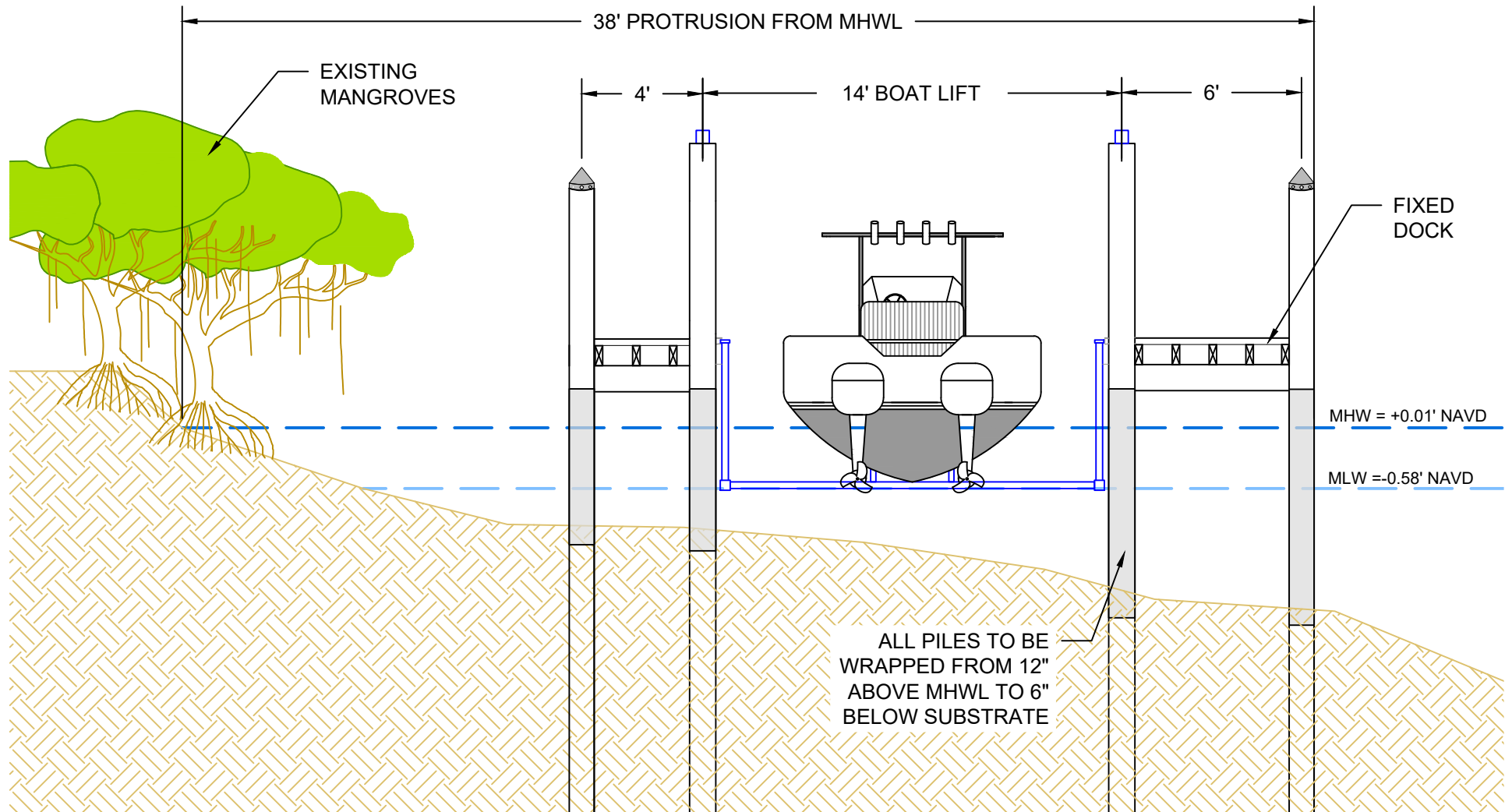
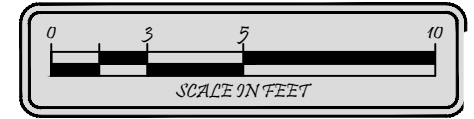
72 SOUTHPORT COVE

PROPOSED DOCK WITH DIMENSIONS

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	12-05-22	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	04 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6 TOWNSHIP- 48 S

Attachment: Attachment E - HEX Backup Package (25296 : PL20220006502 BD 72 Southport Cove - Hobbs



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72 SOUTHPORT COVE **CROSS SECTION**

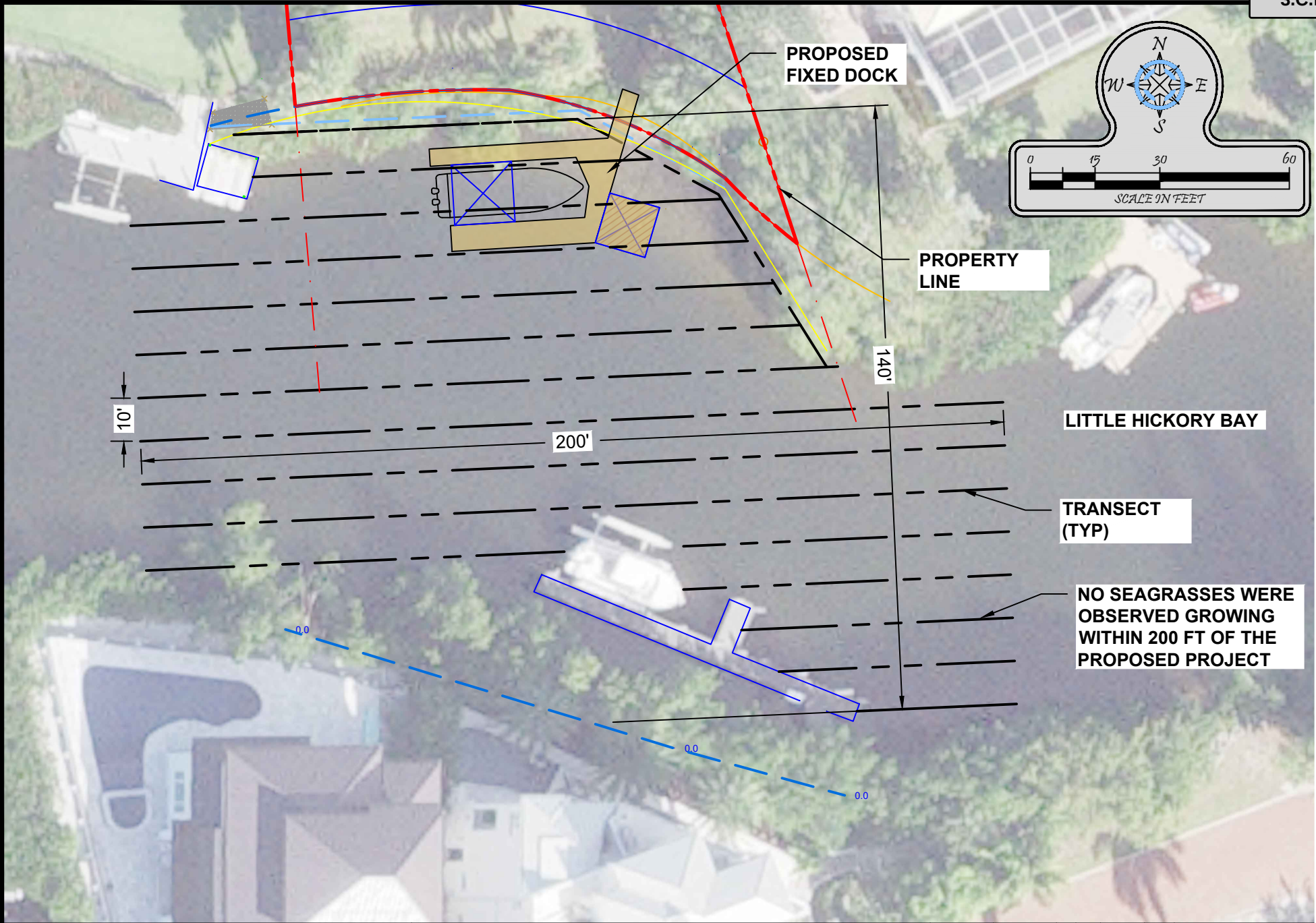
RY NO. 5875

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

DESIGNED:	JR	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	RMJ	03-28-23	JR	LOWERED LIFT
CREATED:	12-05-22	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	05 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S



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72 SOUTHPORT COVE **SUBMERGED RESOURCE SURVEY**

RY NO. 5875

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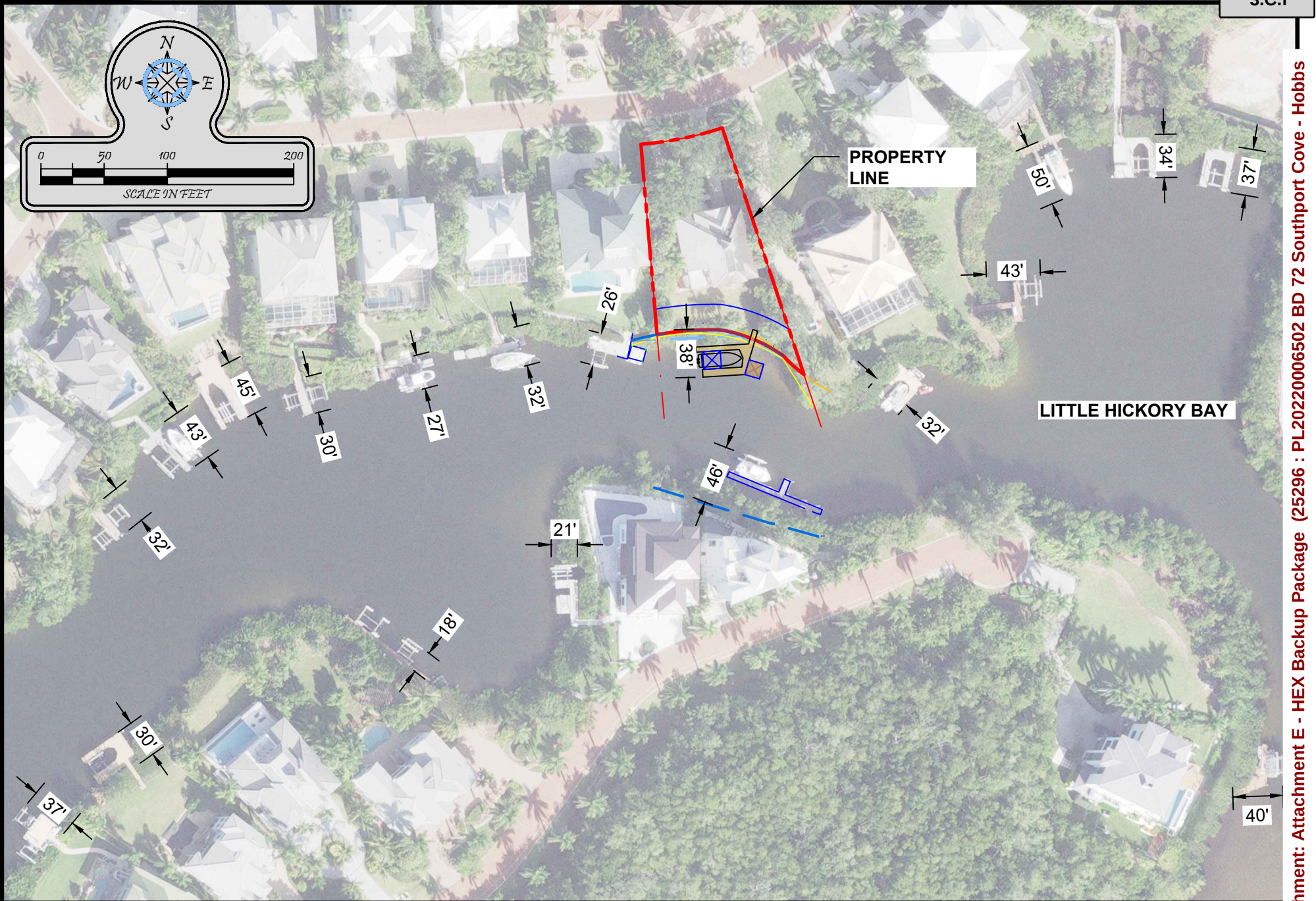
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DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	12-05-22	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	06 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S

P:\22035.00 Hobbs-72 Southport Cove\ADP\PERMIT-COUNTY\22035-COUNTY.dwg ADJACENT DOCKS 4/17/2023

3.C.f



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72 SOUTHPORT COVE ADJACENT DOCKS

RY NO. 5875

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DESIGNED:	JR	REV#	REV BY	DATE	CHK BY	CHANGES
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	12-05-22	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	07 OF 10	4.	-	-	-	-
		5.	-	-	-	-

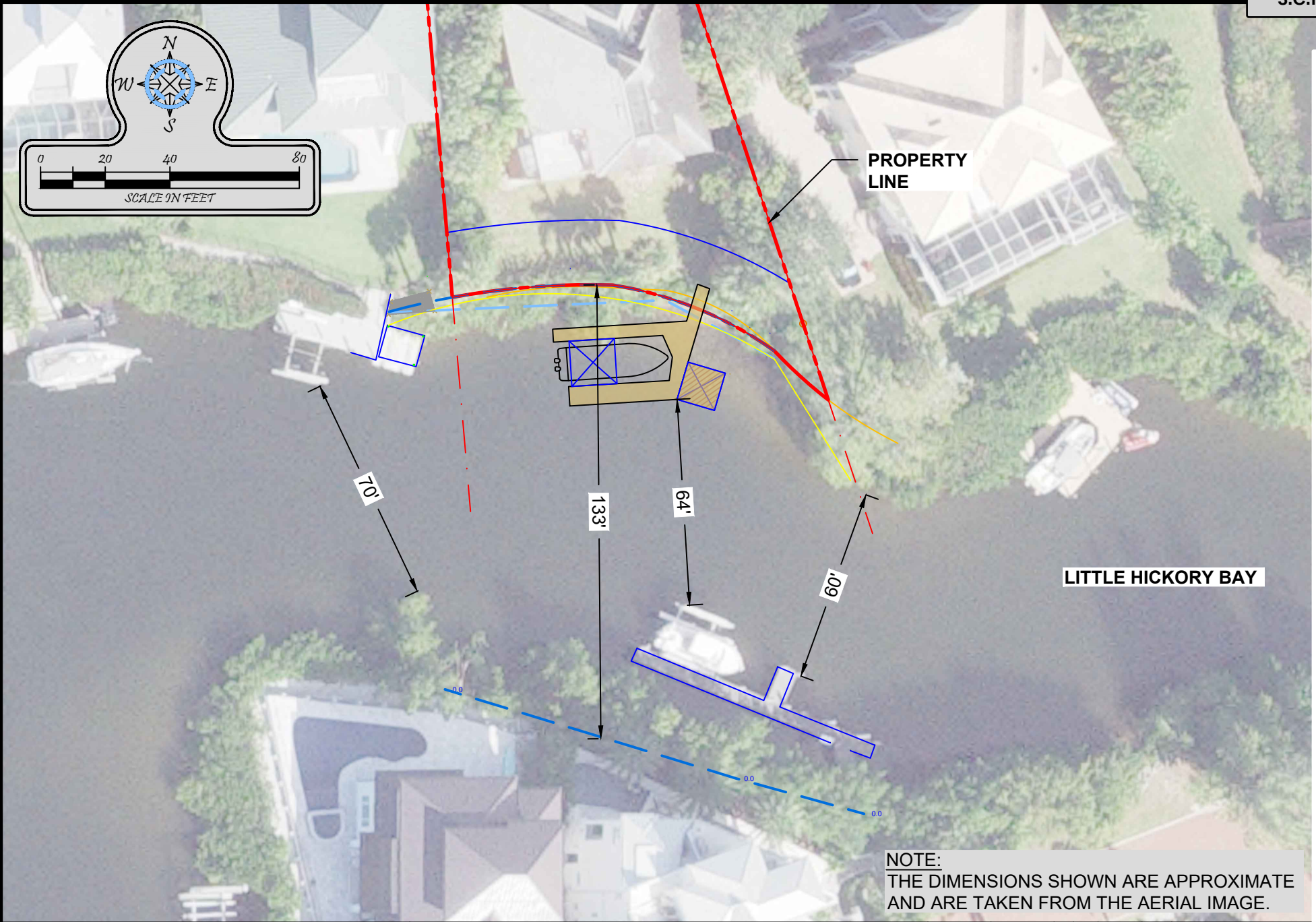
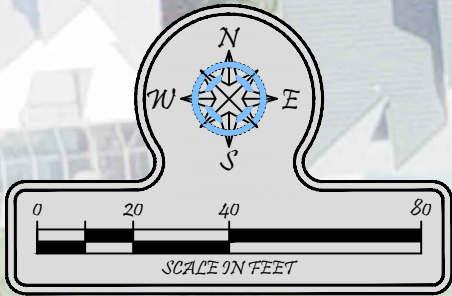
SECTION-6

TOWNSHIP- 48 S

Packet Pg. 205

Attachment: Attachment E - HEX Backup Package (25296 : PL20220006502 BD 72 Southport Cove - Hobbs)

P:\22035.00 Hobbs-72 Southport Cove\ADP\PERMIT-COUNTY\22035-COUNTY.dwg W:\22035\BACK\ WATERWAY - SITE 4/17/2023



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



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72 SOUTHPORT COVE

WIDTH OF WATERWAY - SITE

RY NO. 5875

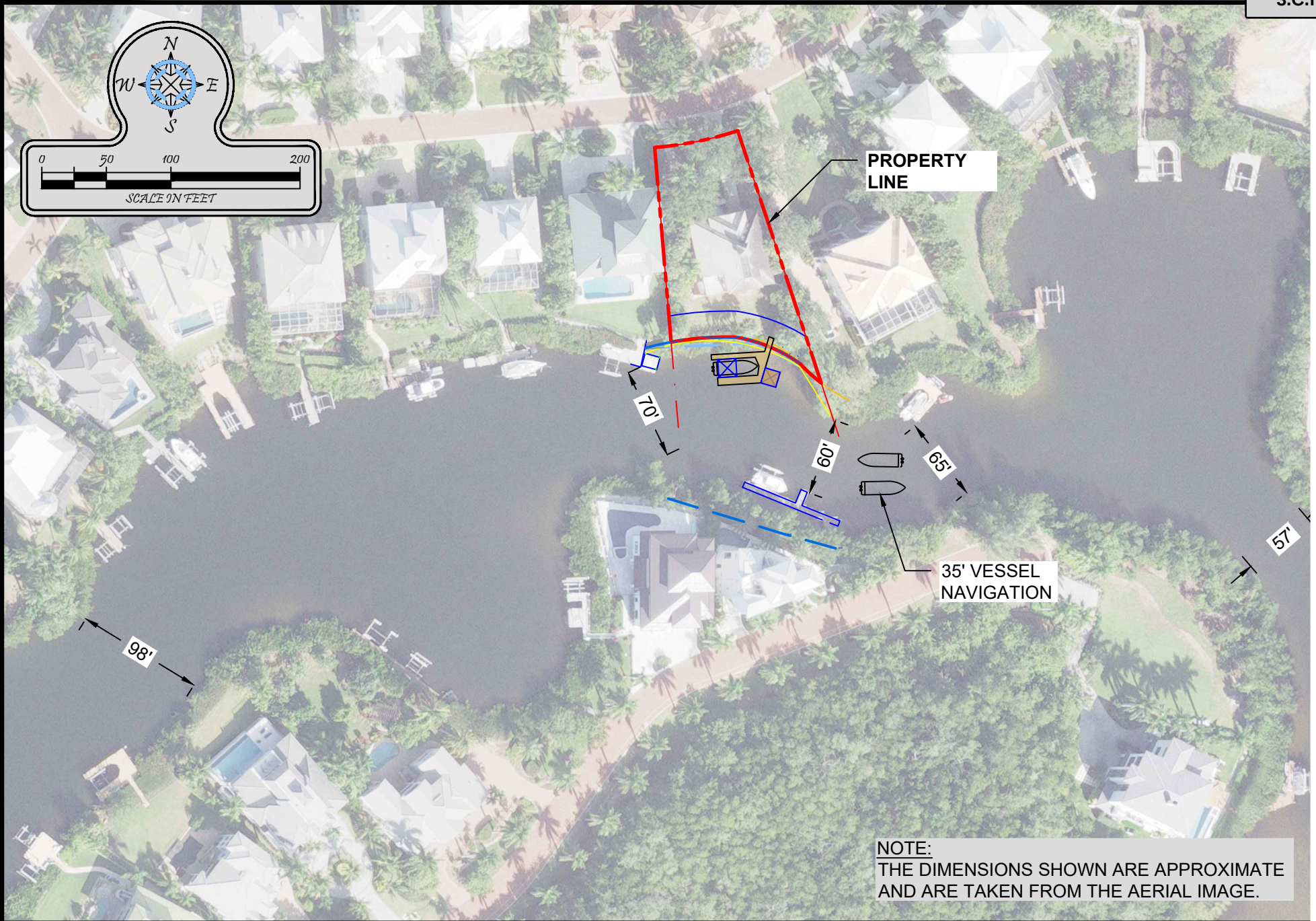
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JR	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	12-05-22	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	08 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S

P:\22035 00 Hobbs-72 Southport C&A\PERMIT-COUNTY\22035-COUNTY.dwg W:\22035\22035 WATERWAY - CANAL 4/17/2023



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72 SOUTHPORT COVE

WIDTH OF WATERWAY - CANAL

RY NO. 5875

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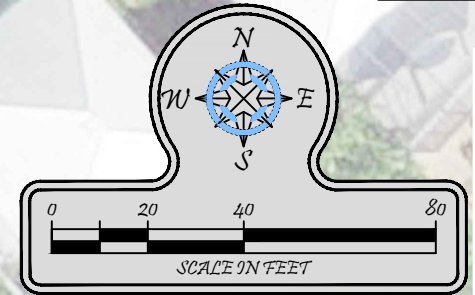
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DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-17-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	09 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S

Packet Pg. 207

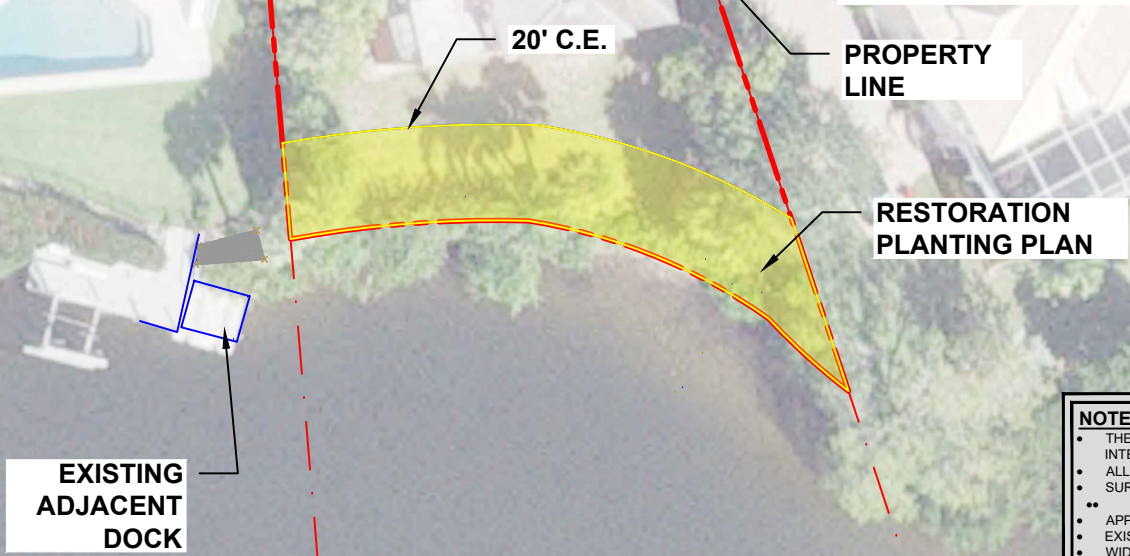
P:\22035.00 Hobbs-72 Southport Cove\AD\PERMIT-COUNTY\22035-COUNTY.dwg PLANTING PLAN 4/17/2023



SITE ADDRESS:
72 SOUTHPORT COVE
BONITA SPRINGS, FL 34134

Table 3: Vegetation to be planted:

Stratum	Common Name	Scientific Name	Plant Sizes	Planting Locations
Canopy 5 trees required	Seagrape	<i>Coccoloba uvifera</i>	5 gal.	15' OC
	Buttonwood	<i>Conocarpus erectus</i>	3 gal.	15' OC
Mid Story 8 plants required	Mangrove seedlings	<i>Avicennia germinans</i>	1 gal.	15' OC
	Myrsine	<i>Myrsine cubana</i>	3 gal.	5' OC
Ground Cover 12 plants required	Leather fern	<i>Acrostichum aureum</i>	1 gal.	3' OC
	Sand cordgrass	<i>Spartina bakeri</i>	1-3 gal.	3' OC



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO NAVD88
- SURVEY COURTESY OF: "ABB, INC."
- SURVEY DATED: 04-08-2022
- APPLICANT OWNED SHORELINE (APPX LF): 117.6'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 133'
- TIDAL DATUM:
- MHW (NAVD)= +0.01'
- MLW (NAVD)= -0.58'



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72 SOUTHPORT COVE PLANTING PLAN

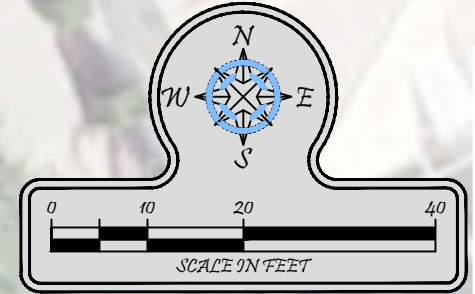
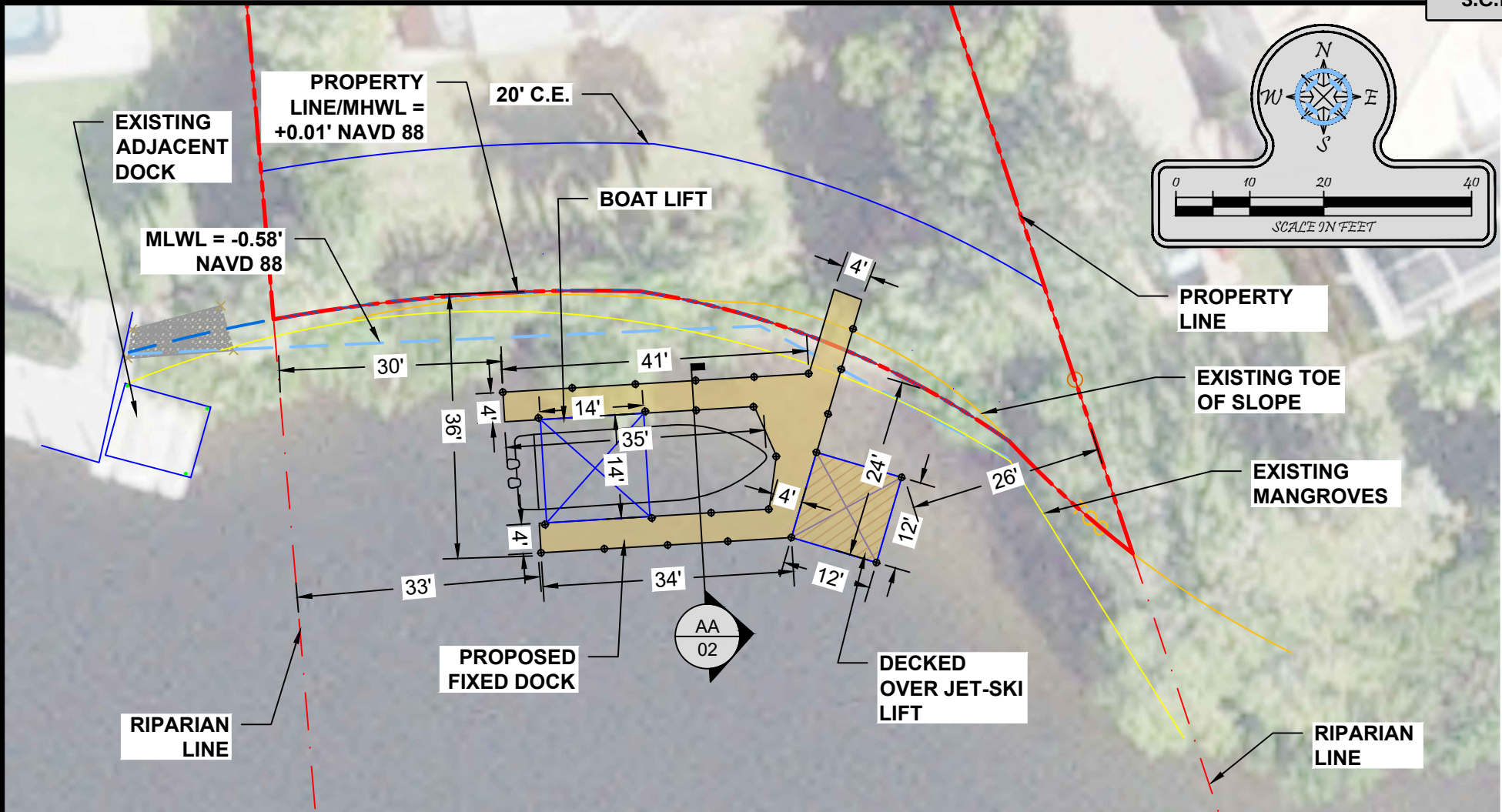
RY NO. 5875

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

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	03-28-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	10 OF 10	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6 TOWNSHIP- 48S

P:\202035-00 Hobbs-72 Southport CMCAD\CONCEPT\202035-CP102.dwg 6/20/2023 PLAN 02 4/17/2023



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO NAVD88
- SURVEY COURTESY OF: "ABB, INC."
- SURVEY DATED: 04-08-2022
- APPLICANT OWNED SHORELINE (APPX LF): 117.6'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 133'
- TIDAL DATUM:
- MHW (NAVD)= +0.01'
- MLW (NAVD)= -0.58'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 567
- TOTAL OVERWATER STRUCTURE (APPX SF): 567
- TOTAL PROTRUSION FROM MHWL: 36'

LITTLE HICKORY BAY



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Marine & Environmental Consulting
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72 SOUTHPORT COVE

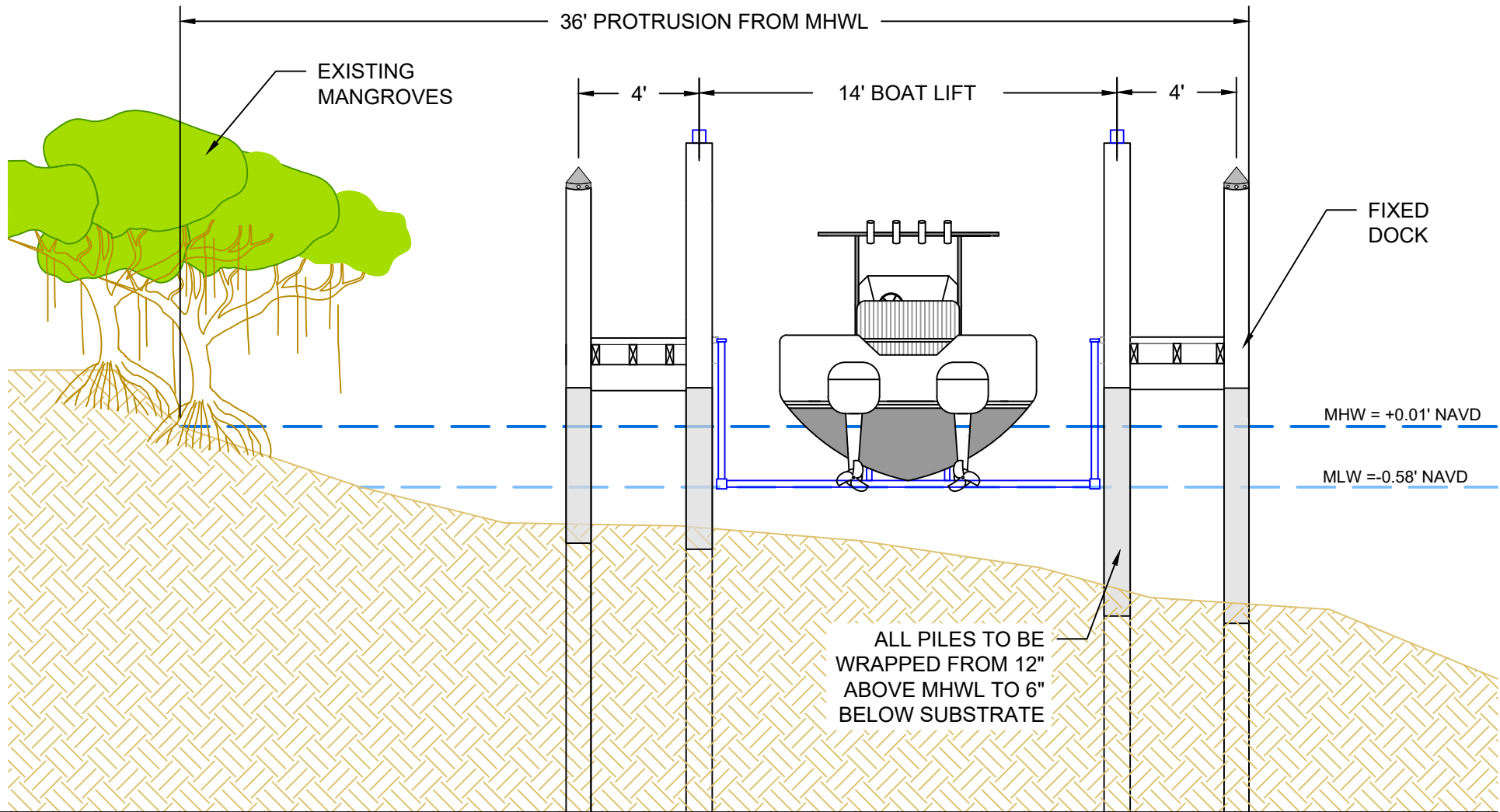
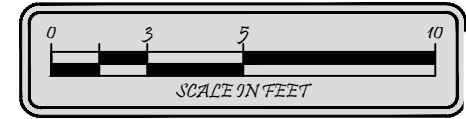
CONCEPT PLAN 02

RY NO. 5875

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

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-17-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	01 OF 02	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6 TOWNSHIP- 48 S



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72 SOUTHPORT COVE

CONCEPT SECTION 02

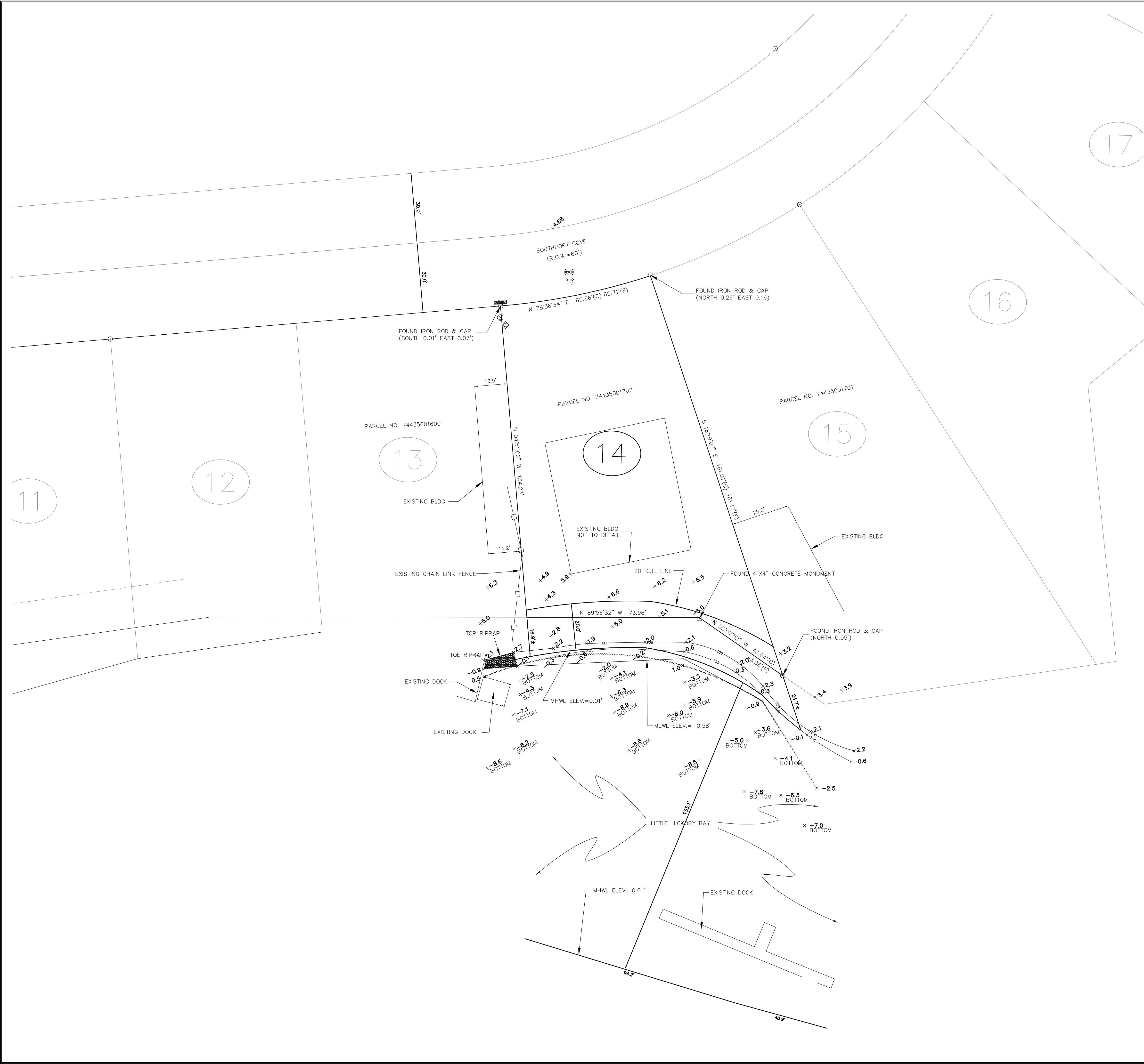
RY NO. 5875

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

DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-17-23	2.	-	-	-	-
JOB NO.:	22035	3.	-	-	-	-
SHEET NO.:	02 OF 02	4.	-	-	-	-
		5.	-	-	-	-

SECTION-6

TOWNSHIP- 48 S



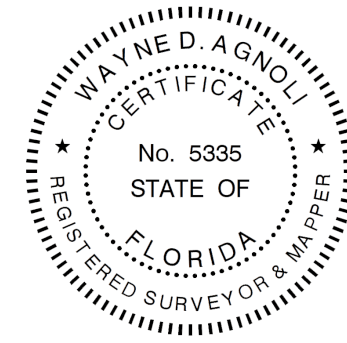
LEGAL DESCRIPTION

LOT 14, SOUTHPORT ON THE BAY, UNITY ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 51, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. PLAT LOT AREA=12097± SQ. FT. LOT AREA TO M.H.W.L.=13806± SQ.FT.

- ⦿ = FIRE HYDRANT
- ⦿ = WATER VALVE
- ⦿ = WATER METER
- ⦿ = CABLE TV RISER
- ⦿ = ELECTRIC HANDHOLE
- (C)= CALCULATED
- (F)= FIELD MEASURED
- = FOUND 5/8" IRON ROD/CAP
- = FOUND CONCRETE MONUMENT



SCALE: 1" = 20'



PREPARED FOR: HOBBS, ANDREW & JENNIFER
DATE OF FIELD SURVEY 08 APRIL 2022

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS
BY _____

WAYNE D. AGNOLI, RSM NO. 5335 DATE _____

THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS CERTIFIED AS TO THE DATE OF FIELD SURVEY, NOT THE SIGNATURE DATE.

ABSTRACT NOT REVIEWED

GENERAL NOTES:

- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- P.O.B. = POINT OF BEGINNING.
- P.O.C. = POINT OF COMMENCEMENT.
- R.O.W. = RIGHT-OF-WAY.
- CURVE DIMENSIONS ARE AS FOLLOWS:
 Δ =DELTA, R = RADIUS, A = ARCH, CH = CHORD, AND
CHB = CHORD BEARING.
- BEARINGS ARE BASED ON EAST PROPERTY LINE OF LOT 14, AS BEING NORTH 18°19'07" WEST.
- VERTICAL: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE ESTABLISHED USING GPS (GLOBAL POSITIONING SYSTEM).
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP-COMMUNITY NUMBER 120067 PANEL NUMBER 0179, SUFFIX H DATED OF FIRM INDEX 16 MAY 2012, THE SUBJECT PROPERTY LIES IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.00' ELEVATIONS BASED ON NAVD 1988.
- THE VERTICAL CONTROL ACCURACY FOR THIS SURVEY WAS BASED ON A LEVEL LOOP AND CLOSURE TO A SECOND BENCHMARK AND ACHIEVED CLOSURE IN FEET TO A STANDARD OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.
- FOR HORIZONTAL: COORDINATES WERE DERIVED BY GPS OBSERVATIONS USING A TRIMBLE DUAL FREQUENCY RECEIVER, RECEIVING CORRECTIONS FROM TRIMBLE VRS NOW RTN (REAL TIME NETWORK) AS CO-OPERATIVELY TIED TO THE FDOT FFRN (FLORIDA PERMANENT REFERENCE NETWORK).

DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTE: THE PURPOSE OF THIS SURVEY WAS TO OBTAIN DATA AT THE REAR OF THE LOT FOR DOCK IMPROVEMENTS. NO OTHER PART OF THE UPLAND WAS SURVEYED.

BOUNDARY AND TOPOGRAPHIC SURVEY

approved:	revision:	for: HOBBS, ANDREW & JENNIFER	design: xxx
		title: BOUNDARY SURVEY OF 72 SOUTHPORT COVE LOT 14 SOUTHPORT ON THE BAY (PLAT BOOK 15 & PAGE 51) COLLIER COUNTY, FLORIDA	drawn: DD
			checked: WDA
			acad #: 13123-BS
		bk: 1270 pg: 71 date: 12 APRIL 2022	view: LIMITS
		scale: 1" = 20'	project #: 22-0044
		cogo #: 22-0044	sheet #: 13123
		Professional Engineers, Planners, Land Surveyors & Landscape Architects 7400 Trail Blvd., Suite 200, Naples, FL 34108 Ph: (239)597-3111 Certificate of Authorization Nos. LB 3684, EB 3684 & LC28000620 Fax: (239)598-2203	

**HOBBS DOCK
72 SOUTHPORT COVE
BONITA SPRINGS, FL 34134**

SUBMERGED RESOURCE SURVEY

MARCH 2022

PREPARED BY:



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

Attachment: Attachment E - HEX Backup Package (25296 : PL20220006502 BD 72 Southport Cove - Hobbs Dock)

1.0 INTRODUCTION

The Hobbs dock and associated residence is located at 72 Southport Cove and can be further identified by parcel #74435001707. The property is bound to the east and west by single family residences, to the north by Southport Cove, and to the south by Little Hickory Bay. The property is located at Section 06, Township 48, and Range 25. The landward portion of the property currently contains a single-family residence and a natural shoreline with mangroves and other vegetation.

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

The SRS survey was conducted on March 23, 2022. Sea surface conditions consisted of clear skies, moderate winds out of the southeast, and an air temperature of 80° F at the time of the survey. The tide was a low tide upon arrival to the site, high tide at the project site occurred at 6:13 A.M. (1.5 ft.) and low tide had occurred following our arrival onsite at 10:52 P.M. (0.9 ft.). The water temperature was approximately 76° F.

2.0 OBJECTIVE

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

- Turrell, Hall & Associates personnel conducted a site visit to verify the location of any submerged resources within 200-feet.
- Turrell, Hall & Associates personnel identified submerged resources at the site (or the lack there of), estimated the percent coverage, and delineated the approximate limits of any submerged resources observed.
- Turrell, Hall & Associates personnel delineated limits via a handheld GPS (Garmin Model 76csx).

3.0 METHODOLOGY

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

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

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

4.0 RESULTS

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

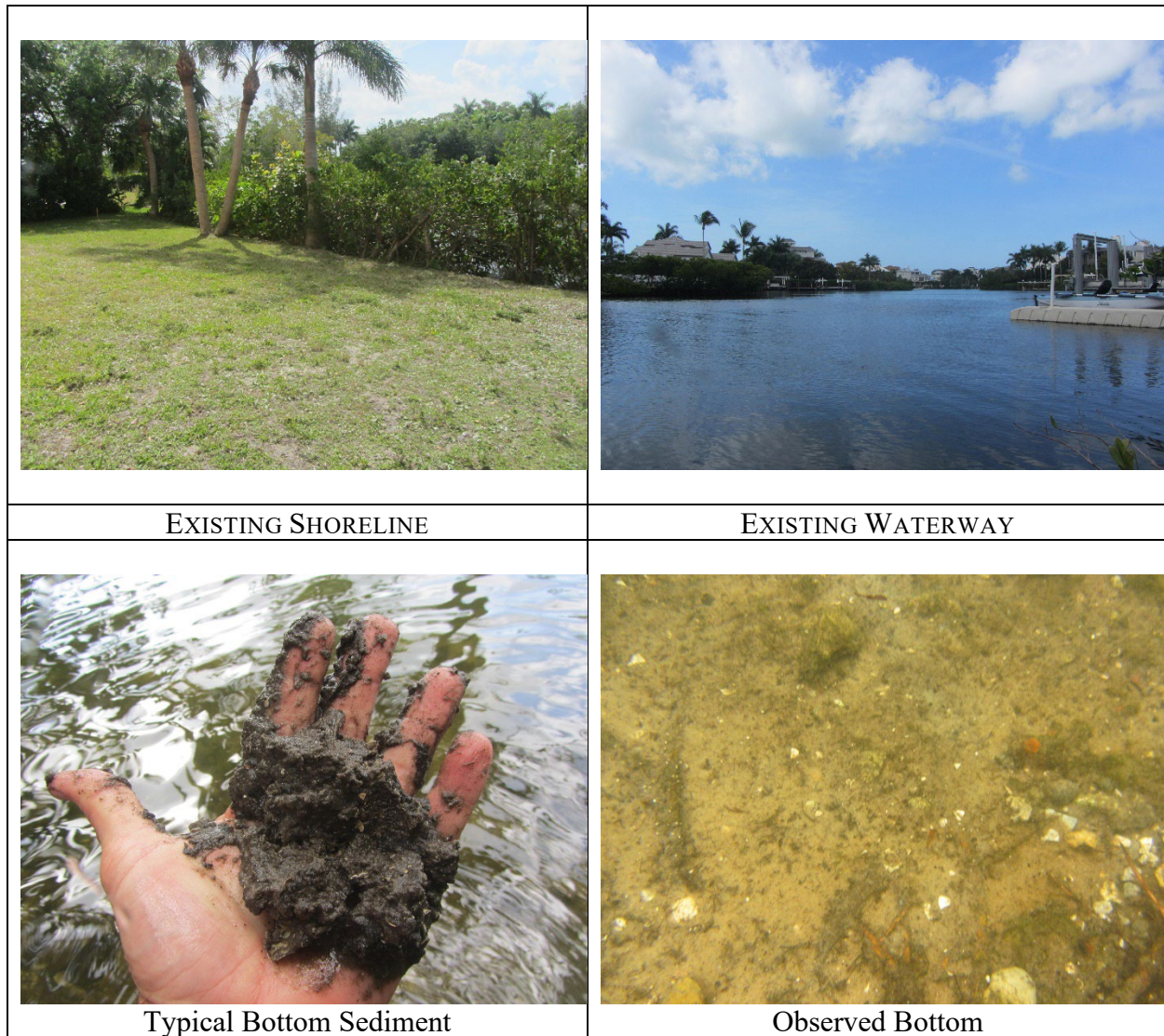
Table 1 – Observed fish species

Common Name	Scientific Name
Striped Mullet	<i>Mugil cephalus</i>
Sheepshead	<i>Archosargus probatocephalus</i>
Gray Snapper	<i>Lutjanus grisens</i>
Barnacle	<i>Amphibalanus spp.</i>
Mud Crab	<i>Panopius herbstii</i>

5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best. Barnacles, mud crabs, and historic indicators of oysters could be seen along the natural shoreline and on the adjacent dock pilings. The mangroves and vegetation along the shoreline provides additional cover and habitat for fish and other marine life to utilize. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the docks and subject shoreline.

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



**THE HOBBS RESIDENCE
72 SOUTHPORT COVE
BONITA SPRINGS, FL 34134**

CONSERVATION EASEMENT RESTORATION PLAN

February 2023

PREPARED BY:

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

1 INTRODUCTION

The Hobbs Residence, located at 72 Southport Cove in Bonita Springs FL 34134, is the site of a single-family residence within the Barefoot Beach subdivision. The parcel is an approximately 0.30 acres in size with a conservation easement spanning 20-feet inward from the rear property line, which corresponds with the Mean High-Water Line (MHWL). The property is located within Section 6, Township 48 S, and range 25 E within Collier County. It can be identified by folio #74435001707.

As part of the permitting process for the proposed new docking facility it was noted by County review staff that some of the conservation easement had been cleared and maintained with grass instead of the typical native vegetation. An area of approximately 1,890 square feet had been cleared out of the entire 2,400 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 restore 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 with a mangrove shoreline. 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 18' by 105' 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 not be necessary. However, any exotic or non-native species will be removed from the conservation easement area as needed.

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 installation. The proposed re-plantings will occur during or prior to 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				
5 trees required	Seagrape	<i>Coccoloba uvifera</i>	5 gal.	15' OC
	Buttonwood	<i>Conocarpus erectus</i>	3 gal.	15' OC
Mid Story	Mangrove seedlings	<i>Avicennia germinans</i>	1 gal.	15' OC
8 plants required	Myrsine	<i>Myrsine cubana</i>	3 gal.	5' OC
Ground Cover	Leather fern	<i>Acrostichum aureum</i>	1 gal.	3' OC
12 plants required	Sand cordgrass	<i>Spartina bakeri</i>	1-3 gal.	3' OC

If any of the above plant species are not available for purchase, suitable alternatives may be substituted as needed. 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 12 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 quarterly 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

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

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Vegetation Restoration Plan
February 2023

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 previously cleared to mangrove fringe.



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

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

November 29, 2022

Jeff Rogers
Project Manager
Turrell, Hall & Associates, Inc.

Sent via email

RE: Proposed Dock at 72 Southport Cove; Collier County Boat Dock Extension
PL20220006502

Dear Mr. Rogers:

Thank you for sending us the boat dock extension permitting drawings for 72 Southport Cove 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 drawings dated October 5, 2022, Sheet 04 of 08 from Turrell, Hall & 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.

Please let me know if you have any questions.

Sincerely,

Nicole Johnson
Director of Environmental Policy



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.