COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

March 25, 2021

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. PETITION No. BDE-PL20200001959 - Request for a 8-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width for a total protrusion of 28 feet into a waterway that is 830 feet wide to accommodate a boat dock facility with two boat-lifts, one for a 30-foot vessel and the other for personal watercraft, located at Lot 13 and the West 1/2 of Griffis Highway between Lots 13 and 14, Isles of Capri No. 1, also known as 4 Pelican Street West, in Section 05, Township 52 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1

B. PETITION NO. PDI-PL20200000231 – Request for an insubstantial change to Ordinance Number 00-37, as amended, the Olde Cypress Planned Unit Development (PUD), to allow for a deviation from LDC Section 4.06.02.C which requires a 10-foot Type A Buffer where multi-family use abuts multi-family use to instead allow a one-foot buffer yard only in the area where the compactor enclosure and approach apron will be located at 8074 Dancing Wind Lane within the Amberton Townhomes Development. The subject property is in the southeast portion of the PUD on the north side of Immokalee Road, approximately 300 feet west of Nursery Lane, in Section 22, Township 48 South, Range 26 East, Collier County, Florida, consisting of 28.48± acres. [Coordinator: John Kelly, Senior Planner] Commission District 3

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: PETITION No. BDE-PL20200001959 - Request for a 8-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width for a total protrusion of 28 feet into a waterway that is 830 feet wide to accommodate a boat dock facility with two boat-lifts, one for a 30-foot vessel and the other for personal watercraft, located at Lot 13 and the West 1/2 of Griffis Highway between Lots 13 and 14, Isles of Capri No. 1, also known as 4 Pelican Street West, in Section 05, Township 52 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1

Meeting Date: 03/25/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
03/05/2021 5:37 PM

Submitted by:
Title: Manager - Planning – Zoning
Name: Ray Bellows
03/05/2021 5:37 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	03/10/2021 2:15 PM
Zoning	Ray Bellows	Review Item	Completed	03/17/2021 10:28 AM
Zoning	Anita Jenkins	Review Item	Completed	03/17/2021 10:39 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	03/25/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: MARCH 25, 2021

SUBJECT: BDE-PL20200001959, 4 PELICAN STREET WEST - SENULES

PROPERTY OWNER:

Alexander J. Senules, III
and Tina M. Senules
75 Pelican Street West
Naples, FL 34113

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 8-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06.E.1 of the Land Development Code for waterways greater than 100 feet in width for a total protrusion of 28 feet into a waterway that is 830± feet wide to accommodate a boat dock facility with two boat-lifts, one for a 30-foot vessel and the other for two personal watercraft.

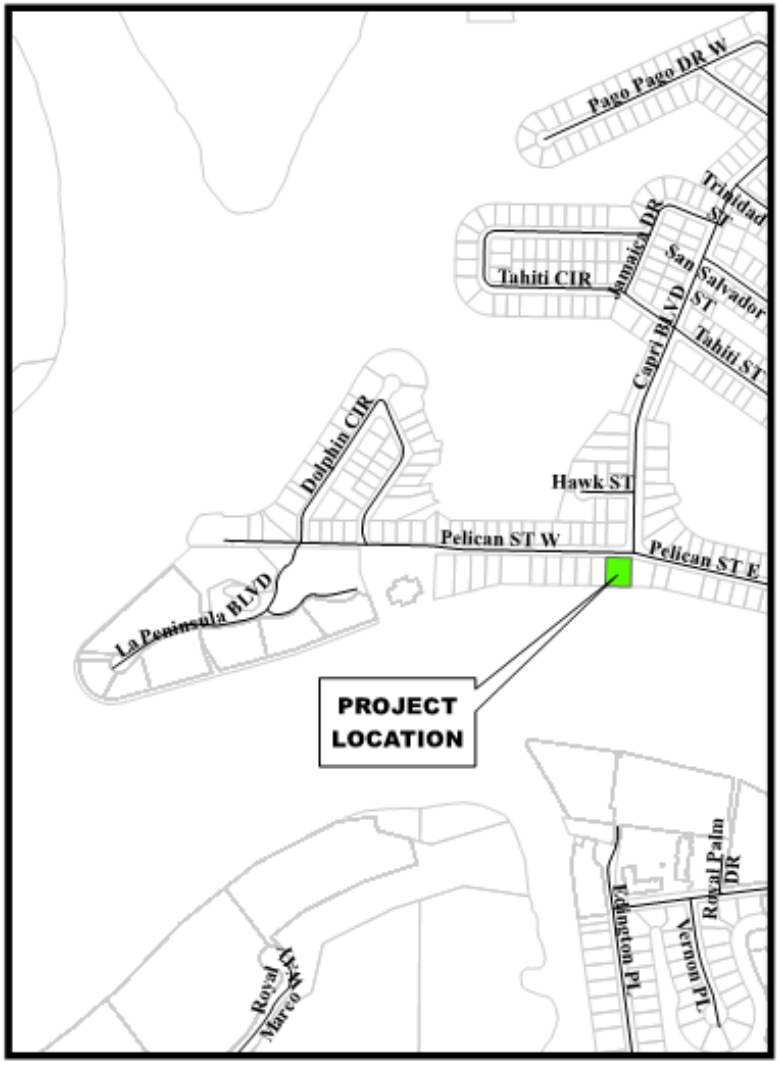
GEOGRAPHIC LOCATION:

The subject property is located at 4 Pelican Street West, on the south side of Pelican Street West, and is legally described as Lot 13 and the West ½ of Griffis Highway between Lots 13 and 14, Isles of Capri No 1, as recorded in Plat Book 3, Page 41 of the Public Records of Collier County, in Section 5, Township 52 South, Range 26 East. Collier County, Florida. *(See location map on the following page)*

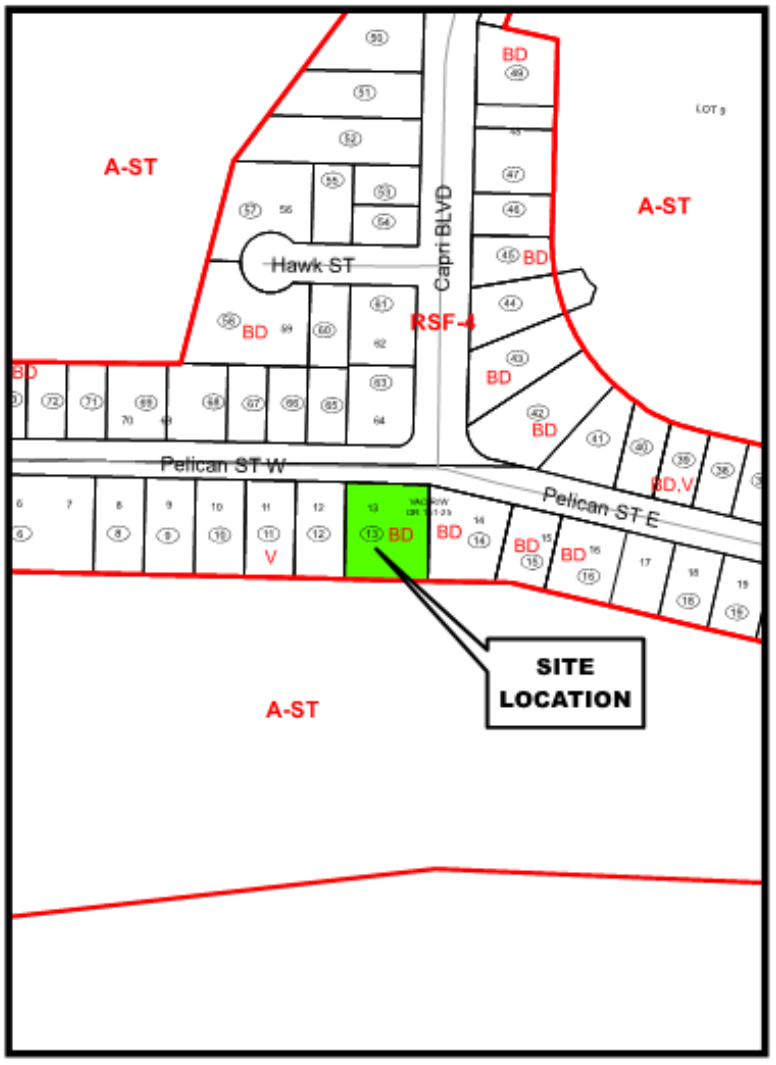
PURPOSE/DESCRIPTION OF PROJECT:

The petitioner seeks to replace the existing dock facility, approved by petition No. BD-88-10C as BCC Resolution No. 88-11, that allowed for a 15-foot boat dock extension (total 35-foot protrusion), with a new 42-foot "L" type boat dock facility comprising two boatlifts with 2-foot wide catwalks, one on the interior side of the "L" and the second to the east side, to accommodate a 30-foot vessel and two personal watercraft, with a total dock facility protrusion of 28 feet, as depicted within the proposed site plan; see Attachment A. The applicant states that the existing docking facility is not compliant with the State's aquatic preserve rules and must be removed.

Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican St W Senules)



Location Map



Zoning Map

Petition Number: PL20200001959

Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican

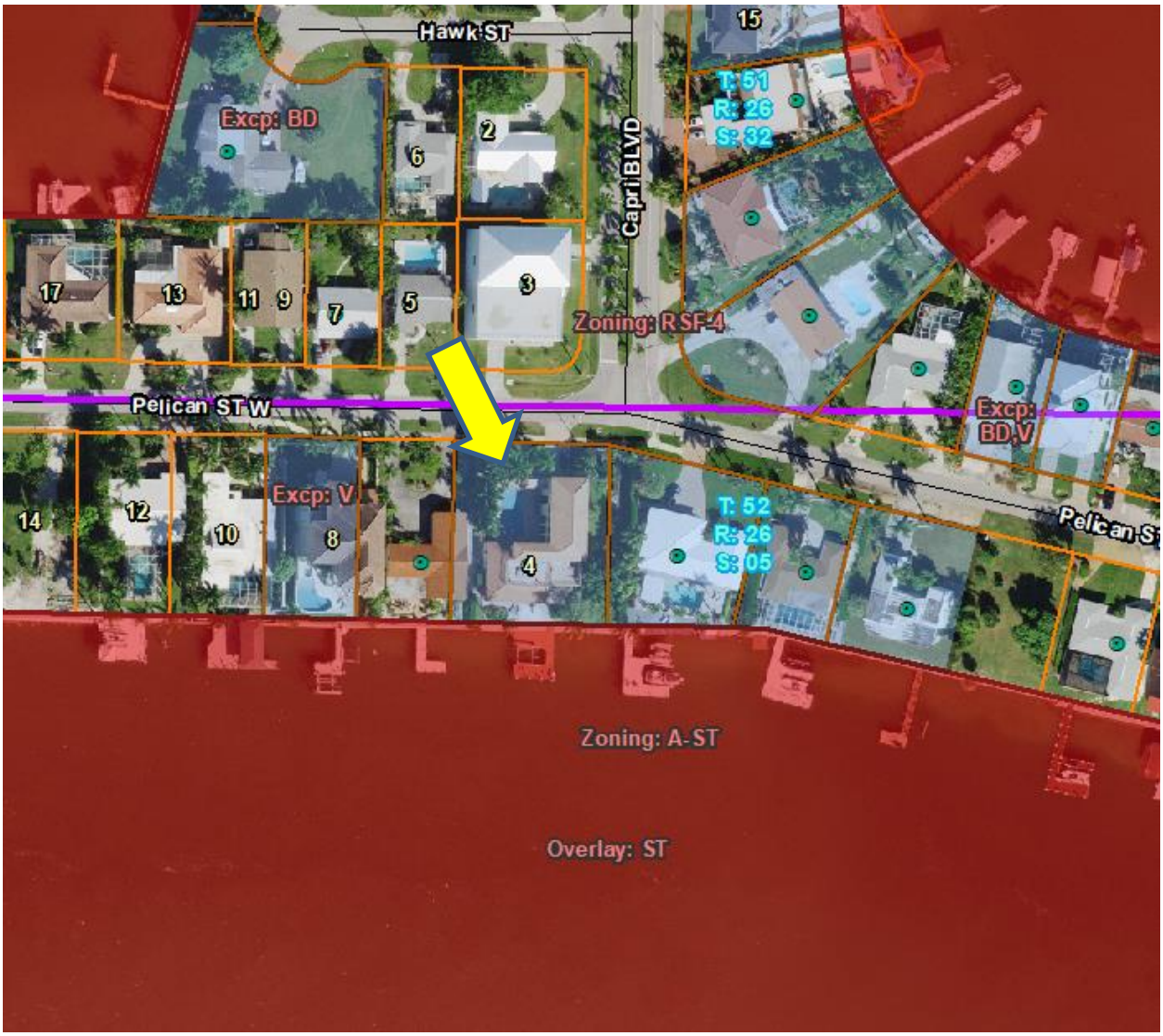
SURROUNDING LAND USE & ZONING:

North: Pelican Street West (Right-of-Way) then a single-family dwelling located within a Residential Single Family-4 (RSF-4) zoning district

South: Big Marco River located within an Agricultural zoning district and within a Special Treatment Overlay (A-ST)

East: A Single-family dwelling located within a Residential Single Family-4 (RSF-4) zoning district

West: A Single-family dwelling located within a Residential Single Family-4 (RSF-4) zoning district



Collier County - GIS

Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican St W Senules)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to an ST overlay zone which will require an ST-permit for the proposed docking facilities prior to issuance of the building permits. The proposed docking facilities will be constructed waterward of the existing seawalled shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 6 of 9 provides an aerial with a note stating that no seagrasses were observed within 200 feet. This project does not require an Environmental Advisory Council Board (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

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 property is located within a residential single-family zoning district and comprises a single boat dock facility with two boatlifts, each establishing a slip; one to accommodate a 33-foot vessel and the other two personal watercraft. The proposed dock protrudes 28 feet, dock and vessel combination, from the property line which has been identified as the most restrictive point per LDC Section 5.03.06.C.1.

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.)**

   The applicant's agent states:

   The reason for this BDE request is due to the existing docking facility not being compliant with the State DEP's aquatic preserve rules and must be removed. With the

Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican St W Senules)

newly proposed dock having a new footprint and the addition of the second boatlift requires the applicant to go through the County BDE process.

The proposed dock design and overall protrusion has been minimized and still provides safe navigational access to the slips based on the existing on-site conditions and neighboring docks. The new dock design would make this dock's protrusion the least of all the other adjacent neighboring docks.

Criterion not met. Staff does not disagree with the applicant; however, finds that they failed to specifically address the criterion with respect to water depth. Staff further notes that the proposed boat dock facility is replacing a facility that was authorized by means of a BDE to protrude 35 feet from the most restrictive point. Although Attachment A, Sheet 05 of 08 – Cross Section provides MHW and MLW measures it does not depict the draft of a vessel therefore this criterion has not been satisfied by the applicant.

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 boat dock facility will protrude 28 feet into the waterway which is 7 feet less than the existing dock facility. Additionally, the marked navigational channel is located south of the subject facility. As proposed, the new dock facility is consistent with neighboring docks and will not impact navigation within the subject waterway.

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

Criterion met. The dock facility is proposed to protrude 28-feet into a waterway that is approximately 830 feet wide which is approximately 3.37% of the width of said waterway.

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

Criterion met. The dock is proposed to maintain required setbacks from the riparian lines, there are no recognized impediments to the navigation of neighboring docked vessels.

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**

Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican St W Senules)

property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)

The applicant's agent states:

> *The existing docking facility was approved under BD-88-10C but again was not compliant with state regulations and therefore needs to be re-designed to become compliant. Shallow water depths maintain the need for the requested extension beyond the normal allowed protrusion.*

Criterion met. Staff has obtained a copy of BCC Resolution 88-11 and can verify that said BD petition allowed for a 15-foot protrusion in excess of the allowable 20-foot protrusion for a total protrusion of 35 feet. Additionally, Staff has obtained a copy of the original building permit, Permit No. 88-5055, which is consistent with the aforementioned Resolution. Staff finds that although not specifically addressed by the applicant that the previously approved BD petition serves as a unique characteristic as does the fact that this property is located on State aquatic preserve. Additionally, the applicant intends to replace an existing seawall which requires removal of the existing dock facility.

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

Criterion met. The proposed boat dock facility is only 4-feet in width which the applicant contends is sufficient to comply with state regulations and provides sufficient area to allow for safe access to the vessel and personal watercraft.

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. As depicted within the Map of Specific Purpose Survey that is contained within Attachment A the subject property has 125 feet of waterfront. The proposed boat dock facility plans and application demonstrate the boat dock facility will be used to dock a 30-foot vessel (LOA) and two personal watercraft each measuring 12 feet long. Staff finds that the vessels in combination will measure 54 feet in length which equates to 43.2% of the available waterfront footage.

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.)**

The applicant's agent states:

Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican St W Senules)

There is an existing dock with one boatlift on-site. As proposed the new dock will impact views less than the existing adjacent docking facilities as the proposed dock has less protrusion and the overall area of over-water structure than the other docks. Therefore, no new impacts to neighboring property views of the waterway will result from the proposed project.

Criterion met. Staff agrees and further notes that the proposed boat dock facility satisfies LDC setback requirements from the riparian lines.

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 reveals no seagrass beds are located within 200 feet of the proposed dock facility, there will be no impact to seagrass beds.

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

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

Staff analysis finds this request complies with four of five of the Primary Criteria and five of the six Secondary Criteria with the one being not applicable.

CONCURRENT LAND USE APPLICATIONS:

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

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

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

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE- PL20200001959, with the condition that an ST permit must be sought and approved prior to the issuance of any permits to construct the subject dock facility, in accord with the following documents contained within Attachment A: Proposed Dock Dimensions – Sheet 03 of 09.

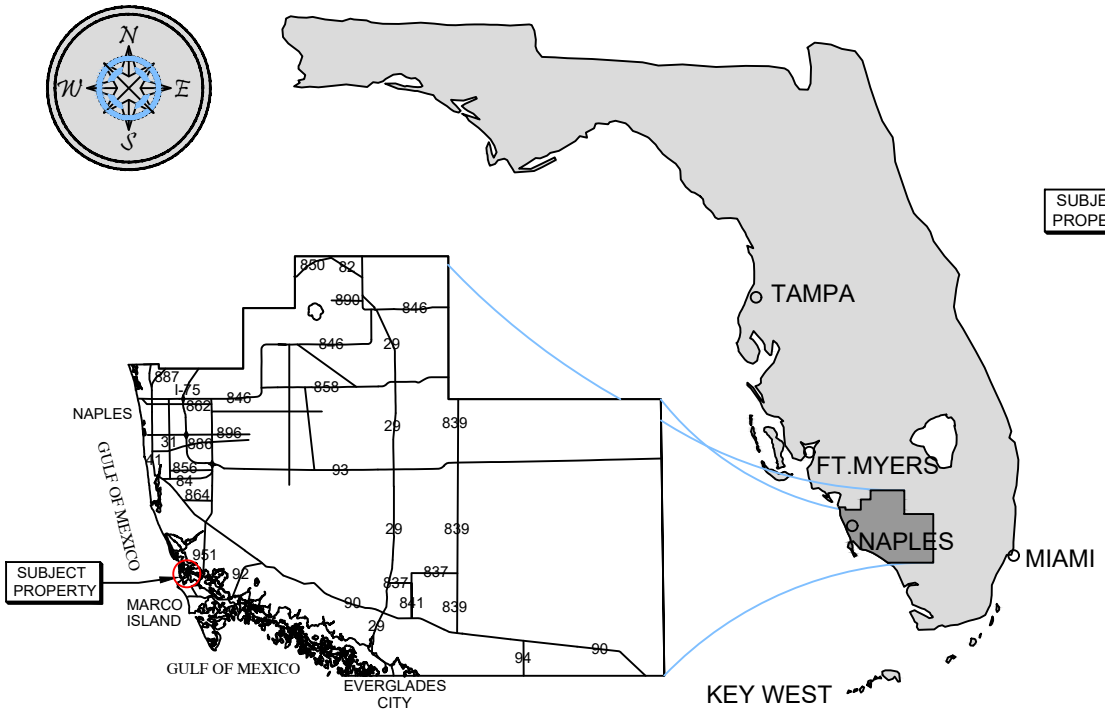
Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican St W Senules)

Attachments:

A) Proposed Dock Plans
B) Site Survey
C) Public Hearing Sign Posting
D) Prior BD Resolution 88-11
E) Copy Permit 88-5055
F) Applicant's Backup; application and supporting documents

Attachment: Staff Report BDE-PL20200001959 03032021 post CAO (15219 : PL20200001959 BDE 4 Pelican St W Senules)

STATE OF FLORIDA



COLLIER COUNTY

VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 4 PELICAN ST W
NAPLES, FL 34113

<> LATITUDE: N 25.976591
<> LONGITUDE: W -81.731142

NOTES:

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

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

SENULES-4 PELICAN ST W

LOCATION MAP

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	12-31-20	JR	PAGES 03-05
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	01 OF 09	5.	-	-	-	-

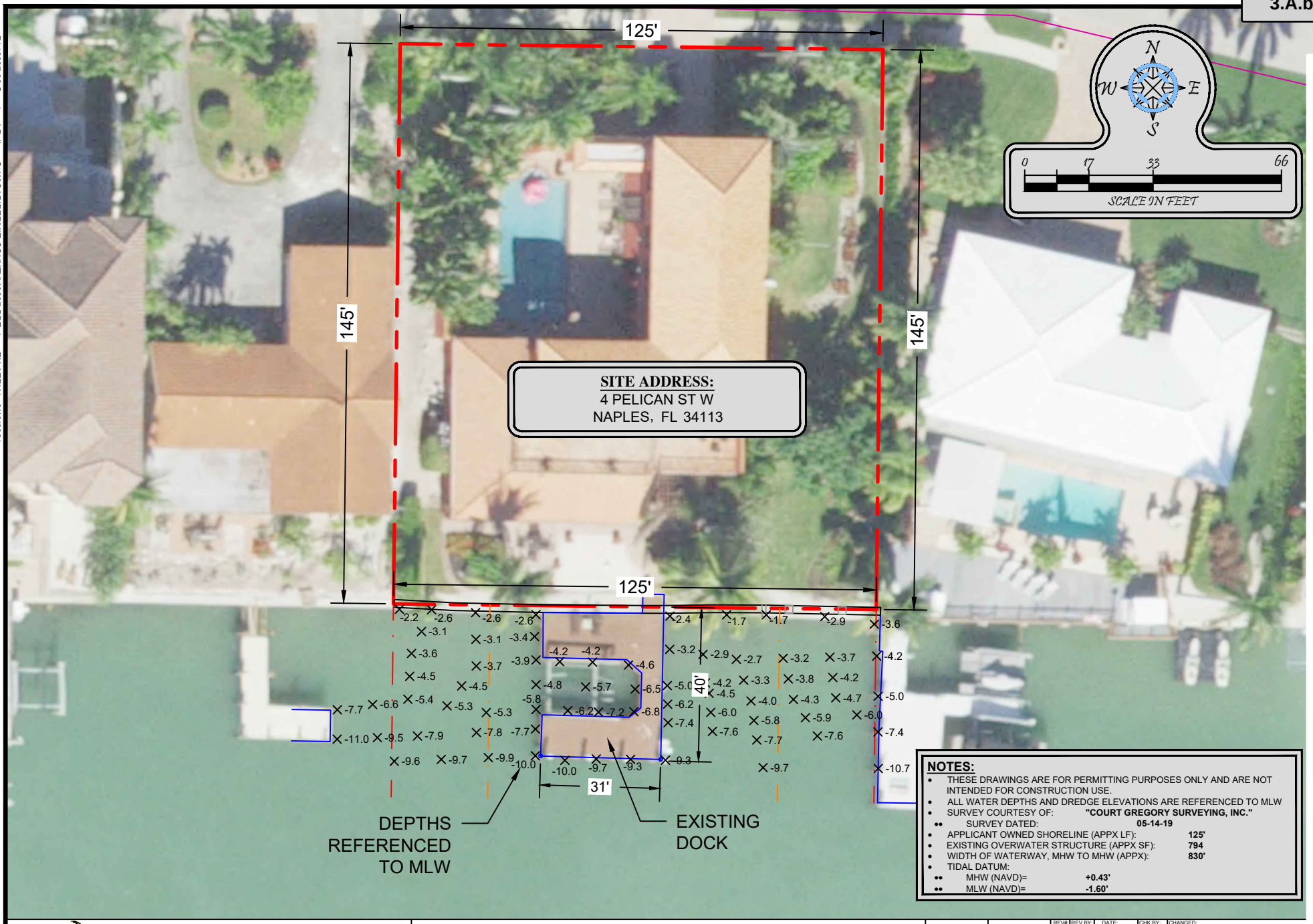
SECTION- 5 TOWNSHIP- 52S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg LOCATION 2/16/2021

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg EX AERIAL 2/16/2021

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **125'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **794**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **830'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.43'**
  - MLW (NAVD)= **-1.60'**

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SENULES-4 PELICAN ST W

EXISTING CONDITIONS

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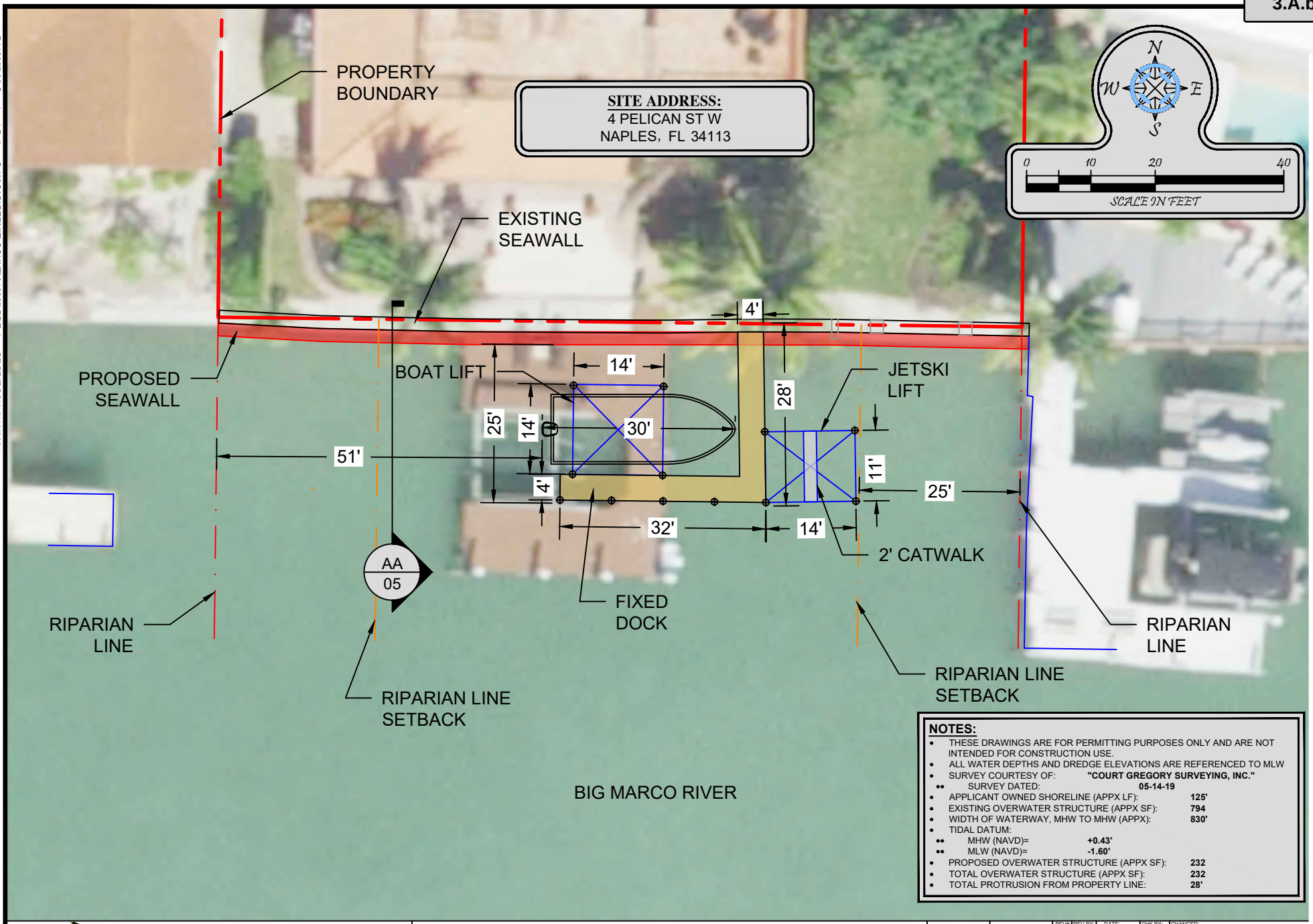
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	02 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg PROPOSED DOCK 2/16/2021



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  - MLW (NAVD)= **-1.60'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **232**
- TOTAL OVERWATER STRUCTURE (APPX SF): **232**
- TOTAL PROTRUSION FROM PROPERTY LINE: **28'**

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SENULES-4 PELICAN ST W

PROPOSED DOCK DIMENSIONS

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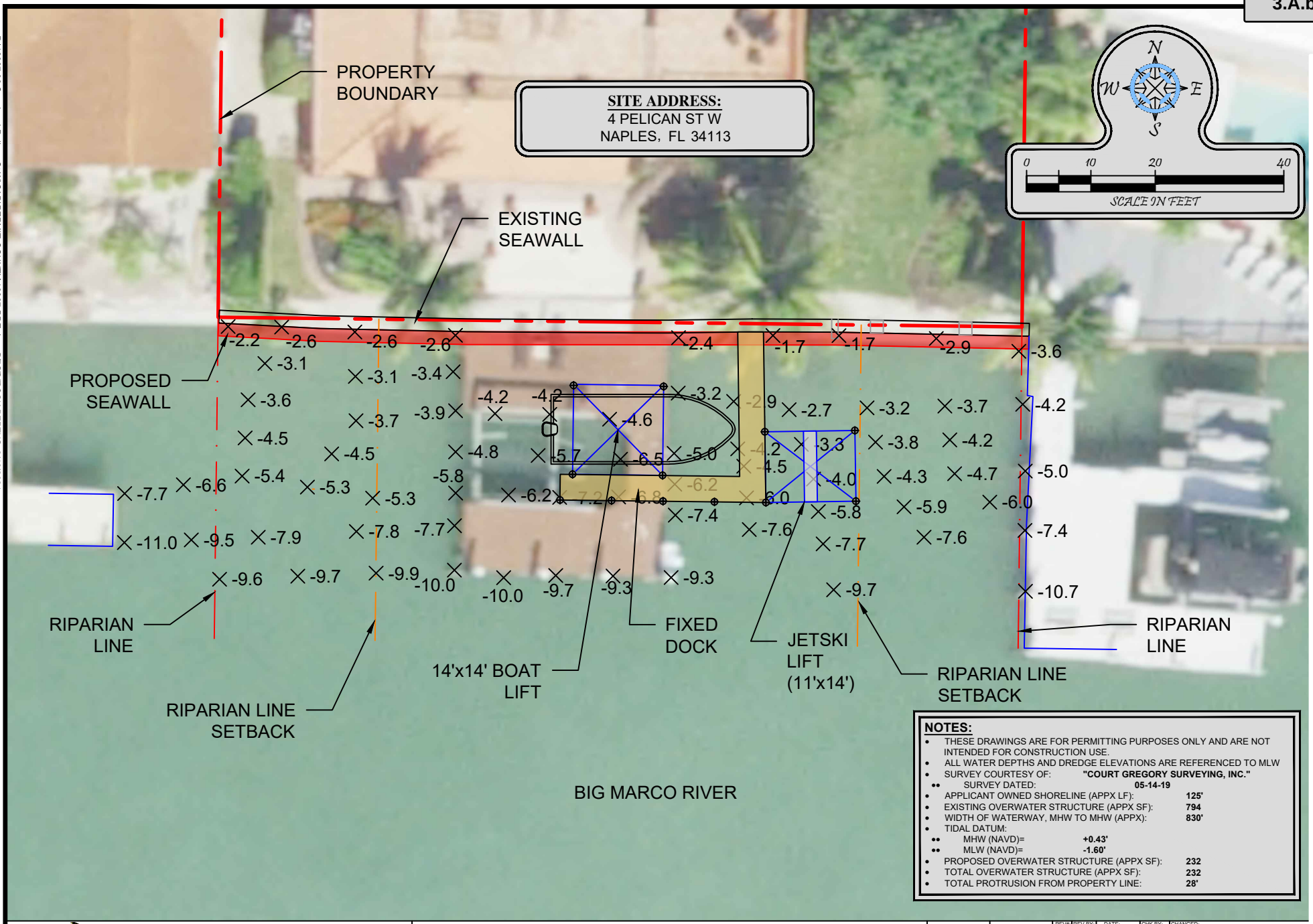
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	12-31-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	RMJ	02-15-21	JR	REV. NOTES & DIM
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	03 OF 09	5.	-	-	-	-

SECTION-5 TOWNSHIP-52S

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg PROPOSED DOCK DEPTHS 2/16/2021



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SENULES-4 PELICAN ST W

PROPOSED DOCK DEPTHS

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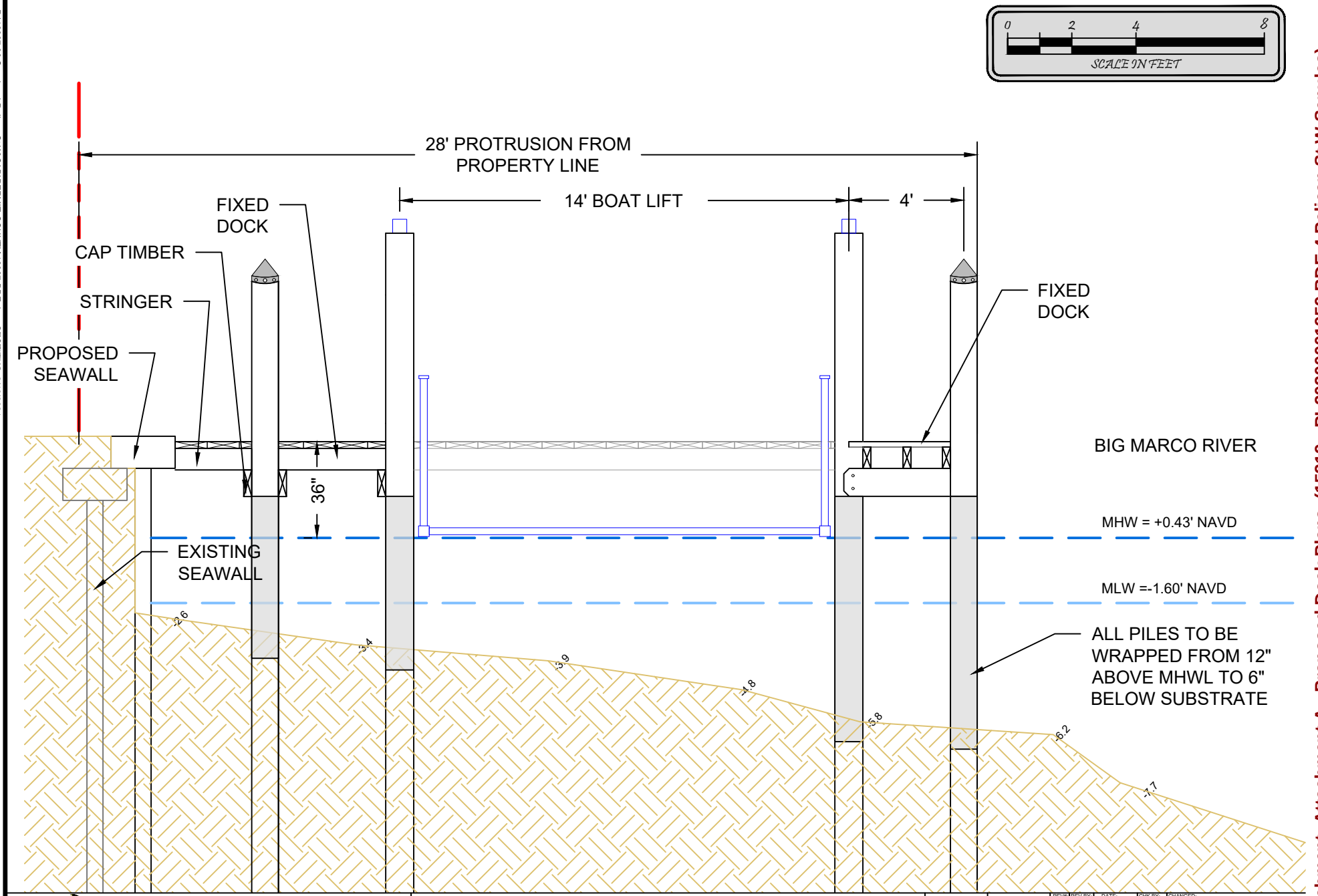
DESIGNED:	JR	1.	RMJ	12-31-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	RMJ	02-15-21	JR	REV. NOTE
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	04 OF 09	5.	-	-	-	-

SECTION-5 TOWNSHIP-52S

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)



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SENULES-4 PELICAN ST W

CROSS SECTION

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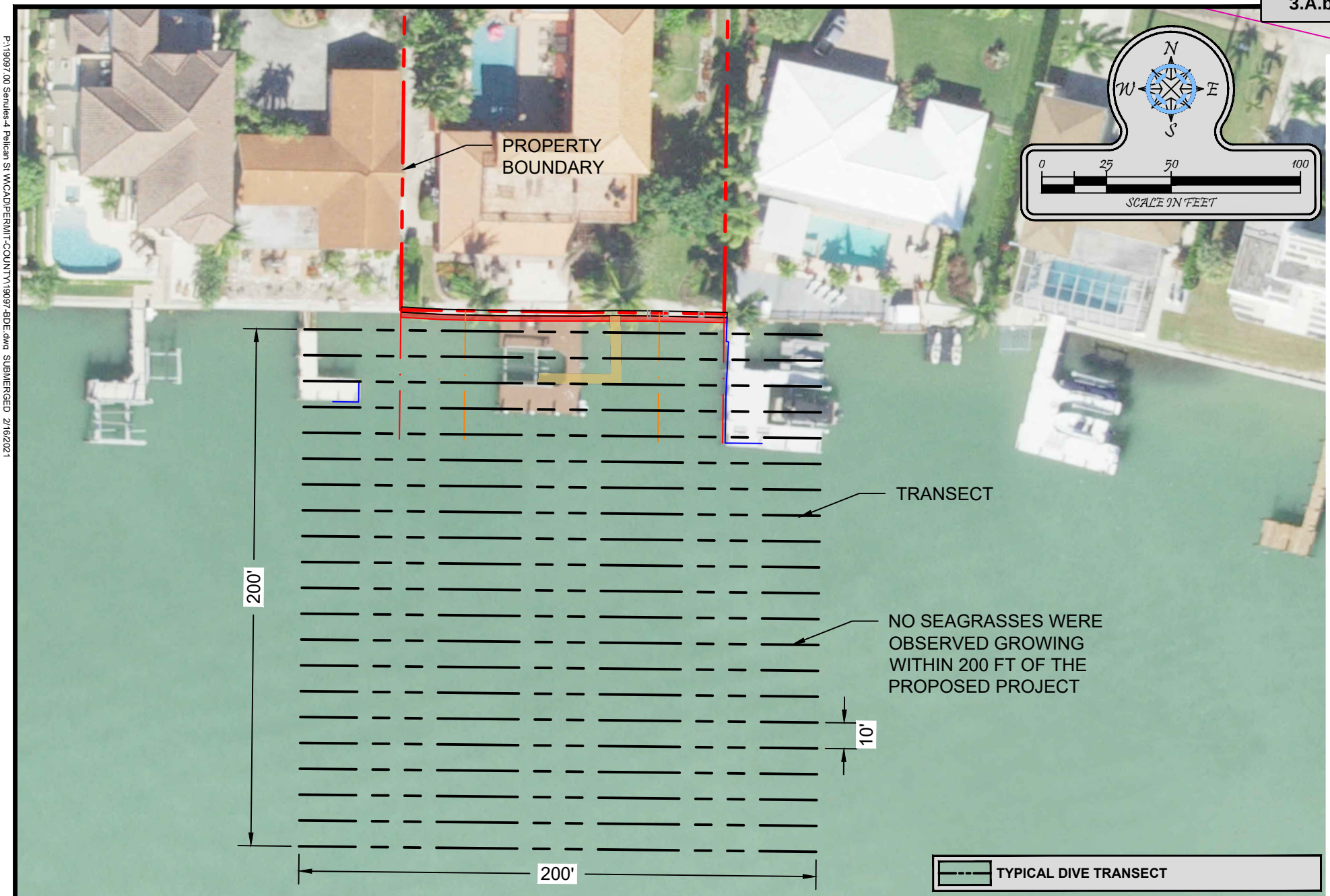
SECTION- 5 TOWNSHIP- 52 S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg 2/16/2021 JONS 2/16/2021

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)



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

SENULES-4 PELICAN ST W

SUBMERGED RESOURCE SURVEY

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

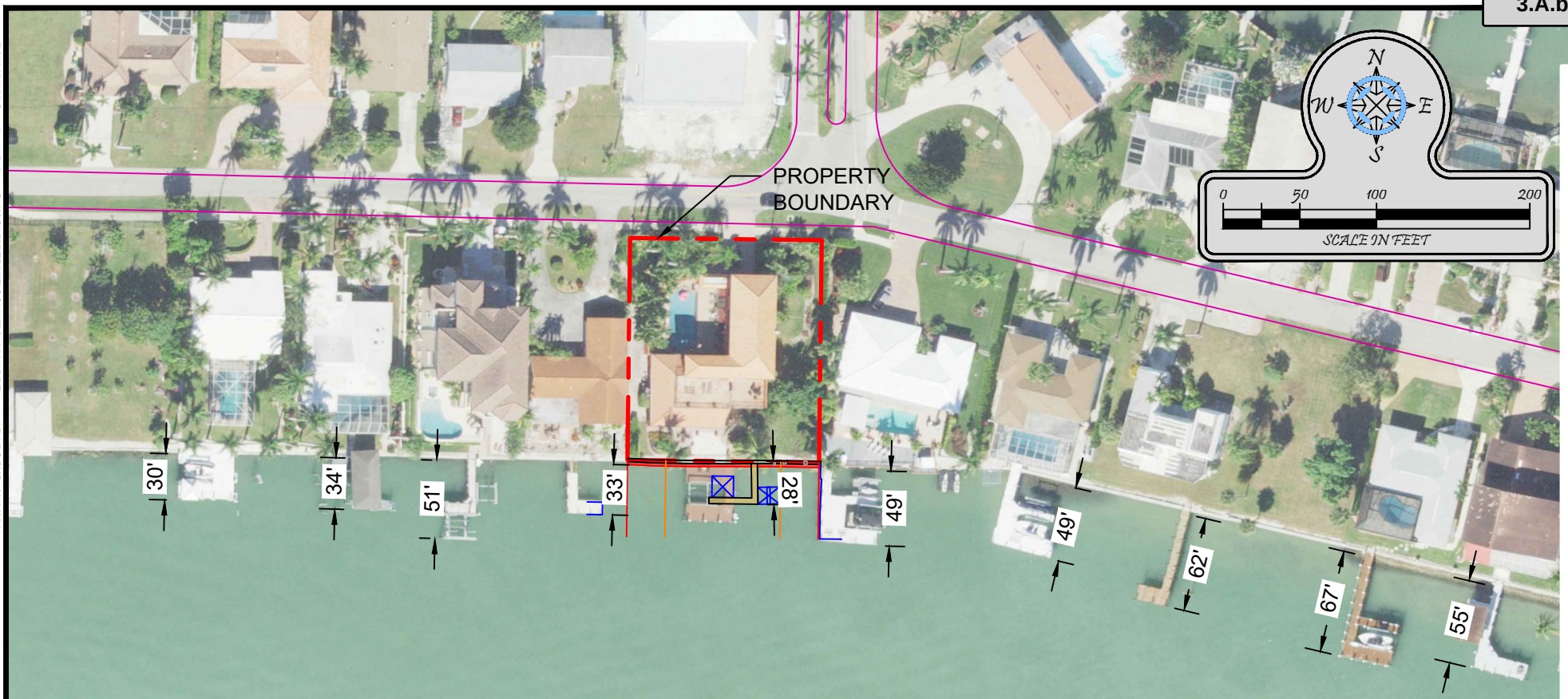
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	06 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg SUBMERGED 2/16/2021

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg ADJ DOCKS 2/16/2021



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

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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

SENULES-4 PELICAN ST W

ADJACENT DOCKS

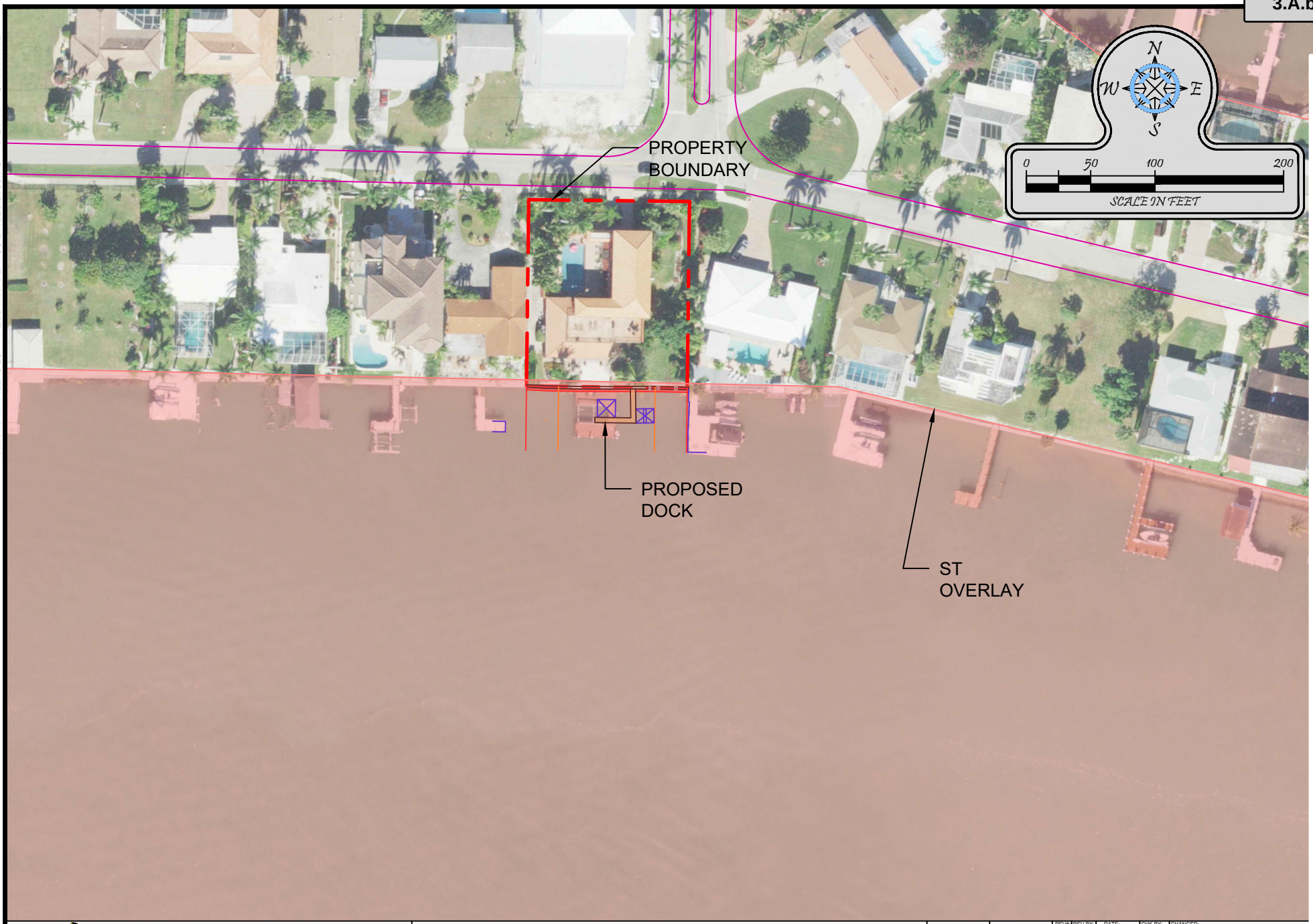
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	07 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg ST OVERLAYU 2/16/2021



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SENULES-4 PELICAN ST W

ST OVERLAY

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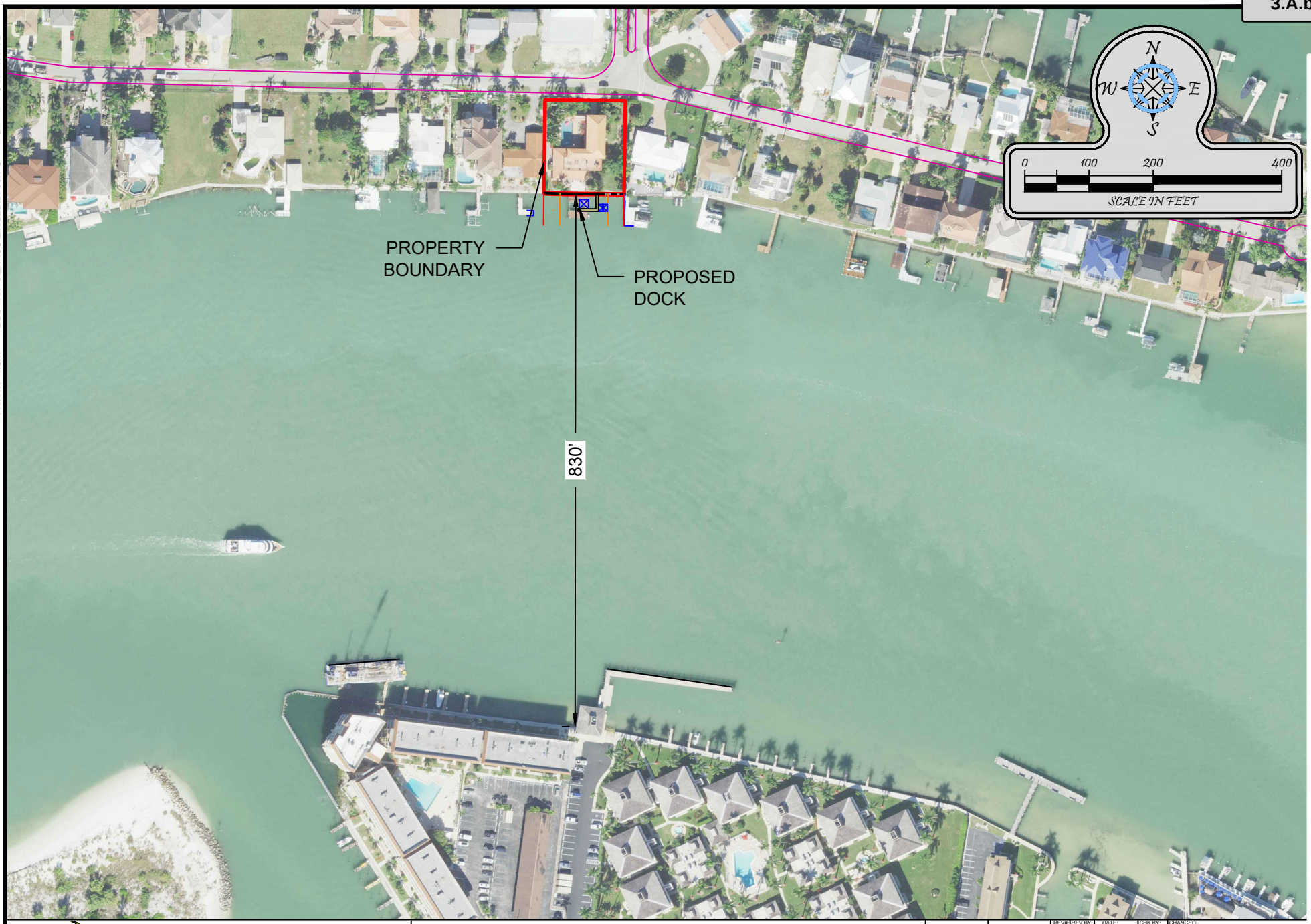
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	08 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg WOW 2/16/2021



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

SENULES-4 PELICAN ST W

WIDTH OF WATERWAY

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

DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	10-06-20
JOB NO.:	19097.00
SHEET NO.:	09 OF 09

REV#	REV BY:	DATE:	CHK BY:	CHANGED:
1.	-	-	-	-
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

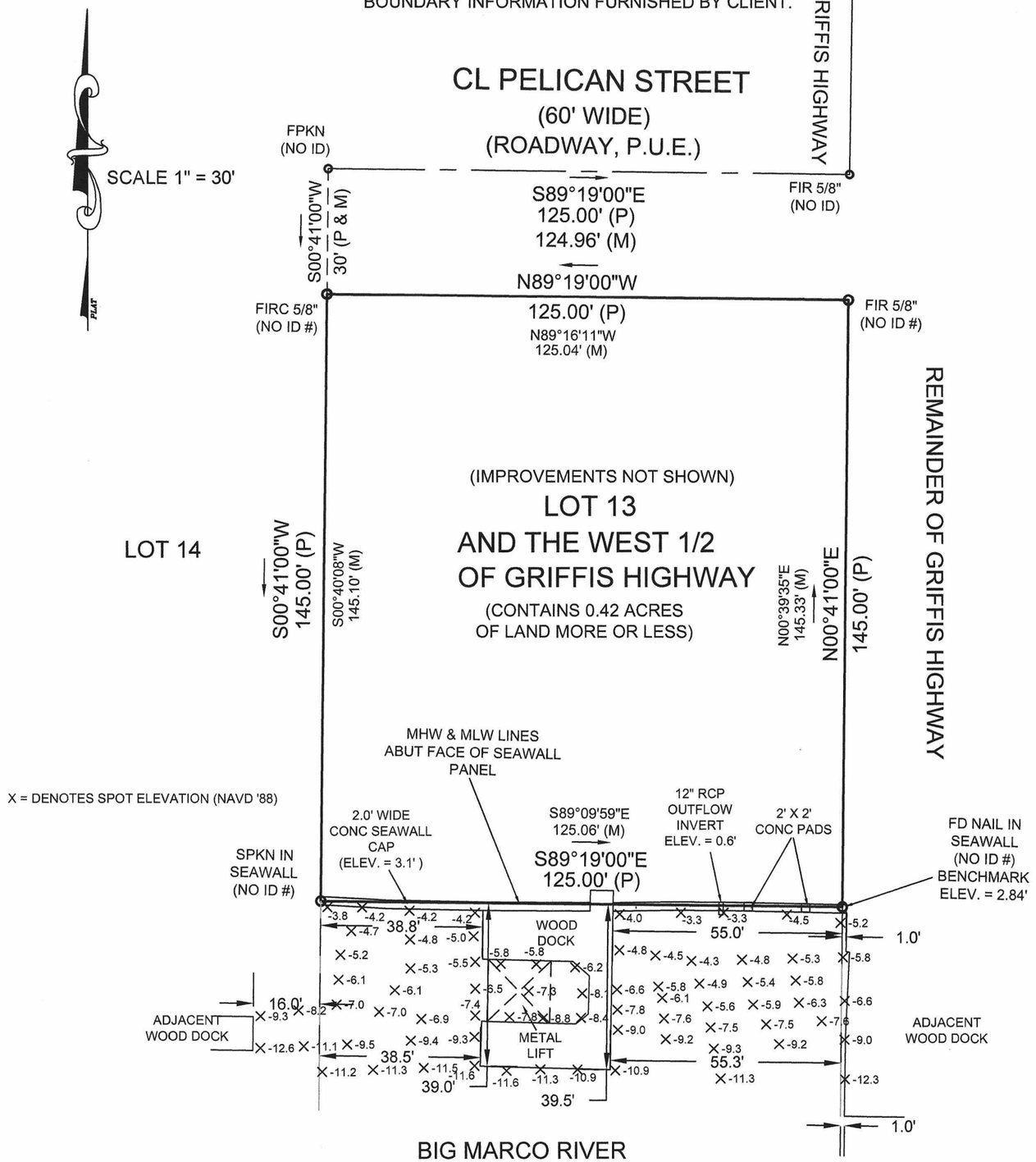
SECTION- 5 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (15219 : PL20200001959 BDE 4 Pelican St W Senules)

DOCK DIMENSIONS SHOWN ARE TAKEN
FROM THE PROPERTY LINE (MOST RESTRICTIVE).

BOUNDARY INFORMATION FURNISHED BY CLIENT.

SCALE 1" = 30'



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PELICAN STREET AS SHOWN IN PLAT BOOK 3 PAGE 41 OF COLLIER COUNTY, BEING SOUTH 89D 19' 00" EAST.

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

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

4.DATE OF FIELD SURVEY AUGUST 14, 2019.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN SOUTH CONCR WALK OPPOSITE RES # 23 W. PEL. ST ELEV. = 3.51

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

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

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

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

REVISIONS

LEGEND

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

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

MAP OF SPECIFIC PURPOSE SURVEY

(EXISTING DOCK LOCATIONS)

LOT 13 & THE WEST 1/2 OF GRIFFIS HIGHWAY

OF

ISLES OF CAPRI NO.1

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

4 PELICAN STREET WEST

CERTIFY TO:
TURRELL, HALL & ASSOCIATES

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

Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.10.22 11:33:30 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/03/2020
DATE OF FIELD SURVEY 08-14-2019

PSM # 6004
LB # 7112

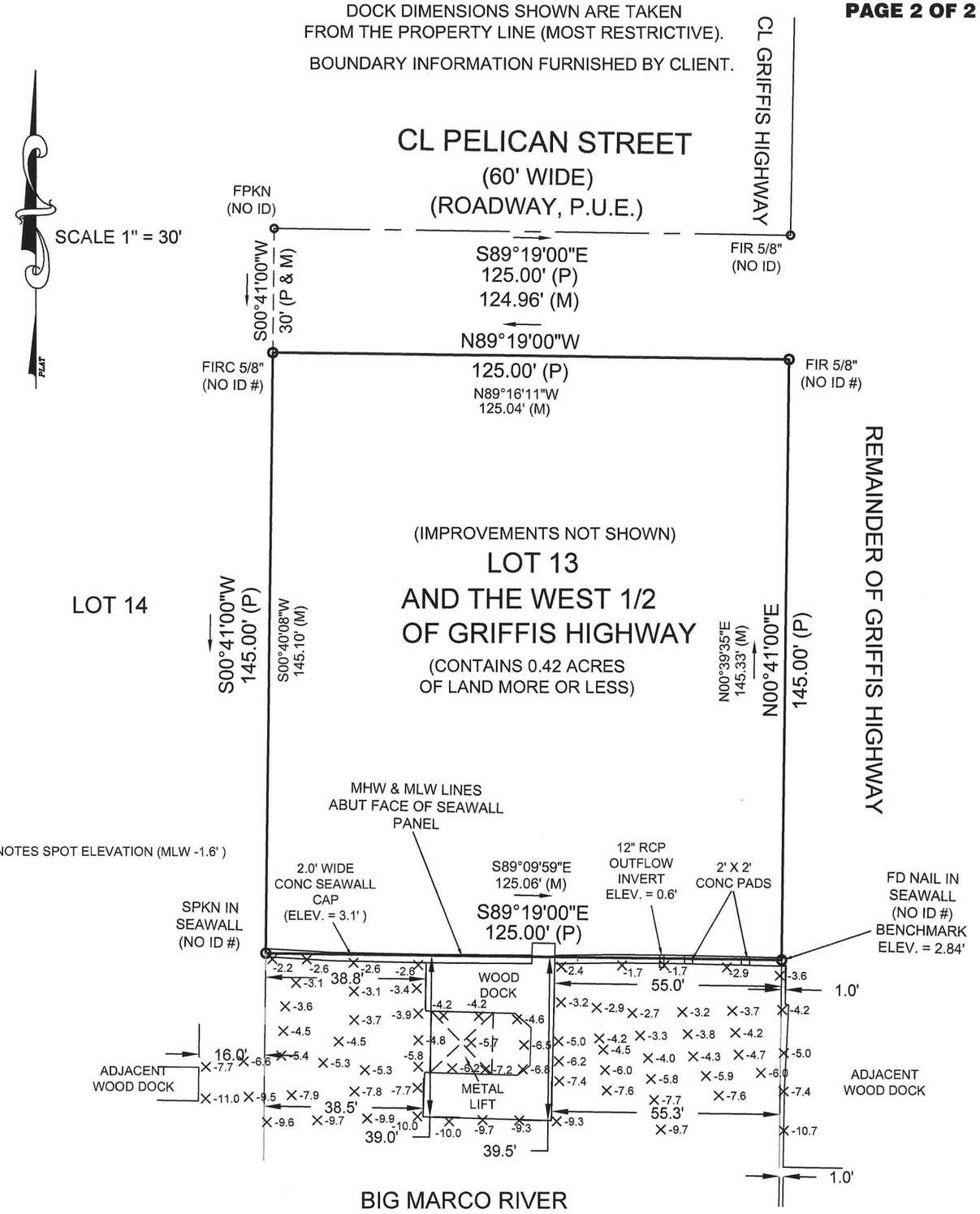
C.G.S.
Court Gregory Surveying, Inc
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)643-3707 cell

Date 09/03/2019
Job #EN40185M
F

Attachment: Attachment B - Site Survey (15219 : PL20200001959 BDE 4 Pelican St W Senules)

DOCK DIMENSIONS SHOWN ARE TAKEN
FROM THE PROPERTY LINE (MOST RESTRICTIVE).

BOUNDARY INFORMATION FURNISHED BY CLIENT.



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(EXISTING DOCK LOCATIONS)

LOT 13 & THE WEST 1/2 OF GRIFFIS HIGHWAY

OF

ISLES OF CAPRI NO.1

AS RECORDED IN
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Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.10.22 11:32:49 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/03/2020
DATE OF FIELD SURVEY 08-14-2019

PSM # 6004
LB # 7112

C.G.S.

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

Date 09/03/2019
Jo
Fi

Attachment: Attachment B - Site Survey (15219 : PL20200001959 BDE 4 Pelican St W Senules)

KellyJohn

From: KellyJohn
Sent: Monday, March 08, 2021 5:56 PM
To: KellyJohn
Subject: BDE-PL20200001959 - 4 Pelican St W - Sign Posting for HEX on 03/25/2021
Attachments: IMG_0390.JPG; IMG_0391.JPG

A notice of Public Hearing sign was posted by me, pursuant to LDC Section 10.03.06.H.2.d., on this date at approximately 12:55 P.M. to the front of the subject residence and immediately adjacent to the Public Right-of-Way (Pelican St W).

Respectfully,
John Kelly
Senior Planner

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

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

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

Collier County
Growth Management Department

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

Attachment: Attachment C - Sign Posting (15219 : PL20200001959 BDE 4 Pelican St W Senules)

Attachment: Attachment C - Sign Posting (15219 : PL20200001959 BDE 4 Pelican St W Senules)

RESOLUTION NO. 88- 11

RELATING to Petition Number BD-88-10C for an extension of a Boat Dock on property hereinafter described in Collier County, Florida.

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public, and

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

WHEREAS, the Collier County Planning Commission, being the duly elected constituted Planning Commission for the area hereby affected, held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a 15 foot boat dock extension to permit a 35 foot "L" dock in a RSF-4 zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement has been made concerning all applicable matters required by said regulations and in accordance with Section 8.46 of the Zoning Ordinance of Collier County, and

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

NOW THEREFORE, BE IT RESOLVED BY the Collier County Planning Commission of Collier County, Florida, that the petition filed by Ben Benfield of Marco Dock and Piling, Inc., representing Joe Goggin, with respect to the property hereinafter described as:

Lot 13, Isle of Capri Island #1, Isle of Capri

Attachment: Attachment D - Resolution 88-11 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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

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

BE IT FURTHER RESOLVED that this resolution relating to Petition Number BD-88-10C, be recorded in the minutes of this Commission and filed with the County Clerk's Office.

Mr. Zimmerman offered the foregoing resolution and moved its adoption, seconded by Mr. Christy and upon roll call the vote was: 8-0

AYES: Keyes, Christy, Link, Smuder, Thomas, Tracy, Young and Zimmern

NAYS:

ABSENT AND NOT VOTING: Williams

ABSTENTION:

Done this 23RD day of NOVEMBER, 1988.

COLLIER COUNTY PLANNING COMMISSION
COLLIER COUNTY, FLORIDA

R. F. Keyes

R. FREDERICK KEYES, CHAIRMAN

ATTEST:
THOMAS W. OLLIFF, COMMUNITY DEVELOPMENT ADMINISTRATOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF November, 1988.

Cecilia K. Martin
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR 27,1991
BONDED THRU GENERAL INS. UND.

COMMISSION EXPIRES

BD-88-10C RESOLUTION

Attachment: Attachment D - Resolution 88-11 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

AGREEMENT

I, Ben Benfield of Marco Dock and Piling Company, as owner or authorized agent for Petition BD-88-10C, agree to the following stipulations requested by the Collier County Planning Commission in their public hearing on, November 17, 1988.

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

R B Benfield
PETITIONER OR AGENT

N. Z. Kays
REPRESENTATIVE FOR CCPC

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY

OF November, 1988.

Cecilia K. Martin
NOTARY

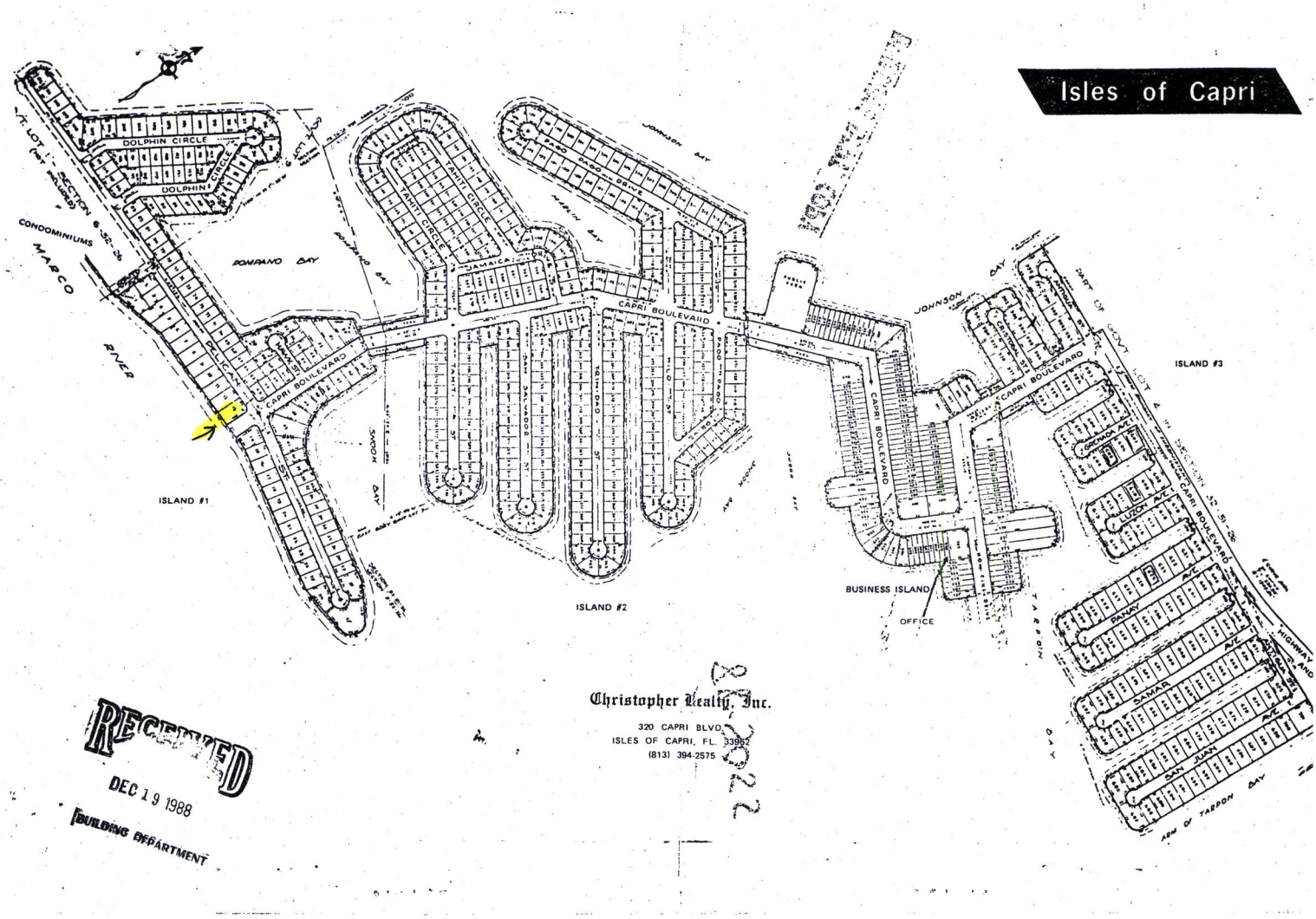
SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR 27,1991
BONDED THRU GENERAL INS. UND.

BD-88-10C AGREEMENT SHEET

Attachment: Attachment D - Resolution 88-11 (15219 : PL20200001959 BDE 4 Pelican St W Senules)


Isles of Capri
DOLPHIN CIRCLE
DOLPHIN CIRCLE
CONDOMINIUMS
MARCO
RIVER
ROMANO BAY
PATRIOT CIRCLE
PATRIOT CIRCLE
JAMAICA DR.
CAPRI BOULEVARD
CAPRI BOULEVARD
CAPRI BOULEVARD
CAPRI BOULEVARD
JOHNSON BAY
JOHNSON BAY
MARLIN BAY
ISLAND #1
ISLAND #2
ISLAND #3
BUSINESS ISLAND
OFFICE
TARPON BAY
CAPRI BOULEVARD
CAPRI BOULEVARD
CAPRI BOULEVARD
CAPRI BOULEVARD

Board of County Commissioners
COLLIER COUNTY GOVERNMENT COMPLEX

November 28, 1988

Mr. Ben Benfield
Marco Dock & Piling Company
1135 Bald Eagle Drive
Marco Island, Florida 33937

REFERENCE: BD-88-10C/Joe Goggin

Dear Mr. Benfield:

On Tuesday, November 24, 1988, the Board of County Commissioners heard and approved BD-88-10C.

A copy of Resolution 88-11 is enclosed approving this use.

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

Very truly yours,

Kenneth W. Baginski
Planning/Zoning Director/Planning Services Manager

KWB/am

cc: File
Joe Goggin

Enclosure

BD-88-10C APPROVAL LETTER

Attachment: Attachment D - Resolution 88-11 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

Contr Lic. 8805055

APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA

Permit No. _____

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

DEC 19 1988

Application Date 12/19/88

Name of Owner JOE GOGGIN

Project Name

Job Address 4 WEST PELICAN - ISLE OF CAPRI

Water Management Engineer _____ Telephone Number _____

Architect _____ Telephone Number _____

Engineer (Structural) _____ Telephone Number _____

BUILDING DEPARTMENT

CONTRACTORS':		STATE REGISTRATION NO.	COMPETENCY CARD NO.
General Contractor: Name	MARCO DOCK & PILING		003MC
General Contractor's Address	1135 BALD EAGLE		
Person to Contact	BEN Phone 394-3114		
Electrical Contractor: Name	MIKE NATALE	ER0010650	303 MC
Plumbing Contractor: Name			
A/C Mech. Contractor: Name			
Roofing Contractor: Name			

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

LEGAL:

Subdivision Name MARCO BEACH OR Complete Description: _____

Tract _____ Lot 13

Block ISLE OF CAPRI Unit IS #1

Private legal covenants may exist regulating this property. It is the owner's obligation to ensure that this construction would not violate these legal covenants.—Resolution 82-51-)

☐ ✓ if attached sheets

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

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

PURPOSE OF CONSTRUCTION:

Explain: 35'x 3' DOCK w/ LIFT # Baths _____ # Bedrooms _____ Electrical: 20 Amp

Examples: Frame Home, Concrete Block Structure (CBS), Interior Partitions, Bath Addition, Room Addition, Enclose Porch, etc.)

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

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

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

OCCUPANCY CLASSIFICATION:

Residential

Living Area	Sq. Ft.	Assembly	Sq. Ft.
Porch Areas	Sq. Ft.	Business	Sq. Ft.
Carport Areas	Sq. Ft.	Educational	Sq. Ft.
Garage	Sq. Ft.	Storage	Sq. Ft.
Total	Sq. Ft.	Hazardous	Sq. Ft.
		Mercantile	Sq. Ft.
		Factory Industrial	Sq. Ft.
		Institutional	Sq. Ft.
		Total	Sq. Ft.

ENERGY CODE: E.P.I. Number _____

VALUATION OF CONSTRUCTION $ 7000.00

FLOOD INSURANCE INFORMATION

. Flood Zone _____ Bench Mark Elevation _____

Location _____

a. A Zone – lowest habitable floor elevation: _____

b. V Zone – lowerst horizontal support member elevation: _____

Date Permit Approved ___/___/___ by _____ Date Permit Issued ___/___/___ by _____

Attachment: Attachment E - Permit 88-5055 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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

3.A.f

Sworn to and Subscribed before me
this 13 day of October, 1988.

Notary Public

My Comm. Exp. 10/ 1991

Bonded Thru Troy Fain - Insurance Inc.

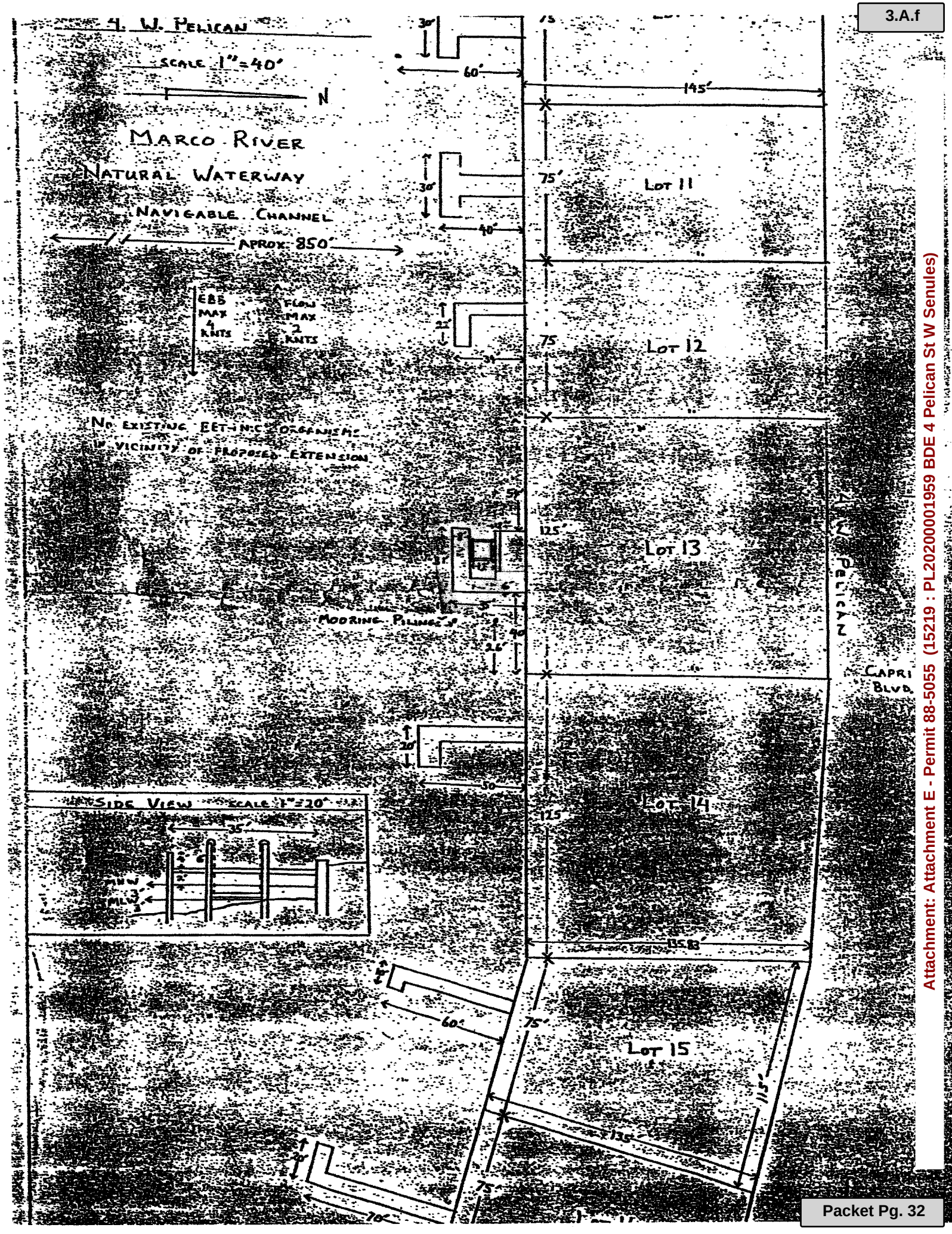
Signature of Contractor R. B. Lee CA 12119/8.

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS." FS 713.1

Building Code Compliance
5-87

ENED

Attachment: Attachment E - Permit 88-5055 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

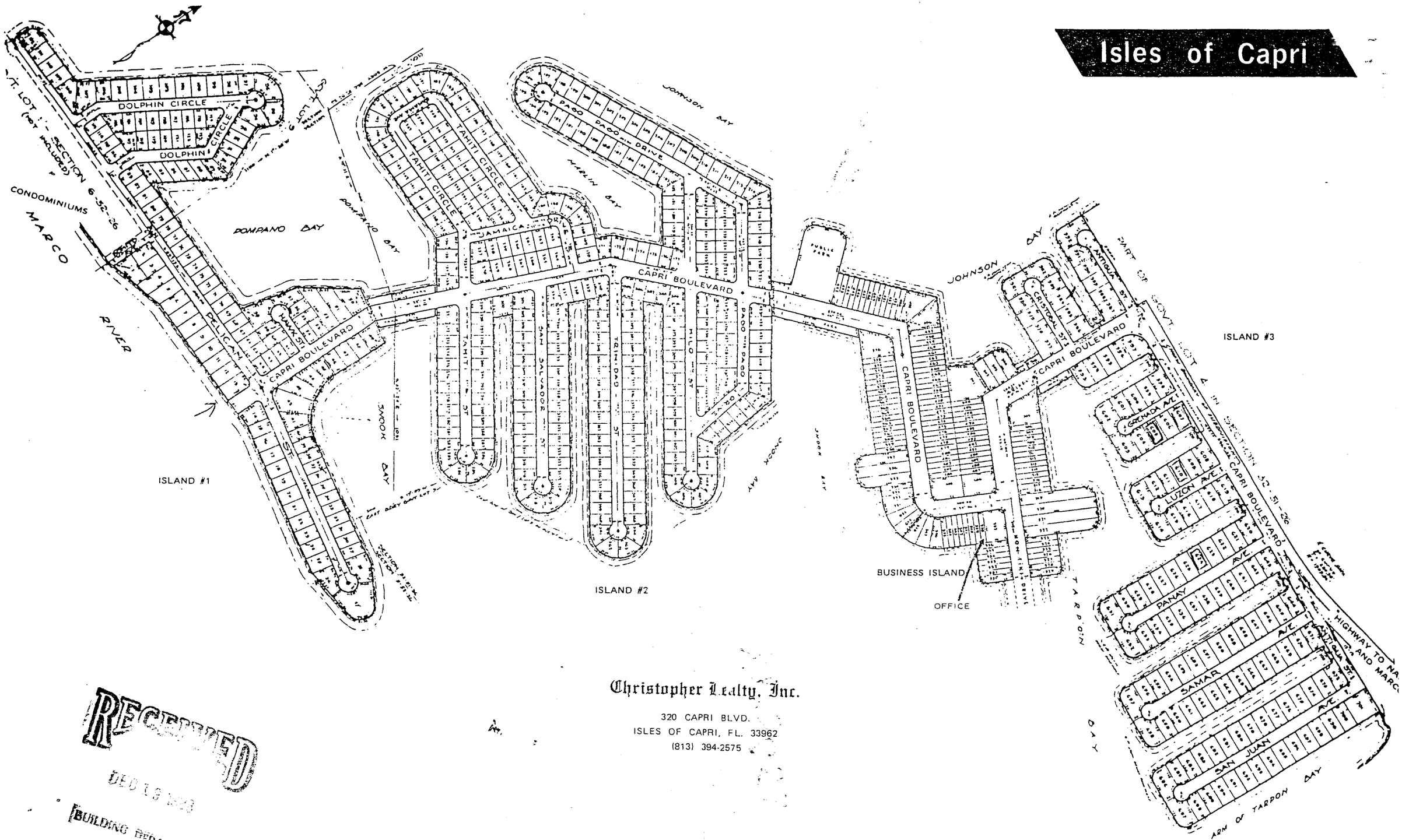


Attachment: Attachment E - Permit 88-5055 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

RECEIVED
JUL 20 2018
BUILDING DEPT

Attachment: Attachment E - Permit 88-5055 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

Isles of Capri



Christopher Realty, Inc.
320 CAPRI BLVD.
ISLES OF CAPRI, FL. 33962
(813) 394-2575

RECEIVED
DEC 19 1988
BUILDING DEPARTMENT

Attachment: Attachment E - Permit 88-5055 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

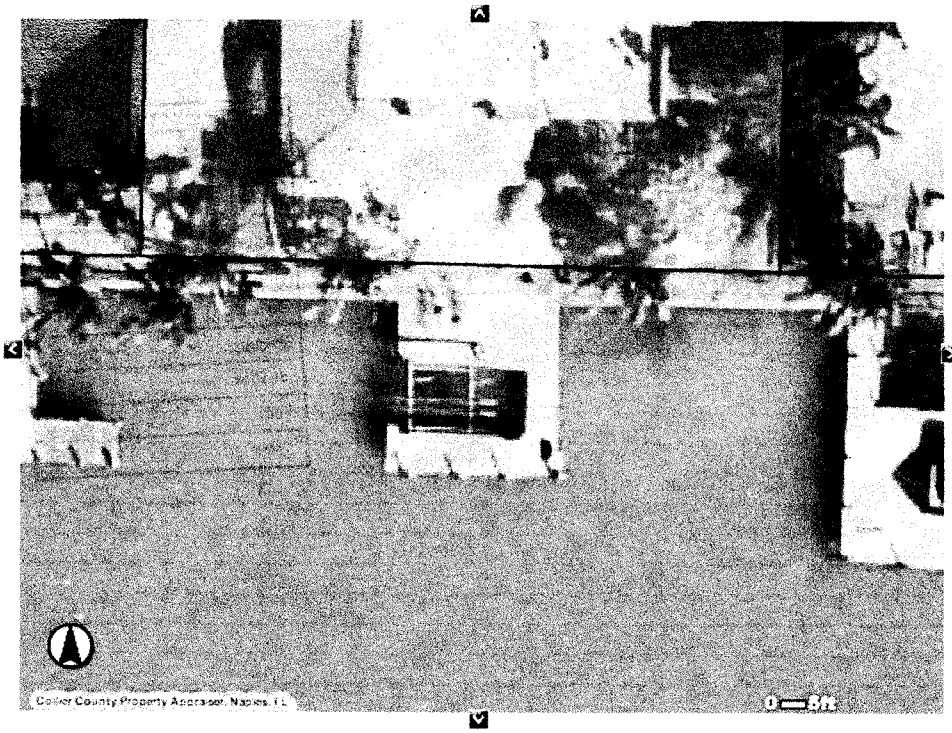
RECEIVED
JUL 20 2018
BUILDING DEPT

Attachment: Attachment E - Permit 88-5055 (15219 : PL2020001959 BDE 4 Pelican St W Senules)

Collier County Property Appraiser

MAP SIZE: SMALL | **MEDIUM** | LARGE |

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



Zoom In
Zoom Out
Identify
Pan
Measure
Full County View
Previous View
Zoom To Selected
Clear Map Graphics
Overview

Aerial Year:
2017
Sales Year:
OFF

Aerial Photography: January - 2017 [6IN] - 2017 [2FT] - 2016 [2FT] - 2016 [50FT]

Attachment: Attachment E - Permit 88-5055 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

BUILDING DEPT COPY

REVIEWED FOR CODE COMPLIANCE	DATE
Zoning	GC 1/29/18
Engineering	
Building Electrical	
Mechanical	
Gas	
Plumbing	
Structural	RM 1/31/18
Fire Prev.	
Health	
Utilities	

Environmental MTC 1/26/18

PRBD20180104242

Attachment: Attachment E - Permit 88-5055 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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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): Alexander & Tina Senules

Name of Applicant if different than owner: _____

Address: 4 Pelican Street West **City:** Naples **State:** FL **ZIP:** 34113

Telephone: _____ **Cell:** 724-541-1365 **Fax:** _____

E-Mail Address: jtsenules@gmail.com

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: Jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 05 / 52 / 26 **Property I.D. Number:** 52340480008

Subdivision: ISLES OF CAPRI **Unit:** 1 **Lot:** 13 **Block:** _____

Address/ General Location of Subject Property:
4 Pelican St. West, Naples, FL 34113

Current Zoning and Land use of Subject Property:
Single-family Residential (RSF-4)

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-4	Pelican Street West
S	A-ST	Big Marco River
E	RSF-4	Residential Single-family
W	RSF-4	Residential Single-family

DESCRIPTION OF PROJECT

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

This proposed project consist of a removing the existing square foot dock that protrudes approximately 40-feet in order to then construct the proposed 240 square foot dock and new seawall. The proposed docking facility will is proposed to protrude approximately 29-feet and will accommodate a 30-foot vessel and two jetskis on the two proposed boat-lifts. The overall protrusion from the most restrictive point is 28-feet out, therefore a 8-foot BDE is being requested.

SITE INFORMATION

1. **Waterway Width:**
   830 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ■ other (specify) aerial
2. **Total Property Water Frontage:**
   125 ft.
3. **Setbacks:**
   Provided: 51 & 25 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   29 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 30 ft.
   2. 12 & 12 PWC ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   There are numerous other docking facilities along the subject shoreline that protrude 30-75' out into the subject waterway.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.41 Acres

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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8. Official Interpretations or Zoning Verifications:

To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year? ☐ Yes ■ No If yes, please provide copies.

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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SECONDARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:
■ Dock Extension
☐ Boathouse
Chapter 3 B. of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Signed and Sealed Survey	1	☑	☐
Chart of Site Waterway	1	☑	☐
Site Plan Illustration with the following: • Lot dimensions; • Required setbacks for the dock facility; • Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment); • Configuration, location, and dimensions of existing and proposed facility; • Water depth where proposed dock facility is to be located; • Distance of navigable channel; • Illustration of the contour of the property; and • Illustration of dock facility from both an aerial and side view.	1	☑	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Electronic copy of all required documents *Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Signature of Petitioner or Agent Date

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

PRIMARY CRITERIA

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

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

   The subject property is zoned as a single-family residential property which warrants no more than 2 slips per the CC-LDC. The proposed project consists of one dock with two boatlifts to accommodate one vessel up to 30-feet and two PWC. The proposed dock extends out 28-feet from the plotted property line being the most restrictive point therefore we are requesting an 8-foot boat dock extension from the allowed 20-feet.

   This criterion is met.

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

   The reason for this BDE request is due to the existing docking facility not being compliant with the State DEP's aquatic preserve rules and must be removed. With the newly proposed dock having a new footprint and the addition of the second boatlift requires the applicant to go through the County BDE process.

   The proposed dock design and overall protrusion has been minimized and still provides safe navigational access to the slips based on the existing on-site conditions and neighboring docks. The new dock design would make this dock's protrusion the least of all the other adjacent neighboring docks.

   This criterion is 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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

into any marked or charted navigable channel thus impeding vessel traffic in the channel.)

The proposed docking facility is consistent with the other docks along the subject shoreline. As proposed the dock and boatlift will not impact navigation as the marked channel is located south of the docking facility. As proposed the dock will not impact navigation within subject waterway.

This criterion is 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 830-feet wide. The proposed dock protrusion from the Property Line is 28-feet which is under 3-4% width of the waterway.

   This criterion is met.

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

   The proposed docking facility originates from the applicant's upland single-family residential lot with an existing single-family residence. There is an existing dock to be replaced and the proposed dock is within the applicant's riparian area and meets the required side yard setbacks therefore will not result in any impacts to the neighboring views.

   This criterion is met.

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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 existing docking facility was approved under BD-88-10C but again was not compliant with state regulations and therefore needs to be re-designed to become compliant. Shallow water depths maintain the need for the requested extension beyond the normal allowed protrusion.

   This criterion is met.

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

   The proposed docking facility has been designed to comply with state regulations while also providing maximum depth for mooring of vessel and allowing for safe access to each lift by providing sufficient (but not excessive) decking area.

   This criterion is 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 existing docking facility has been designed to moor one vessel at 30-feet in length and 2 personal watercrafts (PWC) on the proposed decked over boatlift. Therefore, this criterion is not met.

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

   There is an existing dock with one boatlift on-site. As proposed the new dock will impact views less than the existing adjacent docking facilities as the proposed dock has less protrusion and the overall area of over-water structure than the other docks. Therefore, no new impacts to neighboring property views of the waterway will result from the proposed project.

   This criterion is met.

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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.

   This criterion is 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 Requirements.

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001959

I, Tina M Senules Alexander J Senules III (print name), as _____ (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [X] applicant [ ] contract purchaser [ ] and that:

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

Tina M Senules
Signature

10-5-20
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of October, 2020 by (printed name of owner or qualifier) Tina M Senules Alexander J Senules I

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Jessica Mitchell

Commonwealth of Pennsylvania - Notary Seal
Jessica Mitchell, Notary Public
Armstrong County
My commission expires November 12, 2021
Commission number 1193244
Member, Pennsylvania Association of Notaries

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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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
Alexander J Senules III	50%
4 W Pelican St. Naples, FL 34113	
Tina M Senules	50%
4 W Pelican St. Naples, FL 34113	

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

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(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

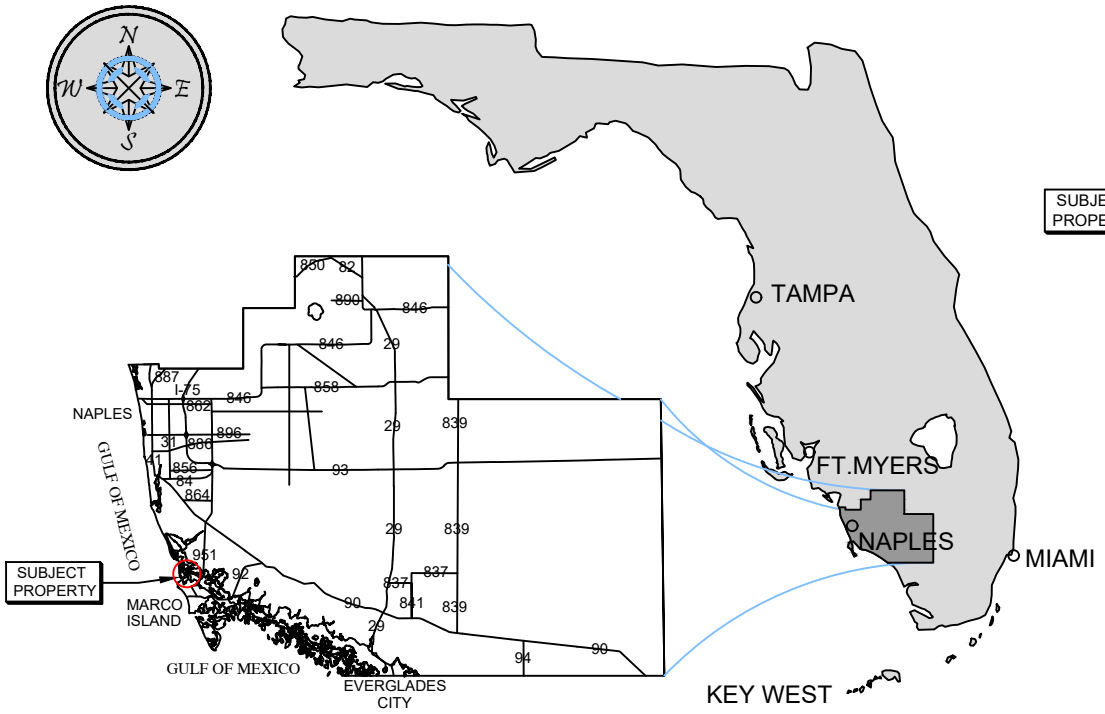
Agent/Owner Signature

10-6-20
Date

Alexander J Senules III / Tina M Senules
Agent/Owner Name (please print)

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

STATE OF FLORIDA



COLLIER COUNTY

VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 4 PELICAN ST W
NAPLES, FL 34113

<> LATITUDE: N 25.976591
<> LONGITUDE: W -81.731142

NOTES:

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

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

SENULES-4 PELICAN ST W

LOCATION MAP

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	12-31-20	JR	PAGES 03-05
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	01 OF 09	5.	-	-	-	-

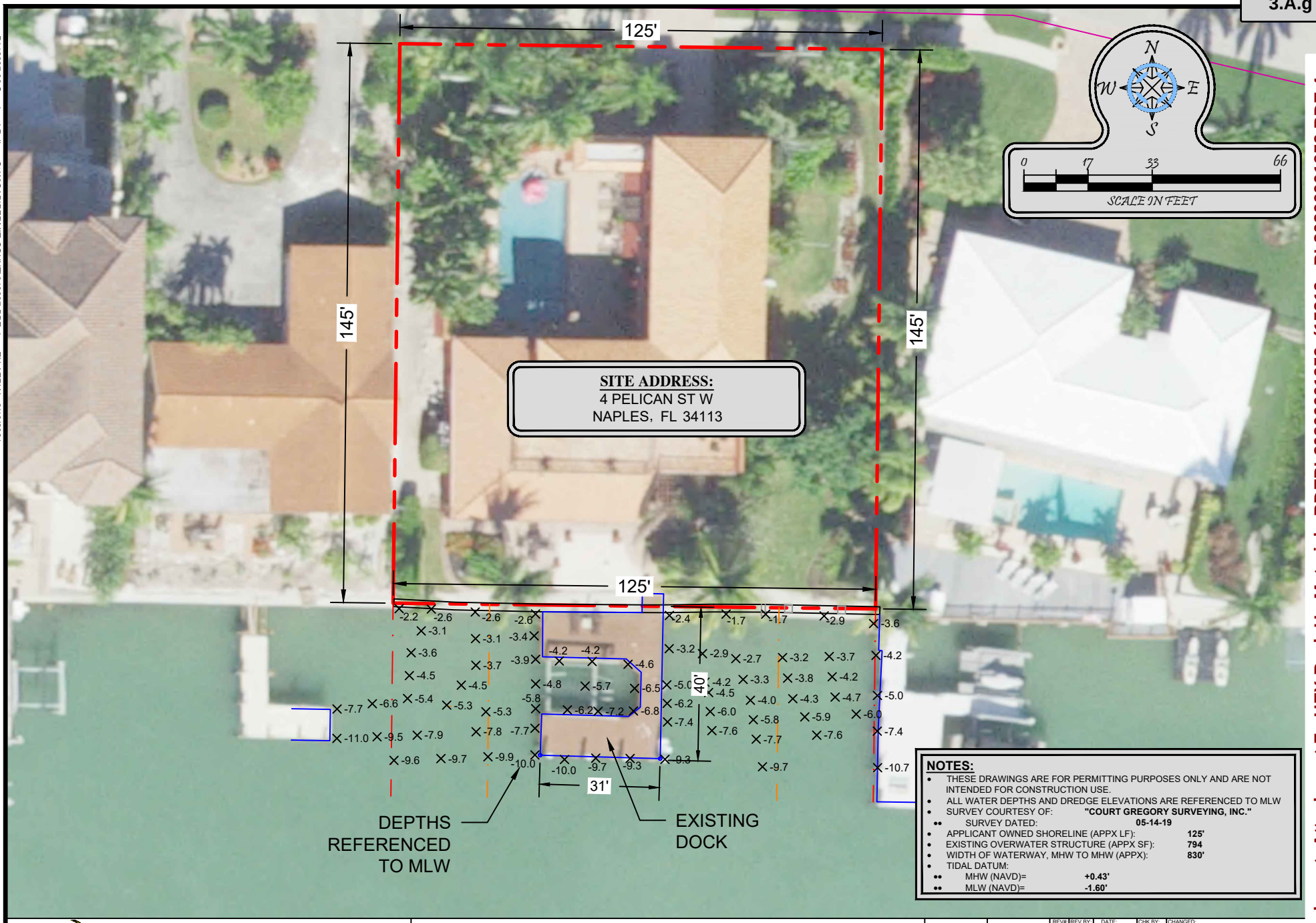
SECTION- 5 TOWNSHIP- 52S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg LOCATION 2/16/2021

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg EX AERIAL 2/16/2021

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **125'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **794**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **830'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.43'**
  - MLW (NAVD)= **-1.60'**

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SENULES-4 PELICAN ST W

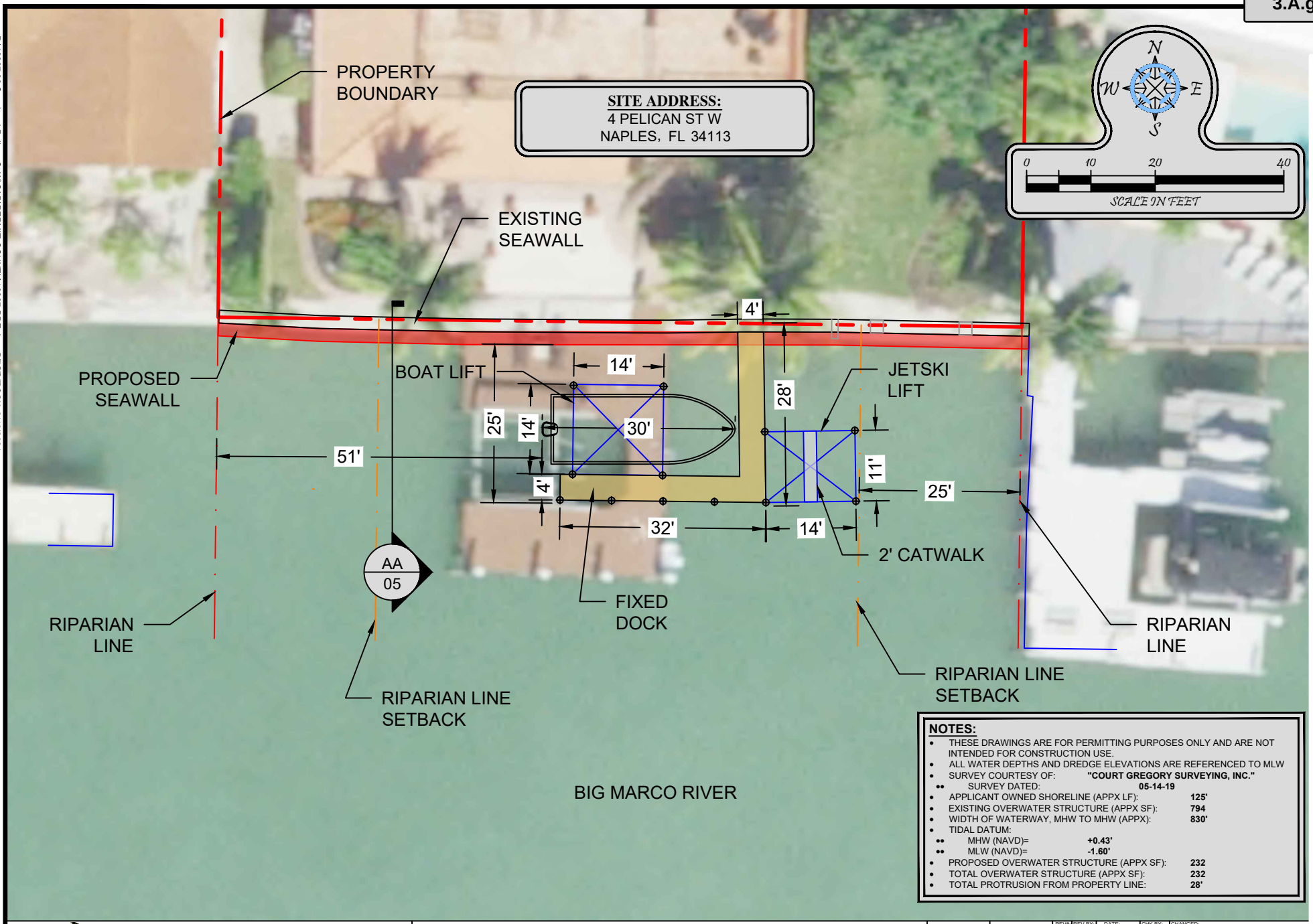
EXISTING CONDITIONS

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	02 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg PROPOSED DOCK 2/16/2021



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- EXISTING OVERWATER STRUCTURE (APPX SF): **794**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **830'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.43'**
  - MLW (NAVD)= **-1.60'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **232**
- TOTAL OVERWATER STRUCTURE (APPX SF): **232**
- TOTAL PROTRUSION FROM PROPERTY LINE: **28'**

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SENULES-4 PELICAN ST W

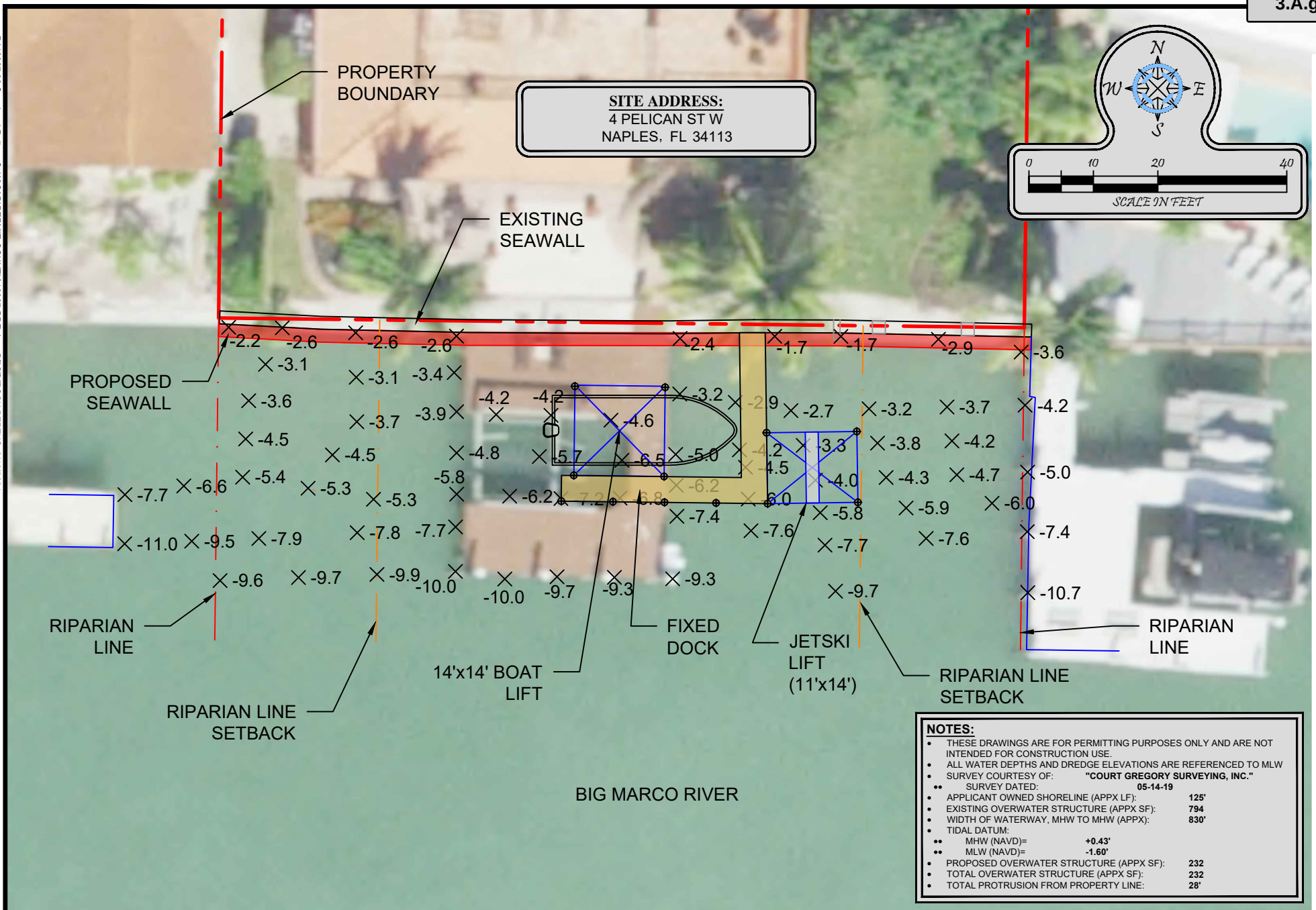
PROPOSED DOCK DIMENSIONS

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	12-31-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	RMJ	02-15-21	JR	REV. NOTES & DIM
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	03 OF 09	5.	-	-	-	-

SECTION-5 TOWNSHIP-52S

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4



NOTES:

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  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **125'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **794**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **830'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.43'**
  - MLW (NAVD)= **-1.60'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **232**
- TOTAL OVERWATER STRUCTURE (APPX SF): **232**
- TOTAL PROTRUSION FROM PROPERTY LINE: **28'**

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SENULES-4 PELICAN ST W

PROPOSED DOCK DEPTHS

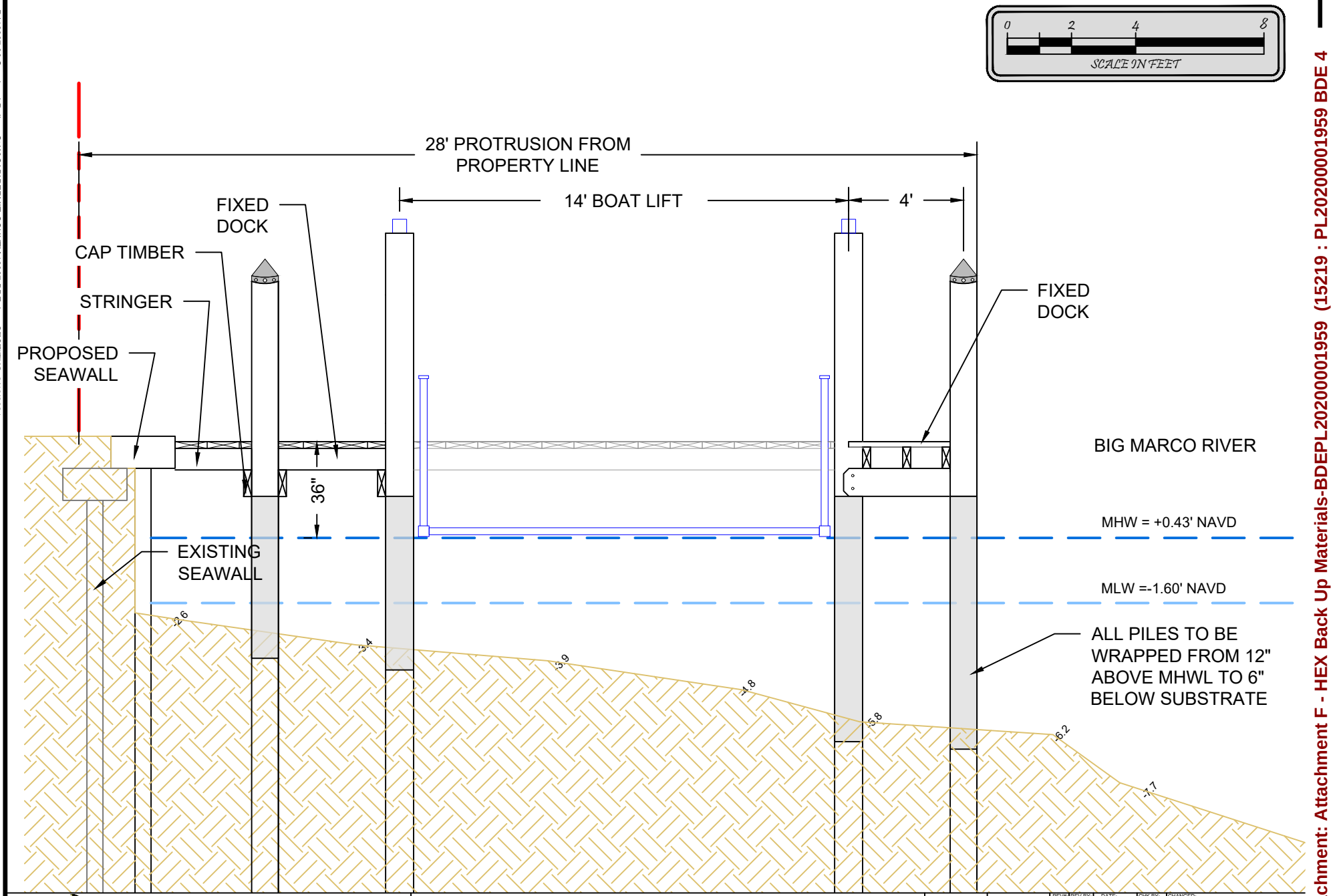
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	12-31-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	RMJ	02-15-21	JR	REV. NOTE
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	04 OF 09	5.	-	-	-	-

SECTION-5 TOWNSHIP-52S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg PROPOSED DOCK DEPTHS 2/16/2021

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4



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SENULES-4 PELICAN ST W

CROSS SECTION

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

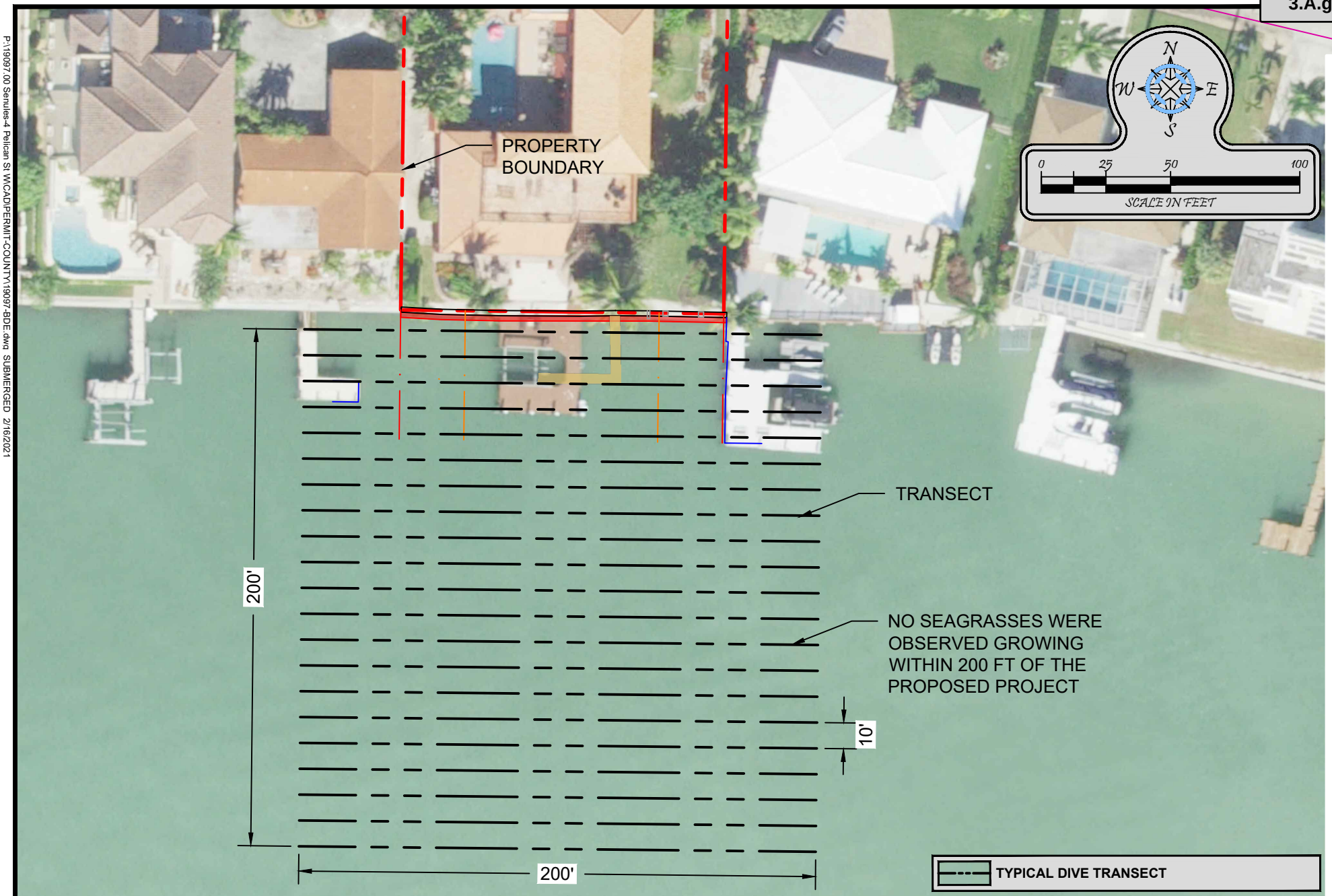
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	12-31-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	05 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52 S

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg 2/16/2021 JONS 2/16/2021

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg SUBMERGED 2/16/2021



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

SENULES-4 PELICAN ST W

SUBMERGED RESOURCE SURVEY

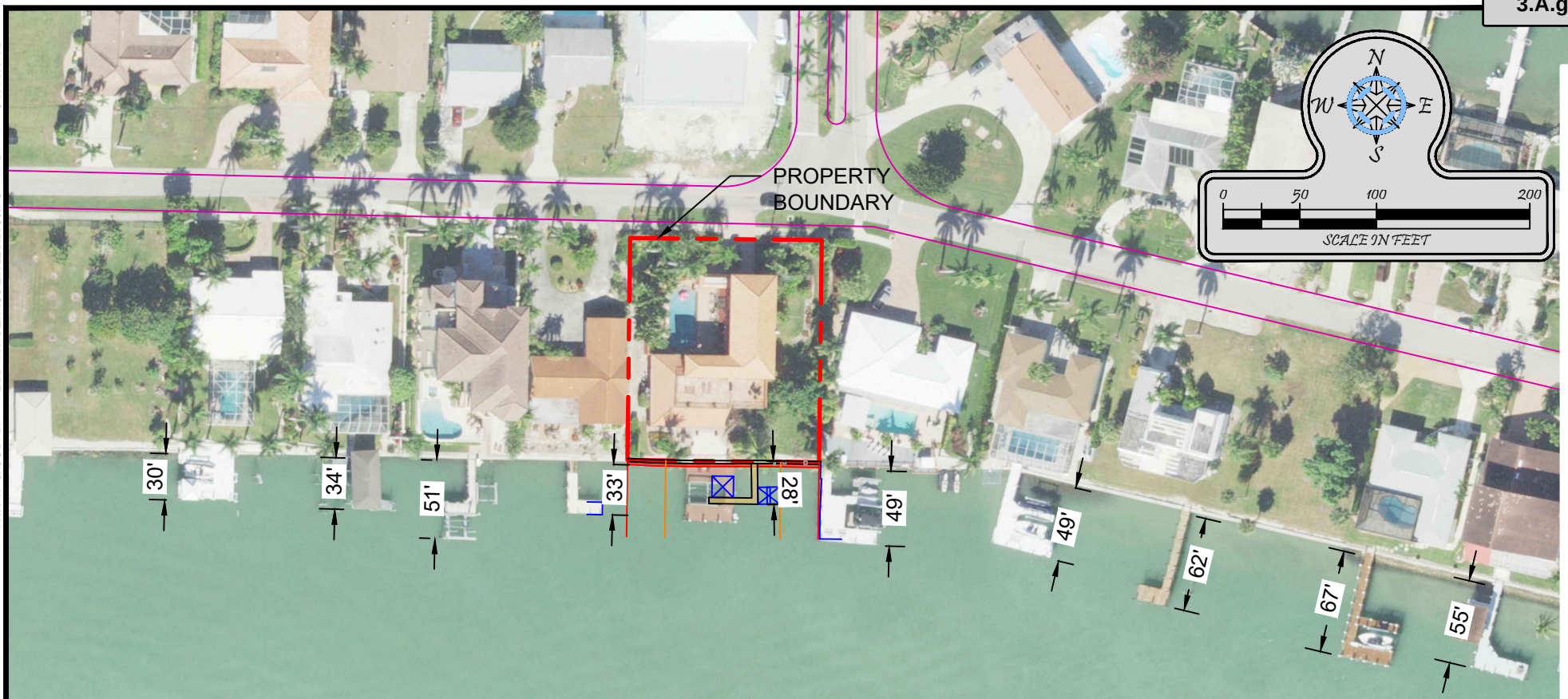
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	06 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg ADJ DOCKS 2/16/2021



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

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SENULES-4 PELICAN ST W

ADJACENT DOCKS

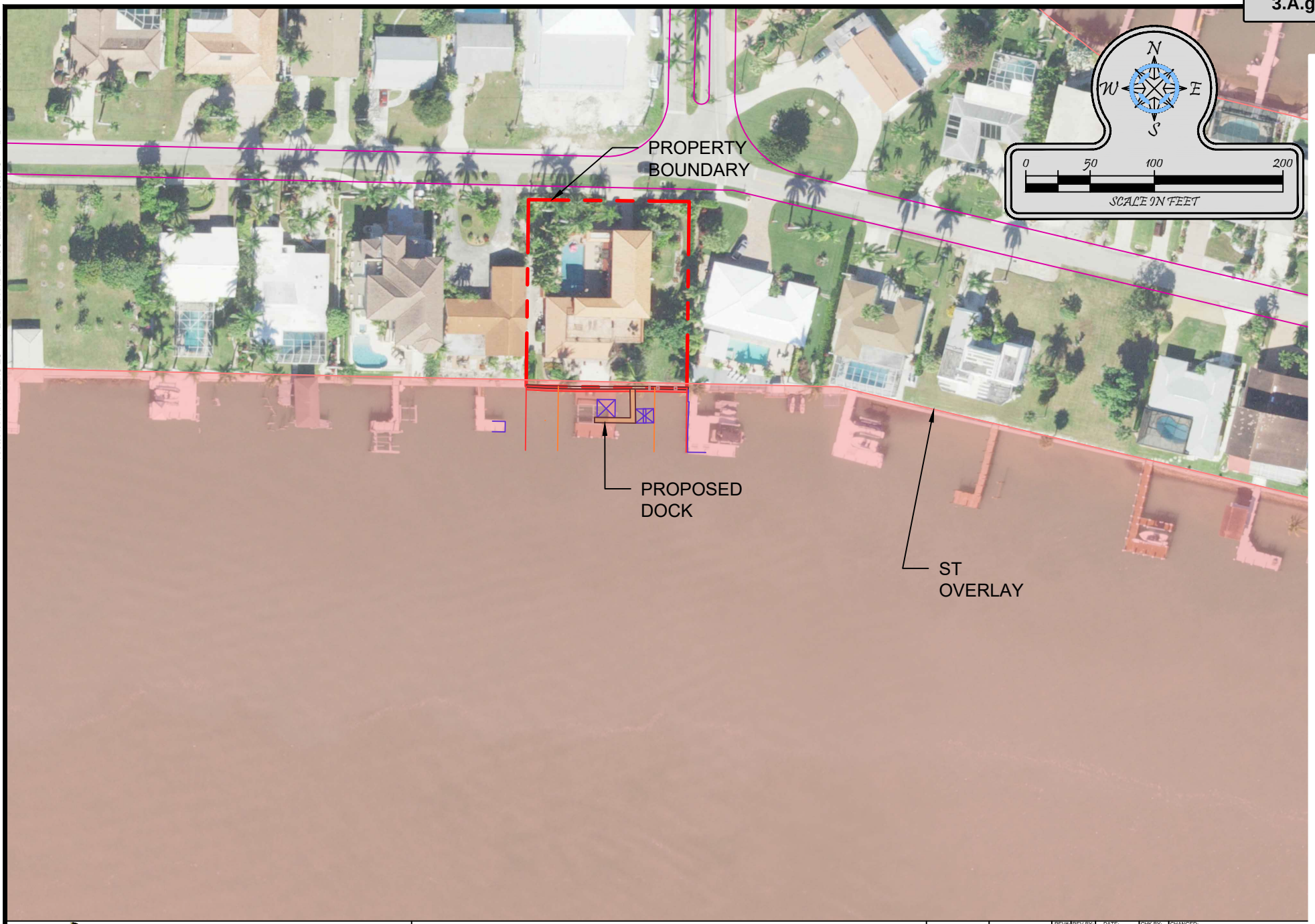
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	07 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg ST OVERLAYU 2/16/2021



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SENULES-4 PELICAN ST W

ST OVERLAY

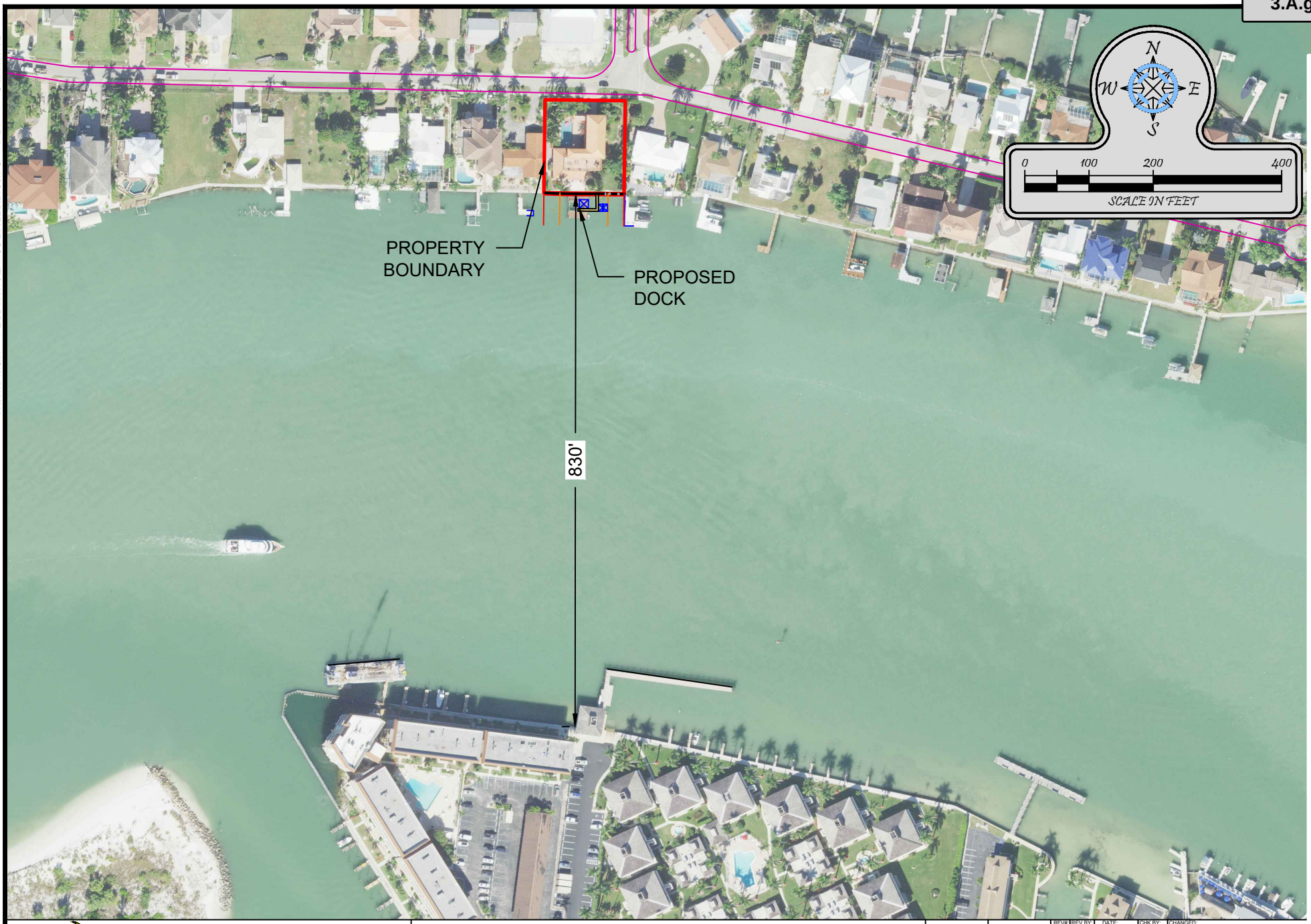
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	08 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4

P:\19097.00 Senules-4 Pelican St W\CAD\PERMIT-COUNTY\19097-BDE.dwg WOW 2/16/2021



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

SENULES-4 PELICAN ST W

WIDTH OF WATERWAY

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

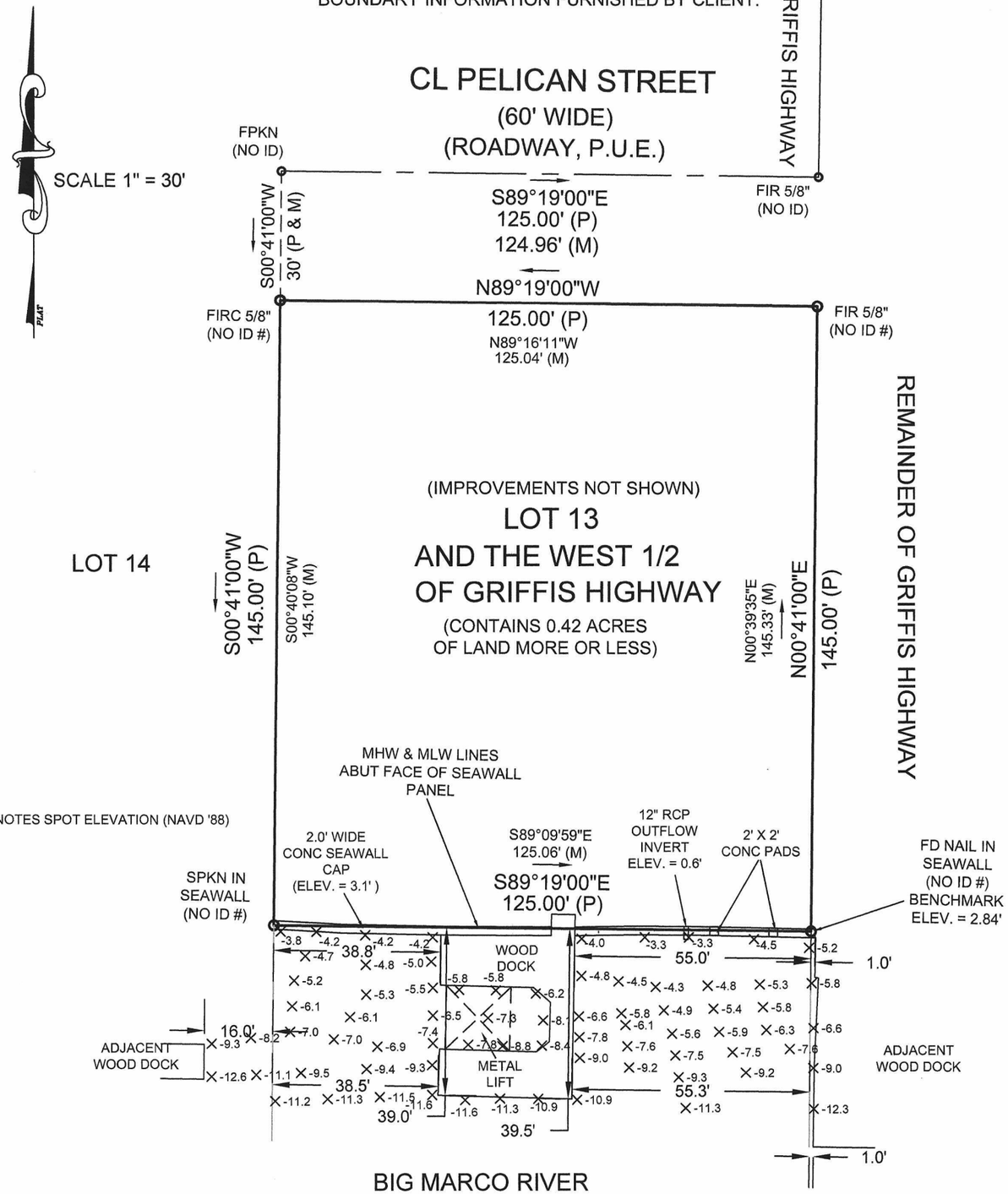
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-06-20	3.	-	-	-	-
JOB NO.:	19097.00	4.	-	-	-	-
SHEET NO.:	09 OF 09	5.	-	-	-	-

SECTION- 5 TOWNSHIP- 52S

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4

DOCK DIMENSIONS SHOWN ARE TAKEN
FROM THE PROPERTY LINE (MOST RESTRICTIVE).

BOUNDARY INFORMATION FURNISHED BY CLIENT.



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PELICAN STREET AS SHOWN IN PLAT BOOK 3 PAGE 41 OF COLLIER COUNTY, BEING SOUTH 89D 19' 00" EAST.

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

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

4.DATE OF FIELD SURVEY AUGUST 14, 2019.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN SOUTH CONCR WALK OPPOSITE RES # 23 W. PEL. ST ELEV. = 3.51

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

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

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

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

REVISIONS

LEGEND

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

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

MAP OF SPECIFIC PURPOSE SURVEY

(EXISTING DOCK LOCATIONS)

LOT 13 & THE WEST 1/2 OF GRIFFIS HIGHWAY

OF

ISLES OF CAPRI NO.1

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

4 PELICAN STREET WEST

CERTIFY TO:
TURRELL, HALL & ASSOCIATES

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

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/03/2020
DATE OF FIELD SURVEY 08-14-2019

PSM # 6004
LB # 7112

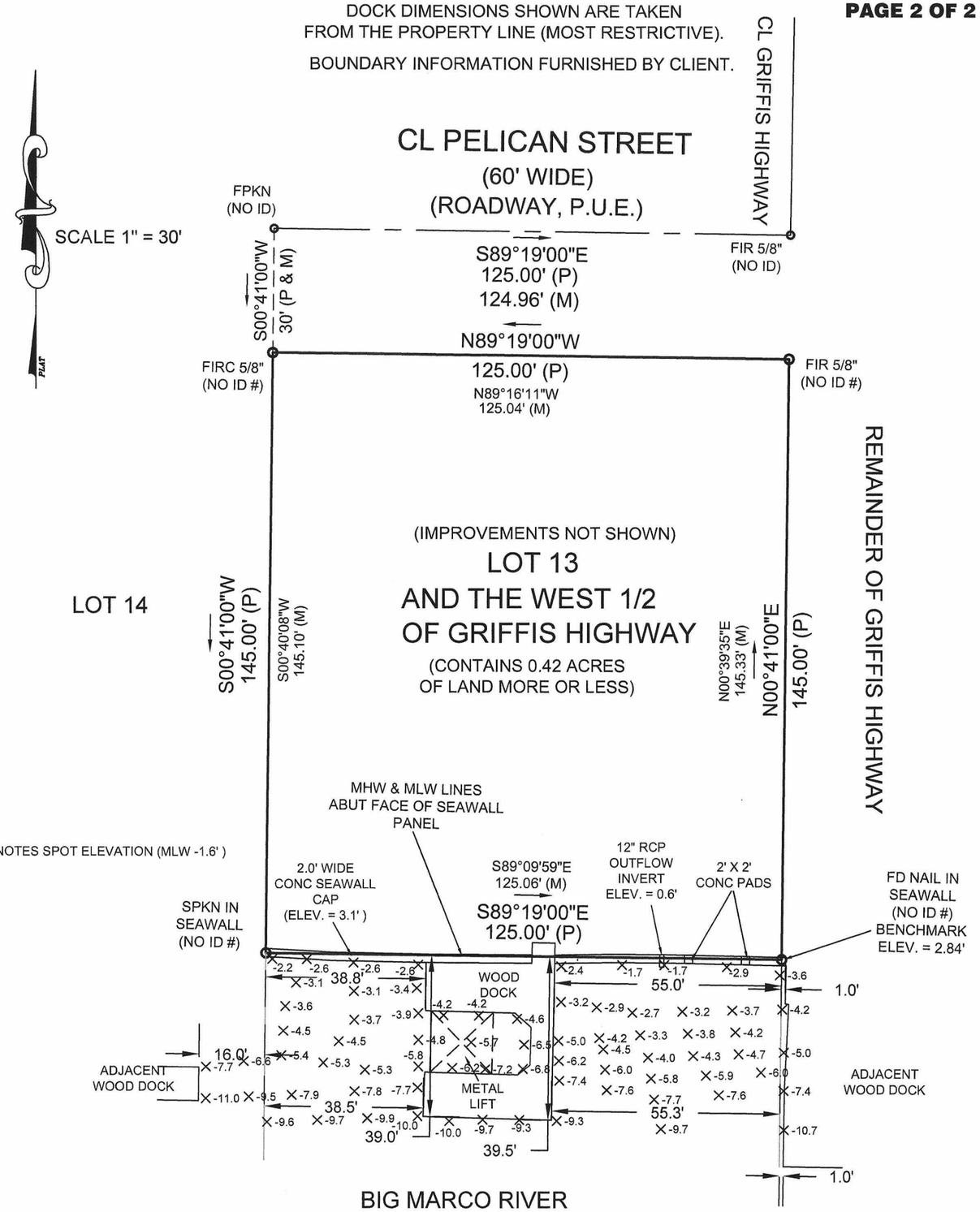
C.G.S.
Court Gregory Surveying, Inc
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)643-3707 cell

Date 09/03/2019
Job #EN40185M
F

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 BDE 4 Pelican St W Senules) (15219 : PL20200001959

DOCK DIMENSIONS SHOWN ARE TAKEN
FROM THE PROPERTY LINE (MOST RESTRICTIVE).

BOUNDARY INFORMATION FURNISHED BY CLIENT.



NOTES:

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4.DATE OF FIELD SURVEY AUGUST 14, 2019.

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REVISIONS

LEGEND

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- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
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MAP OF SPECIFIC PURPOSE SURVEY

(EXISTING DOCK LOCATIONS)

LOT 13 & THE WEST 1/2 OF GRIFFIS HIGHWAY

OF

ISLES OF CAPRI NO.1

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

4 PELICAN STREET WEST

CERTIFY TO:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
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SIGNED_____
COURT H. GREGORY PSM #6004
DATE 09/03/2020
DATE OF FIELD SURVEY 08-14-2019

PSM # 6004
LB # 7112

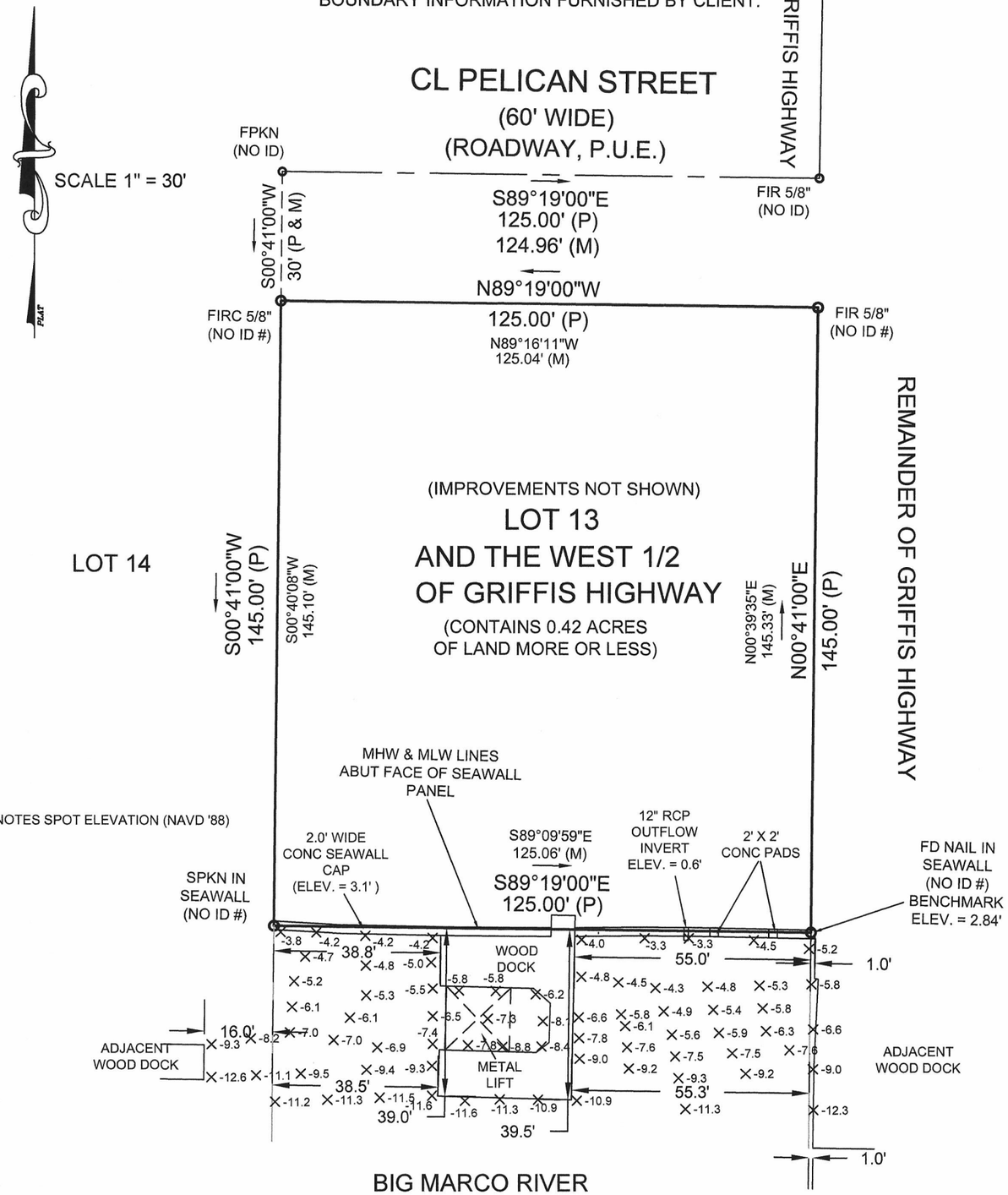
C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)643-3707 cell

Date 09/03/2019
Jo
Fi

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

DOCK DIMENSIONS SHOWN ARE TAKEN
FROM THE PROPERTY LINE (MOST RESTRICTIVE).

BOUNDARY INFORMATION FURNISHED BY CLIENT.



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Date 09/03/2019
Job #EN40186M
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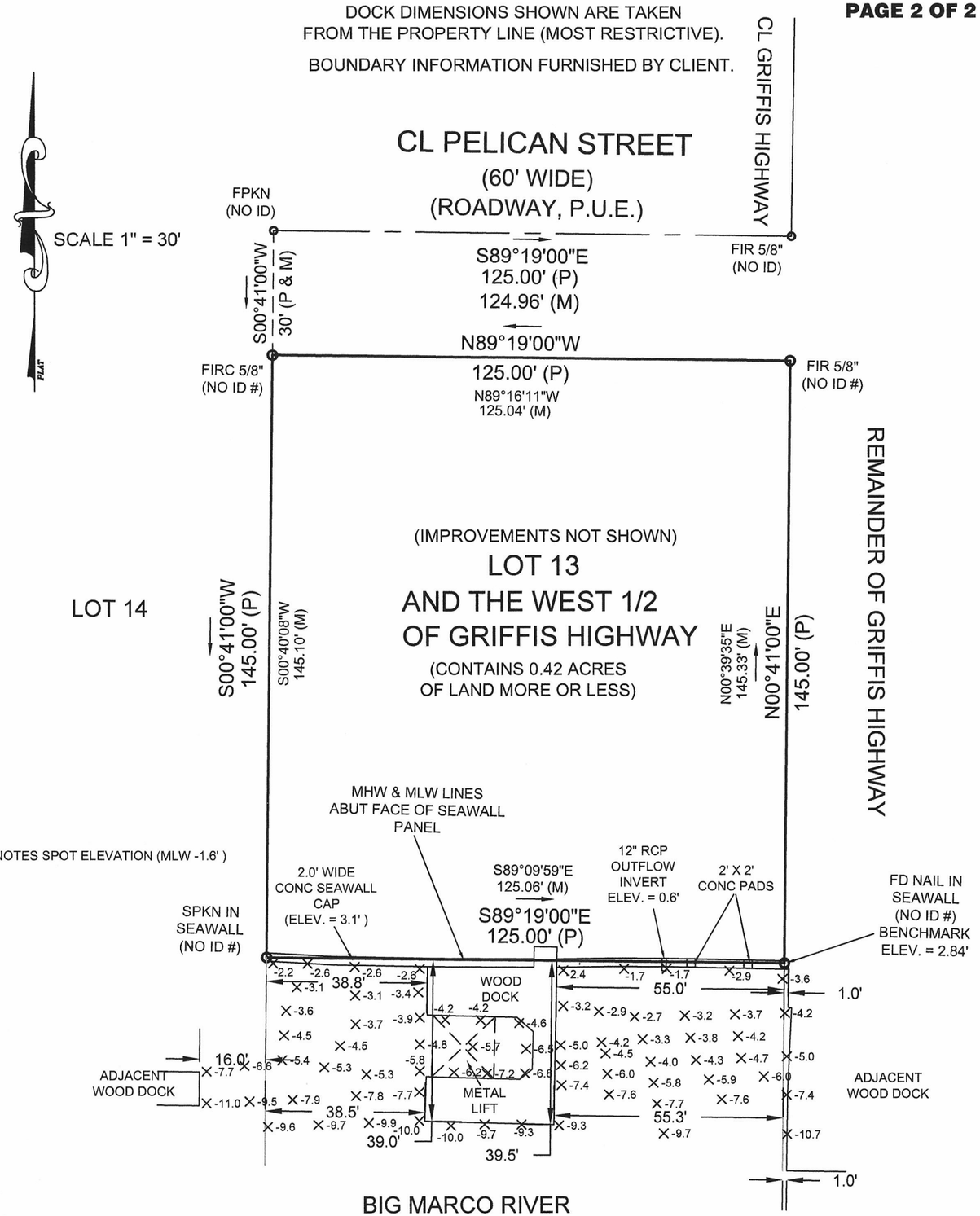

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SENULES DOCK
4 PELICAN ST. W
NAPLES, FL 34113

SUBMERGED RESOURCE SURVEY

SEPTEMBER 25, 2020

PREPARED BY:

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

1.0 INTRODUCTION

The Senules residence is located at 4 Pelican St. W and can be identified by parcel #52340480008. The property is bound to the East and West by single family residences, to the South by the Big Marco River, and to the north by Pelican Street. The property is located at Section 05, Township 52 S, and Range 26 E. The landward portion of the property currently contains a single-family residence with an existing docking facility and concrete seawall.

Turrell, Hall & Associates was contracted to provide environmental permitting services pertaining to the proposed dock addition, which includes completion of a Submerged Resource Survey (SRS). This survey will provide planning and assistance to both the owner(s) and government agencies reviewing the proposed project. The proposed project consists of replacing the current dock with a new dock and two boatlifts.

The SRS survey was conducted on September 25th of 2020. Surface conditions consisted of partly cloudy skies, light to moderate winds out of the southeast, and an air temperature of 90° F. The tide was high upon our arrival to the site, allowing for observance of all of the bottom lands within the surveyed area. However, winds, tidal currents, and boat activity both contributed to slightly choppy conditions and high turbidity in the water column, causing reduced visibility. High tide at the project site occurred at 8:33 A.M. (2.8 ft.) and low tide occurred at 3:29 P.M. (0.3 ft.). The water temperature was 85° 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 in order to verify the location of any submerged resources.

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

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

3.0 METHODOLOGY

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

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

The survey area was evaluated systematically by following the established transects, spaced approximately 10-feet apart as shown on the attached exhibit. The existing and adjacent docks all provided numerous 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: sand with a high volume of shell debris. This substrate was found throughout the entire surveyed area. The shoreline consists of a concrete seawall with piles and an existing docking facility which supports a variety of fish as well as sessile and motile invertebrates such as barnacles and mud crabs. Some of the old dock piles and seawall panels carried historic fragments or remains of oysters, but no live individuals were observed. Algae was observed covering parts of the submerged riprap but was not observed in the underlying substrate. The majority of the project site was devoid of vegetative growth, presumably because of a combination of shallow depths, high wave action and volatile tidal currents. Such conditions also create highly turbid waters, reducing penetration of the water column by sunlight. A list of observed species can be seen below in Table 1.

Table 1 – Observed fish species

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

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

5.0 CONCLUSIONS

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

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

EXISTING DOCK ALONG MARCO RIVER	SAND AND SHELL BOTTOM SEDIMENT
SEDIMENT ON-SITE	SHEEPSHEAD AND SNAPPER

Attachment: Attachment F - HEX Back Up Materials-BDEPL20200001959 (15219 : PL20200001959 BDE 4 Pelican St W Senules)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): BDE-PL20200001959

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

Name: Tina M Senules Alexander J Senules

Date: 3-2-21

Signature: Tina M Senules

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Hybrid Virtual Quasi-Judicial Public Hearing Waiver (15219 : PL20200001959 BDE 4 Pelican St W Senules)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: PETITION NO. PDI-PL20200000231 – Request for an insubstantial change to Ordinance Number 00-37, as amended, the Olde Cypress Planned Unit Development (PUD), to allow for a deviation from LDC Section 4.06.02.C which requires a 10-foot Type A Buffer where multi-family use abuts multi-family use to instead allow a one-foot buffer yard only in the area where the compactor enclosure and approach apron will be located at 8074 Dancing Wind Lane within the Amberton Townhomes Development. The subject property is in the southeast portion of the PUD on the north side of Immokalee Road, approximately 300 feet west of Nursery Lane, in Section 22, Township 48 South, Range 26 East, Collier County, Florida, consisting of 28.48± acres. [Coordinator: John Kelly, Senior Planner] Commission District 3

Meeting Date: 03/25/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
03/05/2021 5:25 PM

Submitted by:
Title: Manager - Planning – Zoning
Name: Ray Bellows
03/05/2021 5:25 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	03/10/2021 2:15 PM
Zoning	Ray Bellows	Review Item	Completed	03/17/2021 10:06 AM
Zoning	Anita Jenkins	Review Item	Completed	03/17/2021 10:41 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	03/25/2021 9:00 AM	

Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION – ZONING SERVICES SECTION

HEARING DATE: MARCH 25, 2021

SUBJECT: PDI-PL20180002894; OLDE CYPRESS PUD-AMBERTON COMPACTOR

OWNER/APPLICANT:

TEG Amberton, LLC;
TEG Amberton MLA, LLC;
TEG Amberton MSR, LLC;
TEG Amberton MVP, LLC; and
TEG Amberton WAV, LLC
920 N. Shadeland Ave., Suite G1
Indianapolis, IN 46219

AGENT:

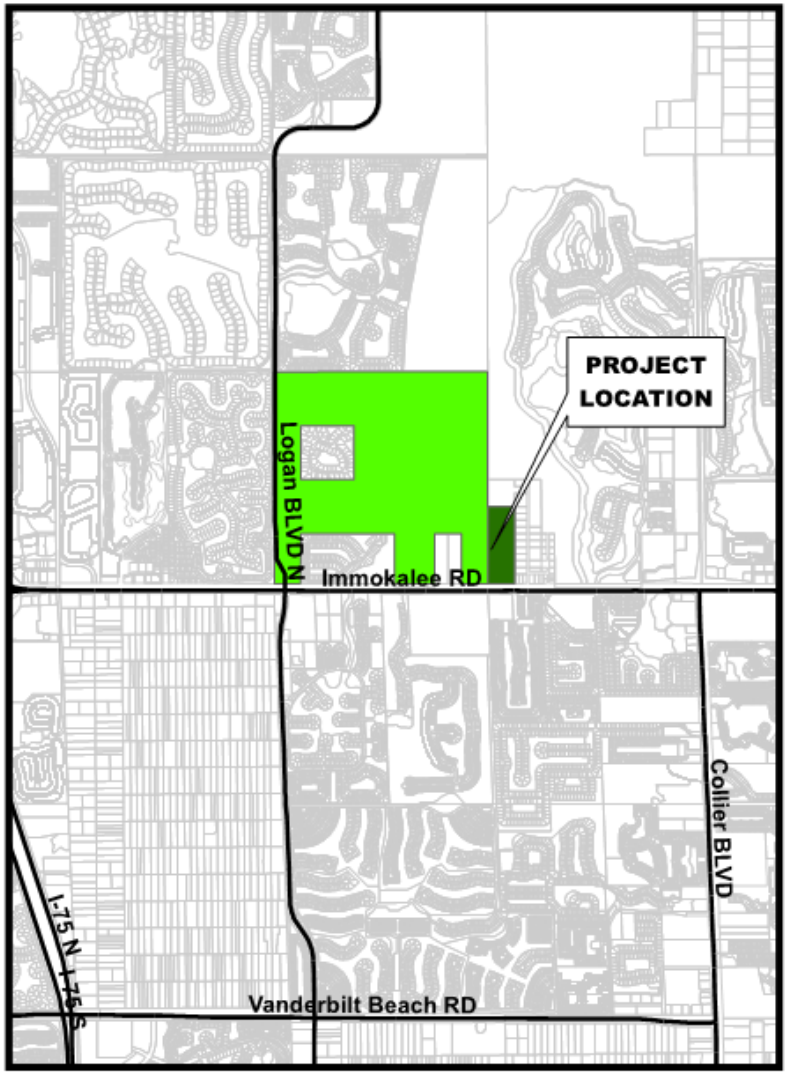
Russell Ottenberg
Planeng, Inc.
3737 Lake Joyce Dr.
Land O Lakes, FL 34639

REQUESTED ACTION:

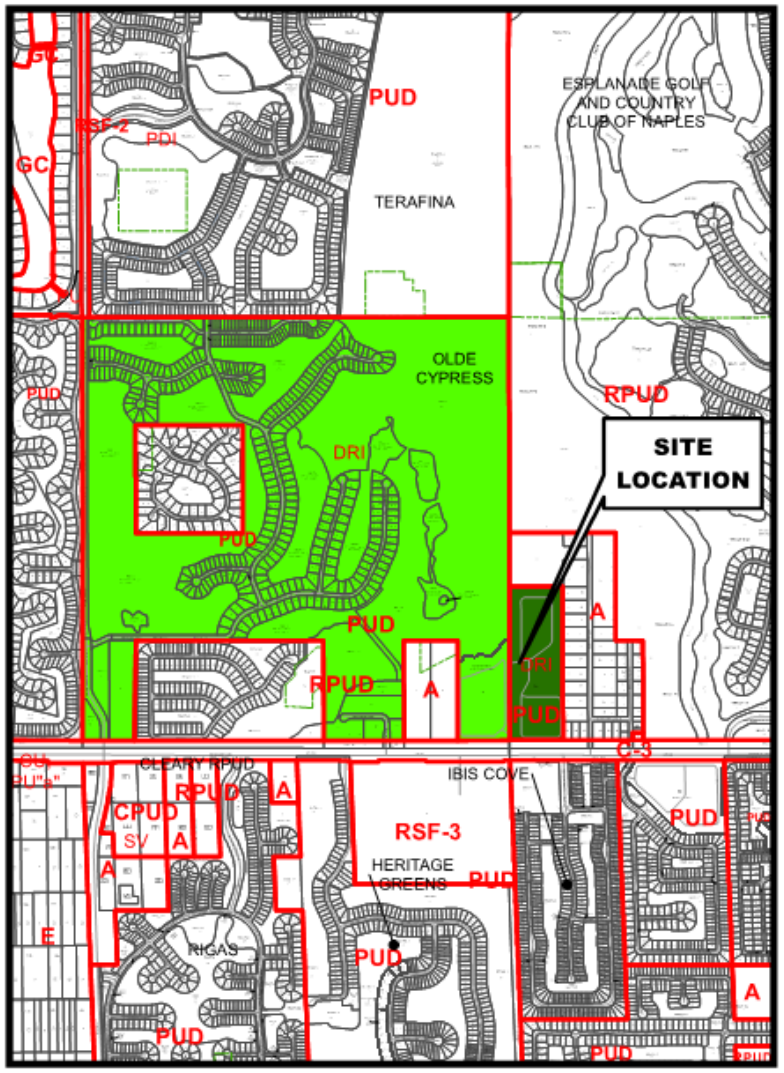
The petitioner requests that the Hearing Examiner approve an insubstantial change to Ordinance Number 00-37, as amended, the Olde Cypress Planned Unit Development (PUD), to allow for a deviation from LDC Section 4.06.02.C which requires a 10-foot Type A Buffer where multi-family use abuts multi-family use to instead allow a one-foot buffer yard only in the area where the compacter enclosure and approach apron will be located at 8074 Dancing Wind Lane within the Amberton Townhomes Development.

GEOGRAPHIC LOCATION:

The subject property is located in the southeast portion of the Olde Cypress PUD on the north side of Immokalee Road, approximately 300 feet west of Nursery Lane, in Section 22, Township 48 South, Range 26 East, Collier County, Florida, consisting of 28.48± acres. (*see location map on following page*)



Location Map



Zoning Map

Petition Number: PL20200000231

Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde

PURPOSE AND DESCRIPTION OF PROJECT:

The Amberton Townhomes development, formerly known as Indian Lakes, comprises 28.69 acres and 306 residential dwelling; it is part of the much larger Olde Cypress PUD and was completed in 2016. Subsequent to the completion of the development residents have experienced interactions with bears that are foraging for food from the trash containers that are placed outside of the units for scheduled solid waste collection. The presence of such bears within the development presents a health, safety, and welfare hazard to the residents; said bears are indigenous to the area. In an effort to mitigate exposure to bears the owners of Amberton Townhomes commissioned the design and permitting of a trash compactor/enclosure area in July of 2018; civil construction plans were filed with the County by means of the Site Development Plan Amendment process; specifically, SDPA-PL20180003559, approved on April 4, 2019. A Building Permit, No. PRBD20190834669 was subsequently issued on October 11, 2019 for new construction of the compactor enclosure, recycle enclosure, and bulk storage enclosure at the subject location. Construction commenced shortly thereafter and proceeded until The Fairway Preserve Condominium Association notified the contractor for the compactor enclosure in November of 2019 that a portion of the footings for the enclosure encroached upon their property. Re-surveying the property verified that the survey upon which the civil site plans were based was in error; the County was notified and rescinded their previously issued approvals. Discussions were held with the County. Subsequent discussions with the County revealed another issue; there is a required landscape buffer along the western property line of the Amberton Townhomes development where the compactor was located that was not previously addressed. The buffer would have precluded placing the compactor enclosure where it was originally located regardless of the survey error. The Amberton Townhomes development was re-evaluated to determine if there were any other locations that could support the enclosures; unfortunately, there are no other areas that have sufficient space to accommodate the compactor enclosure, accessibility by the solid waste trucks, space for a pull off area by residents, and was convenient. It is the therefore the intent of the subject PDI to reduce the required 10-foot buffer requirement to one-foot in the immediate vicinity of the subject compactor enclosure, to allow said compactor to be constructed as it was in the original design, which is within 12 feet of the rear of the southernmost townhome to the east. The compactor enclosure is to be architecturally finished to match the existing Amberton townhomes. At present, bears continue to visit the development and continue to present a health and safety hazard within the community.

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Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

SURROUNDING LAND USE AND ZONING:

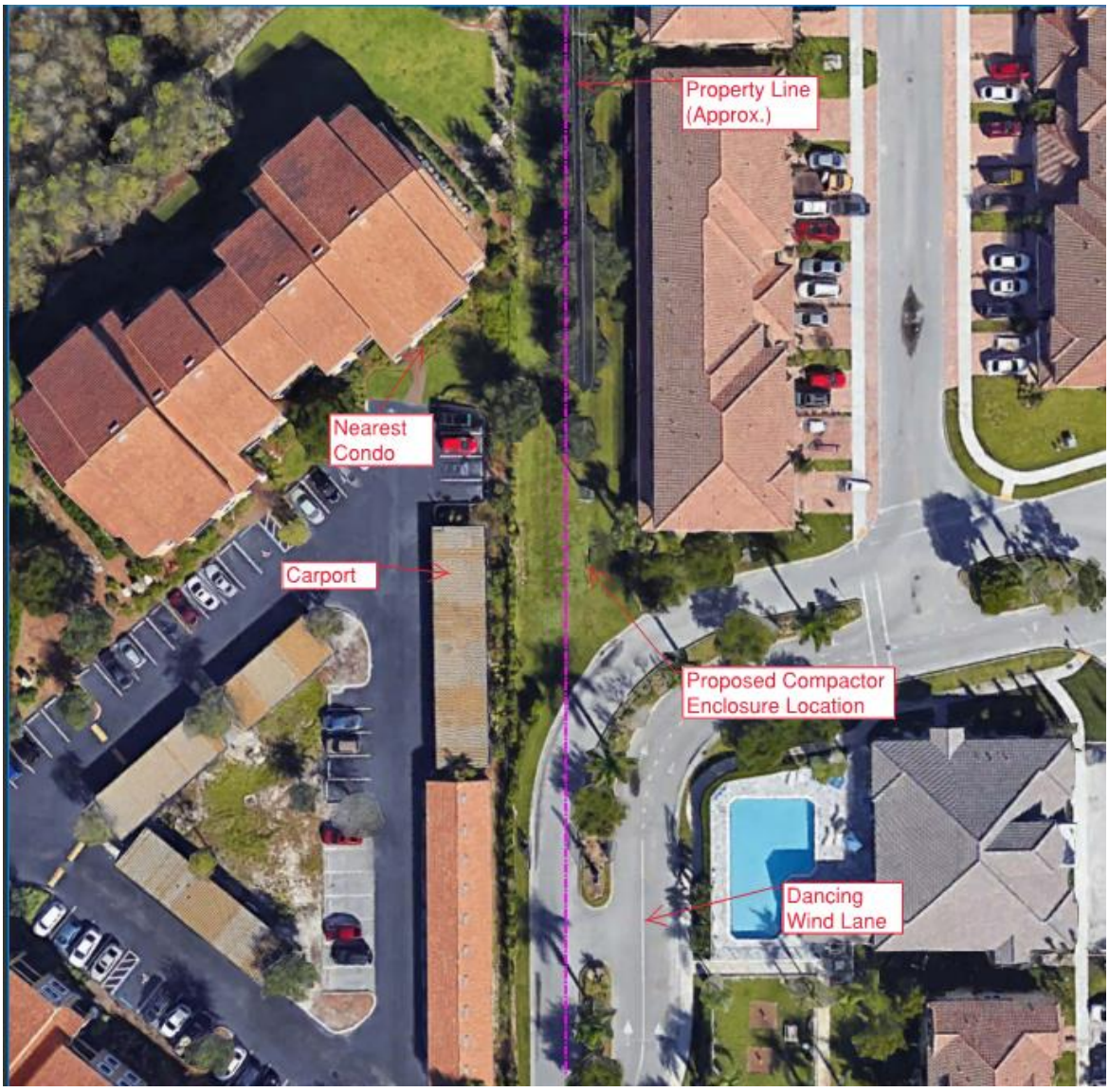
This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property:

North: Landscape buffer area within the Amberton development, Olde Cypress PUD

East: Parking/carport area then multi-family residential within the Fairway Preserve development, Olde Cypress PUD

South: Dancing Wind Lane (Right-of-Way) within the Amberton development, Olde Cypress PUD

West: Multi-family residential within Amberton development, Olde Cypress PUD



Submitted by Planeng, Inc.

Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

STAFF ANALYSIS:

The applicant is seeking 1 deviation regarding landscape buffers. See Deviation Discussion below.

Comprehensive Planning: Olde Cypress PDI - Amberton Townhomes is a neighborhood within Olde Cypress and is approximately 28.69 acres and is identified as Urban Designation, Urban Mixed Use District, Urban Residential Subdistrict on the Future Land Use Map (FLUM) of the Growth Management Plan (GMP). The subject site is zoned Olde Cypress PUD Zoning District.

FLUE Objective 7 and Relevant Policies:
Given the nature of this petition and the minor changes proposed (no changes in permitted uses, densities, or intensities), staff is of the opinion that a re-evaluation of FLUE policies under Objective 7 (pertaining to access, interconnections, walkability, etc.) is not necessary.

Based upon the above analysis, staff concludes the proposed Planned Unit Development Amendment of Insubstantial Changes may be deemed consistent with the Future Land Use Element (FLUE).

Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The proposal is consistent with the CCME.

Environmental Review: Environmental Planning staff has reviewed this petition. The existing preserve areas will not be impacted by the proposed petition. 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

Transportation Element: Transportation Planning staff has reviewed the project and found no impacts.

CONCURRENT LAND USE APPLICATIONS:

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

PLANNED UNIT DEVELOPENT INSUBSTANTIAL CHANGE CRITERIA:

There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved PUD Ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1.

LDC Section 10.02.13.E.1 Criteria:

a. Is there a proposed change in the boundary of the Planned Unit Development (PUD)?

No, there is no proposed change in the boundary of the PUD.

Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

b. Is there a proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

No, there is no proposed increase in the number of dwelling units or intensity of land use or height of buildings within the development.

c. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of five percent (5%) of the total acreage previously designated as such, or five (5) acres in area?

No, there is no proposed decrease in preservation, conservation, recreation, or open space areas in excess of five percent of the total acreage previously designated as such or five acres in area within the PUD which comprises 538.1±acres.

d. Is there a proposed increase in the size of areas used for non-residential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open space), or a proposed relocation of nonresidential land uses?

No, there is no increase to the size of areas used for non-residential uses and no relocation of non-residential uses proposed.

e. Is there a substantial increase in the impacts of the development which may include, but are not limited to increases in traffic generation; changes in traffic circulation; or impacts on other public facilities?

No, there are no substantial impacts resulting from this PUD Amendment.

f. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

No additional dwelling units are proposed; therefore, the proposed PUD Amendment would not result in land use activities that generate higher levels of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers.

g. Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

No, adequate area exists on site for stormwater retention and no change to the approved discharge rate is proposed; therefore, the proposed change will not impact or increase stormwater retention or increase stormwater discharge.

h. Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

No. There will be no incompatible relationships with abutting land uses.

Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

i. Are there any modifications to the PUD Master Plan or PUD Document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan or which modification would increase the density of intensity of the permitted land uses?

No. Staff from Comprehensive Planning staff determined the proposed changes to the PUD Document are consistent with the FLUE of the GMP. Both environmental and Transportation Planning staff reviewed this petition, and no changes to the PUD Document are proposed that would be deemed inconsistent with the CCME or the Transportation Element of the GMP. This petition does not propose any increase in density or intensity of the permitted land uses.

j. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to Sec. 380.06 (19), F.S. Any change that meets the criterion of Sec. 380.06 (19)(e)2., F.S., and any changes to a DRI/PUD Master Plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under Section 10.02.13 of the LDC.

The subject PUD is not a DRI.

k. Are there any modifications to the PUD Master Plan or PUD Document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under Section(s) 10.02.13 E.?

Based upon the analysis provided above, the proposed change is not deemed to be substantial.

LDC Section 10.02.13.E.2 Criteria:

Does this petition change the analysis of the findings and criteria used for the original application? (PUD and Rezone Findings are attached to this Staff Report as Attachment B.)

No, the proposed changes do not affect the original analysis and findings for the original application.

DEVIATION DISCUSSION:

The petitioner is seeking one deviation from the landscape buffers requirements of the LDC. The petitioner's justification and staff analysis/recommendation are outlined below.

Proposed Deviation A

Deviation A seeks relief from LDC Sec. 4.06.02.C, which requires a 10' Type A buffer

where multi-family use abuts multi-family use to instead allow a 1' buffer yard, however, only in the area where the compactor enclosure and approach apron will be located. [Enhanced plantings will be included to mitigate the reduction in buffer width. These plantings will consist of four (4) Autograph Plants (Clusea rosea), a minimum of 5' high at planting, planted at 5'-0" on center.]

Petitioner's Justification:

The proposed compactor enclosure is connected to and in a limited way extends the infrastructure of Dancing Wind Lane. The proposed compactor enclosure is not truly "new development", but rather necessary appurtenant infrastructure to address a current health, safety and welfare issue caused by bears foraging for food.

Staff Analysis and Recommendation:

Due to the increased chance of bear encounters without the compactor and without an alternative location for the compactor, staff recommends approval, finding that, in compliance with LDC section 10.02.13.A.3., the petitioner has demonstrated that "the element may be waived without detrimental effect on the health, safety and welfare of the community" and LDC section 10.02.13.B.5.h the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

NEIGHBORHOOD INFORMATION MEETING (NIM):

LDC Section 10.03.06.H.2.a states that a NIM is required for PDI petitions; however, upon written request by the applicant, the Hearing Examiner has the discretion to waive the NIM after the first set of review comments have been issued. Such a written request was presented to the Hearing Examiner and the NIM waiver was granted on November 10, 2020 with the condition that if any opposition occurs between the granting of the waiver and the public hearing said hearing may be rescheduled and the waiver rescinded.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve Petition PDI-PL20200000231.

Attachments:

A) Proposed Deviation and Plans
B) Original PUD Findings PUD-99-18(1)
C) NIM Waiver e-mail
D) Application and Back-up Material

Attachment: PDI-PL20200000231 Staff Report 03042021 post CAO (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

SECTION IX

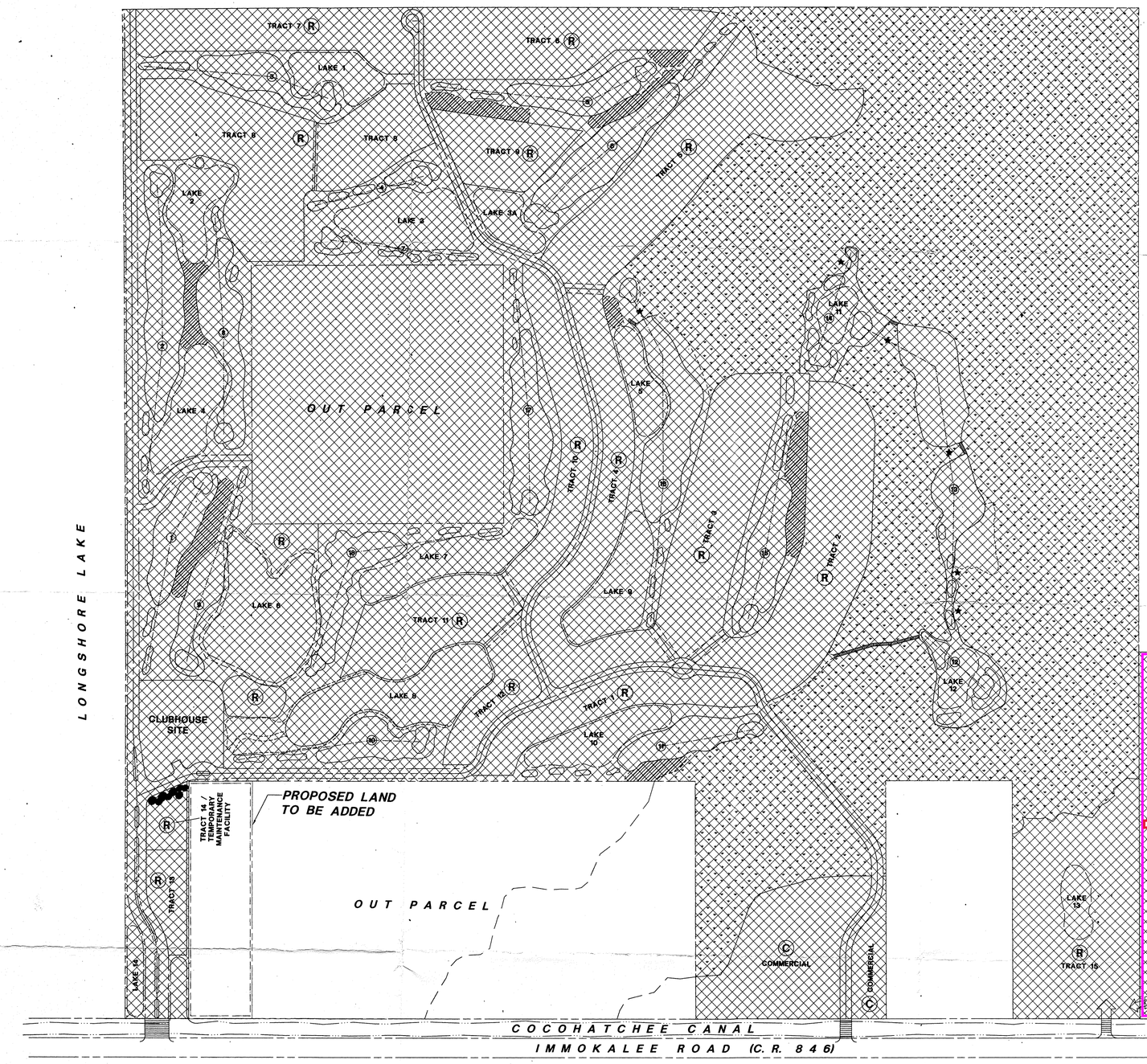
GENERAL DEVELOPMENT COMMITMENTS

9.14 DEVIATIONS

A. Deviation from LDC Sec. 4.06.02.C, which requires a 10-foot Type A buffer where multi-family use abuts multi-family use to instead allow a 1-foot buffer yard, however, only in the area where the compactor enclosure and approach apron will be located. [Enhanced plantings will be included to mitigate the reduction in buffer width. These plantings will consist of four (4) Autograph Plants (Clusea rosea), a minimum of 5 feet high at planting, planted at 5 feet on center. SEE EXHIBIT SP-2]

Words ~~struck through~~ are deleted; words underlined are added.

Attachment: Attachment A - Proposed Deviation and Plans (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



N

300 150 0 300
SCALE FEET

SCALE: 1" = 300'

EXISTING PUD

DENOTES HERBACEOUS WETLAND CREATION AREA

DENOTES WETLAND / UPLAND RESTORATION AREA

DENOTES APPROXIMATE LOCATIONS OF FOX SQUIRREL PRESERVES. EXACT LOCATIONS AND SIZE TO BE DETERMINED IN FIELD DURING CONSTRUCTION. TOTAL AREA TO BE 6.5 Ac. +/-

DENOTES APROXIMATE LOCATION OF ELEVATED GOLF CART BRIDGES. EXACT LOCATION TO BE DETERMINED IN FIELD DURING CONSTRUCTION.

★ SELECTIVE CLEARING IN THESE AREAS PERMITTED FOR GOLF COURSE PLAY

FUTURE ACCESS

Amberton Townhomes Property

Approximate location of proposed compactor enclosure

RECEIVED
MAR 0 8 2000

PUD99-18(1)

LETTER	REVISIONS	DATE

OLDE CYPRESS

DESIGNED BY	DRP	DATE	2/00
DRAWN BY	MAH	DATE	2/00
CHECKED BY	R.L.D.	DATE	2/00
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 300'

HOLE MONTES & ASSOCIATES, INC.
ENGINEERS-PLANNERS-SURVEYORS
715 10th Street South, Naples, FL. 34102 – Phone : (941) 262-4617

EXHIBIT A
PUD MASTER PLAN

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

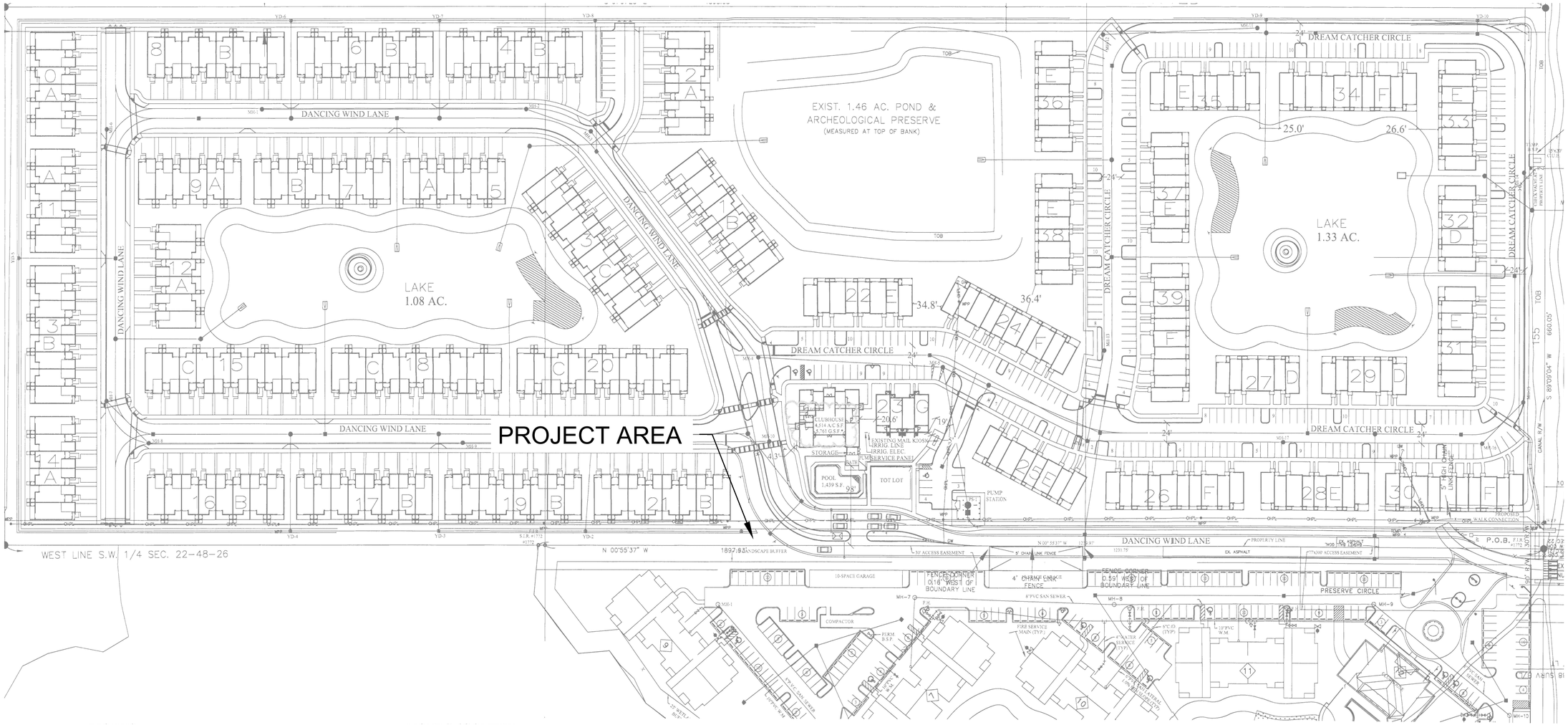
DATE _____

REFERENCE NO. 9680PUDO	DRAWING NO. 3738-01P
PROJECT NO. 96.80KB	SHEET NO. 1 OF 1

J:\1996\1996080\LCB PUD\Pud\9680PUDO.dwg Feb 21, 2000 – 12:59pm Plotted by DRP

OLDE CYPRESS, 199852

Attachment: Attachment A - Proposed Deviation and Plans (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



Board of Professional Engineers
Certificate of Authorization
No. 26432

Pensacola:
501 Fitzgerald Street
Pensacola, FL 32505
T (850) 444.9493
F (866) 688.1589

Tampa Bay:
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
T (813) 962.1752
F (866) 413.6206

Revisions

1, 7-22-20, Revised per Collier County staff review comments.

2, 11-23-20, Revised per Collier County staff review comments.

3, 1-5-20, Revised per Collier County staff review comments.

NORTH

Scale
NTS

Olde Cypress PUD
(Amberton Townhomes Compactor)

8067 Dream Catcher Circle, Naples, FL 34119

Date

Reviewed by
JMG, RMO

Plan Description
PUD
Insubstantial
Change Site
Plan

Sheet No.
SP1

PLANNING

2018-0130NAPres PUD\Plan SP1.dwn
CA

Attachment: Attachment A - Proposed Deviation and Plans (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

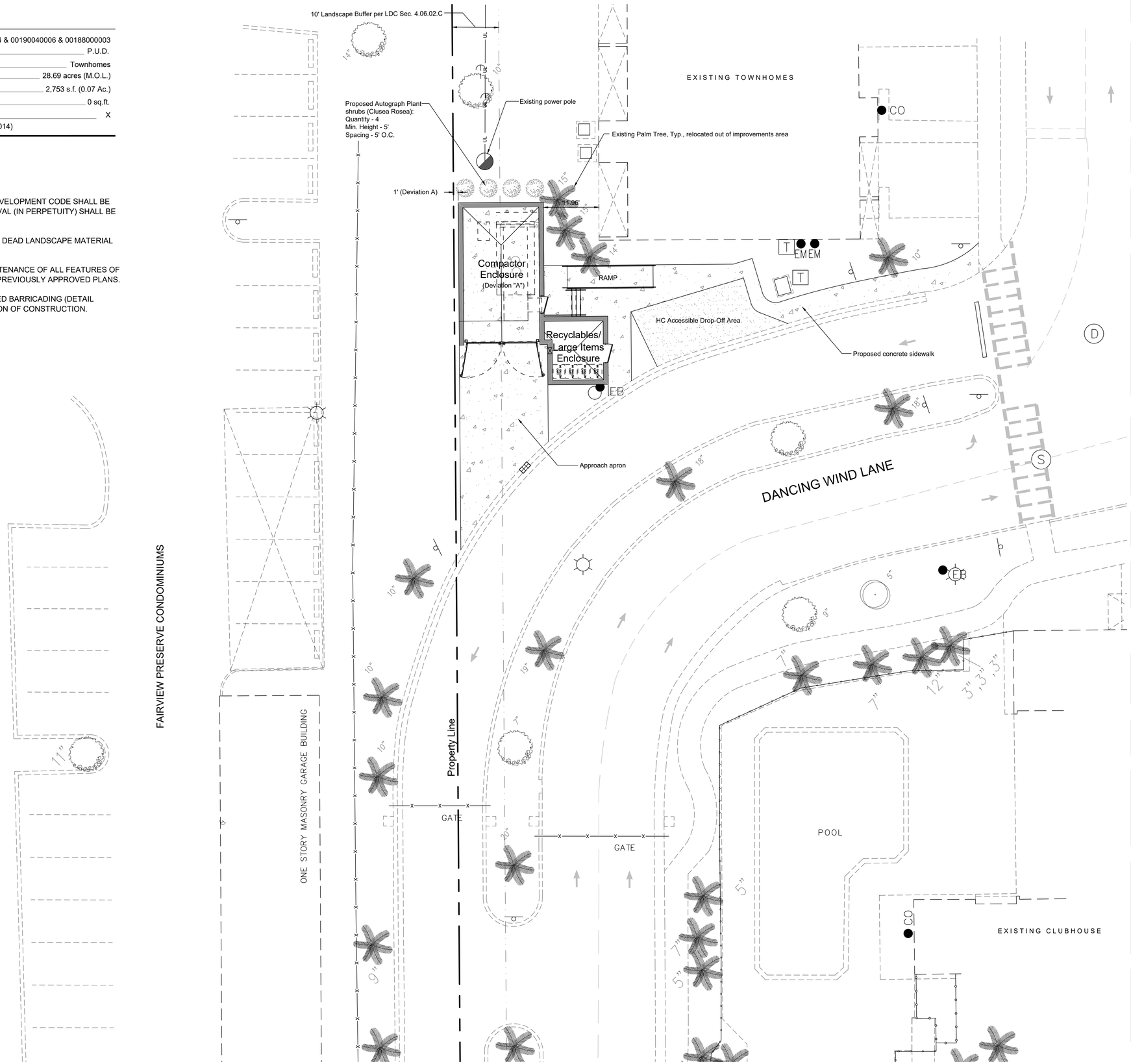
SITE DATA TABLE

Parcel ID Numbers:	00188960004 & 00190040006 & 00188000003
Existing Zoning:	P.U.D.
Existing / Proposed Use:	Townhomes
Overall Property Area:	28.69 acres (M.O.L.)
Proposed Project Area:	2,753 s.f. (0.07 Ac.)
Proposed Building Area:	0 sq.ft.
Flood Zone:	X

(Per FEMA FIRM map, Community Panel Number 12101 C 0426 F, revised 9/26/2014)

NOTES:

1. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AI\D SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE \1AINTEANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE PREVIOUSLY APPROVED PLANS.
4. VEGETATION TO BE RETAINED SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.



Existing Tree Desc.

#"	= OAK TREE
#"	= PALM TREE
#"	= ORNAMENTAL TREE
#"	= DIAMETER AT BREAST HEIGHT
#",#",#"	= MULTI–TRUNK TREE, INDIVIDUAL SIZES SHOWN

Board of Professional Engineers
Certificate of Authorization
No. 26432

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Revisions

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2, 11-23-20, Revised per Collier County staff review comments.

3, 1-5-20, Revised per Collier County staff review comments.

Scale
1" = 10'

Olde Cypress PUD (Amberton Townhomes Compactor)

8067 Dream Catcher Circle, Naples, FL 34119

Date

Reviewed by
JMG, RMO

Plan Description
PUD Insubstantial Change Site Plan

Sheet No.
SP2

2018-0130NAPres PUDi Plan SP2.dwg
CA

Attachment: Attachment A - Proposed Deviation and Plans (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

FINDINGS FOR PUD
PUD-99-18(1)

Section 2.7.3.2.5 of the Collier County Land Development Code requires the Planning Commission to make a finding as to the PUD Master Plan's compliance with the following criteria:

1. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

Pro:

(i) Intensifying land development patterns produces economies scale relative to public utilities, facilities, and services, which are currently available in this area.

(ii) The extent that location choice is enhanced for residential environments within the urban area reduces the push on urban sprawl.

(iii) The subject property is served by a network of arterial road, all of which are well within the urbanized area providing easy access to a host of community services and facilities.

(iv) Comprehensive multi-disciplined analysis supports the suitability of the land for the uses proposed.

Con:

(i) As with all actions that intensify urban development patterns there is some loss to travel time for users of the same arterial road systems.

Summary Finding: Jurisdictional reviews by County staff support the manner and pattern of development proposed for the subject property. Development conditions contained in the PUD document give assurance that all infrastructures will be developed consistent with County regulations. Any inadequacies which require supplementing the PUD document will be recommended to the Board of County Commissioners as conditions of approval by staff. Recommended mitigation measures will assure compliance with Level of Service relationships as prescribed by the Growth Management Plan.

2. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.

Pro/Con: (i) Evaluation not applicable.

Summary Finding: Documents submitted with the application provide evidence of unified control. The PUD document makes appropriate provisions for continuing operation and maintenance of common areas.

3. Conformity of the proposed Planned Unit Development with the goals, objectives and policies of the Growth Management Plan.

Pro: (i) The development strategy for the subject property is entirely consistent with the goals, objectives and policies of the Growth Management Plan.

Con: None

Summary Finding: The subject petition has been found consistent with the goals, objectives and policies of the Growth Management Plan. A more detailed description of this conformity is addressed in the Staff Report.

4. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.

Pro/Con: Evaluation not applicable.

Summary Finding: The PUD Master Plan has been designed to optimize internal land use relationships through the use of various forms of open space separation (i.e. preserves, lakes, golf course, etc.). External relationships are automatically regulated by the Land Development Code to assure harmonious relationships between projects.

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

5. The adequacy of usable open space areas in existence and as proposed to serve the development.

Pro/Con: Evaluation not applicable.

Summary Finding: The amount of open space set aside by this project is consistent with the provisions of the Land Development Code.

6. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

Pro/Con: Evaluation not applicable.

Summary Finding: Timing or sequence of development in light of concurrency requirements is not a significant problem. (Additional response for projects that may require phasing or special mitigation because of degraded LOS conditions.)

7. The ability of the subject property and of surrounding areas to accommodate expansion.

Pro/Con: Evaluation not applicable.

Summary Finding: Ability, as applied in this context, implies supporting infrastructure such as wastewater disposal system, potable water supplies, characteristics of the property relative to hazards, and capacity of roads, is supportive of conditions emanating from urban development. This assessment is described at length in the staff report adopted by CCPC. Relative to this petition, development of the subject property is timely, because supporting infrastructure is available.

8. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

Summary Finding: This finding essentially requires an evaluation of the extent to which development standards proposed for this depart from development standards that would be required for the most similar conventional zoning district. The development standards in this PUD are similar to those standards used for particular housing structures and associated area requirements.

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

REZONE FINDINGS
PETITION PUD-99-18(1)

Section 2.7.2.5. of the Collier County Land Development Code requires that the report and recommendations of the Planning Commission to the Board of County Commissioners shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

1. **Whether the proposed change will be consistent with the goals, objectives, and policies and Future Land Use map and the elements of the Growth Management Plan.**

   Pro/Con: Evaluation not applicable.

   Summary Findings: The proposed development is in compliance with the Future land Use Element of the Growth Management Plan for Collier County and all other elements, their objectives and policies.

   Companion PUD Findings evaluation as well as the adopted CCPC staff report addresses this same finding.

2. **The existing land use pattern.**

   Pro/Con: Evaluation not applicable.

   Existing: There are no new or changed relationships between the existing PUD and contiguous property.

   Added Area: The added acreage (i.e. 9.3) lies contiguous to the existing Olde Cypress PUD on its west and north boundary.

   Surrounding:

   East - To the east of the property to be rezoned, the land is vacant and zoned "A" Rural Agricultural.

   South - To the south the land lies contiguous the Immokalee Road canal and Immokalee Road.

3. **The possible creation of an isolated district unrelated to adjacent and nearby districts.**

Pro/Con: Evaluation not applicable.

Summary Findings: The parcel is of a sufficient size that it will not result in an isolated district unrelated to adjacent and nearby districts because development of the land simply implements a part of the GMP FLUE Urban Designation, an action which is expected given that timing is appropriate. Availability of adequate infrastructure, nearby urban development (i.e. Longshore Lakes, Schools), support the timing relationship and justify revisiting the PUD and amending its development strategy.

4. **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

Pro/Con: Evaluation not applicable.

Summary Findings: The district boundaries are logically drawn.

5. **Whether changed or changing conditions make the passage of the proposed amendment necessary.**

Pro/Con: Evaluation not applicable.

Summary Findings: The proposed zoning change is appropriate based on the existing conditions of the property and because its relationship to the FLUE (Future Land Use Element of the GMP) is a positive one.

6. **Whether the proposed change will adversely influence living conditions in the neighborhood.**

Pro: (i) The County's land use policy as reflected by the FLUE supports an action to allow urban residential development.

Con: (i) Urban Mixed-Use Development may not coincide with residents desire to maintain a natural atmosphere.

Summary Findings: The proposed change will not adversely influence living conditions in the neighborhood because the recommended development standards and other conditions for approval have been promulgated and designed to ensure the least amount of adverse impact on adjacent and nearby developments.

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

7. **Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.**

Pro: (i) Development of the subject property is consistent with provision of the Traffic Element of the GMP, therefore traffic intensity should not adversely affect the comfort and safety of existing users on adjacent public roads.

(ii) Urban intensification is cost effective.

(iii) The goal of establishing a more traditional neighborhood with its own convenience services and recreational facilities should constitute a public benefit by discouraging external trips and therefore conserving highway capacity.

Con: (i) As urban intensification increases, there is some loss of comfort and ease of travel to the motoring public. However, by law this degree of discomfort is regulated by concurrency requirements.

Summary Findings: Evaluation of this project took into account the requirement for consistency with Policy 5.1 of the Traffic Element of the GMP and was found consistent, a statement advising that this project when developed will not excessively increase traffic congestion. Additionally certain traffic management system improvements are required as a condition of approval (i.e. turn lanes, traffic signals, dedications, etc.). In the final analysis all projects are subject to the Concurrency Management system.

8. **Whether the proposed change will create a drainage problem.**

Pro: (i) Road improvements precipitated by this development and water management improvements to accommodate site development are designed to accommodate the normal drainage requirements.

Con: (i) Urban intensification potentially can heighten the occasion for area-wide flooding under more severe rainfall event.

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Summary Findings: Every project approved in Collier County involving the utilization of land for some land use activity is scrutinized and required to mitigate all sub-surface drainage generated by developmental activities as a condition of approval. This project was reviewed for drainage relationships and design and construction plans are required to meet County standards as a condition of approval. In the event area wide deficiencies develop, which deficiencies would be further exacerbated by developing vacant land, the County is required to react through its Concurrency Management system.

9. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

Pro: (i) Urban intensification typically increases the value of adjacent or underutilized land.

(ii) Development standards often do not reflect the quality of the project when it actually develops. More often than not developers have structured standards below the actual market response in order to be on the safe side.

Con: (i) None

Summary Findings: This is a subjective determination based upon anticipated results which may be internal or external to the subject property that can affect property values. Property valuation is affected by a host of factors including zoning, however zoning by itself may or may not affect values, since value determination by law is driven by market value. The mere fact that a property is given a new zoning designation may or may not affect value.

10. **Whether the proposed change will adversely affect property values in the adjacent area.**

Pro: (i) Urban intensification typically increases the value of adjacent or underutilized land.

(ii) Development standards often do not reflect the quality of the project when it actually develops. More often than not developers have structured standards below the actual market response in order to be on the safe side.

Con: (i) None

Summary Findings: This is a subjective determination based upon anticipated results which may be internal or external to the subject property that can affect property values. Property valuation is affected by a host of factors including zoning, however zoning by itself may or may not affect values, since value determination by law is driven by market value. The mere fact that a property is given a new zoning designation may or may not affect value.

11. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

Pro/Con: Evaluation not applicable.

Summary Findings: The basic premise underlying all of the development standards in the zoning division of the Land Development Code is that their sound application when combined with the administrative site development plan approval process, gives reasonable assurance that a change in zoning will not result in a deterrence to improvement or development of adjacent property.

12. **Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare.**

Pro/Con: Evaluation not applicable.

Summary Findings: The proposed development complies with the Growth management Plan, a public policy statement supporting Zoning actions when they are consistent with said Comprehensive Plan. In light of this fact the proposed change does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship because actions consistent with plans are in the public interest.

13. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

Pro/Con: Evaluation not applicable.

Summary Findings: The subject property is zoned Rural Agriculture "A" and "PUD" Planned Unit Development. To deny this petition would deprive the owner of any reasonable use of the property consistent with the goals, objectives and policies of the GMP.

14. **Whether the change suggested is out of scale with the needs of the neighborhood or the County.**

Pro/Con: Evaluation not applicable.

Summary Findings: The proposed development complies with the Growth Management Plan, a policy statement which has evaluated the scale, density and intensity of land uses deemed to be acceptable for this site.

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

15. **Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.**

Pro/Con: Evaluation not applicable.

Summary Findings: This site is zoned "A" Rural Agriculture and "PUD" Planned Unit Development. Whether or not there are other similarly zoned residential areas is irrelevant.

16. **The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.**

Pro/Con: Evaluation not applicable.

Summary Findings: The site will be altered to the extent necessary to execute the development strategy.

17. **The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.**

Pro/Con: Evaluation not applicable.

Summary Findings: Staff reviews for adequacy of public services and levels of service determined that required infrastructure meets with GMP established relationships.

NOTE:

GMP as used herein means the Collier County Growth Management Plan.

FLUE means the Future Land Use Element of the GMP.

g/admin/PUD-99-18(1)/REZONE FINDINGS RN/im

Attachment: Attachment B - PUD Findings PUD-99-18.1 (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

KellyJohn

From: Andrew Dickman <andrew@dickmanlawfirm.org>
Sent: Tuesday, November 10, 2020 5:44 PM
To: russell@planeng.com
Cc: KellyJohn; BellowsRay; FrantzJeremy; Heather
Subject: Olde Cypress-Amberton (PL202000000231) NIM Waiver Request/GRANTED

Importance: High

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

You have requested a waiver of the neighborhood information meeting (NIM) in connection with the above referenced application. Pursuant to Sec. 10.03.06(H)(2)(a) of the Collier County land development code, a NIM is required for your application except "upon written request by the applicant, the Hearing Examiner has the discretion to waive the NIM after the first set of staff review comments have been issued."

I have reviewed your request and I have been informed by county staff that the first set of staff review comments have been issued and staff is in favor of this waiver. If this is not correct, please let me know immediately.

Based on the above information, your NIM waiver request is **GRANTED**, with one condition. If any opposition to your application occurs between the granting of this waiver and the public hearing, I reserve the right to reschedule the hearing and require the holding of a NIM.

Sincerely,

Andrew

Andrew Dickman, Esq., AICP
Collier County Hearing Examiner
(239) 434-0840
https://www.colliercountyfl.gov/your-government/divisions-f-r/hearing-examiner

All government correspondence is subject to the public records law.

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

KellyJohn

From: BellowsRay
Sent: Wednesday, October 21, 2020 9:23 AM
To: Heather; Andrew Dickman
Cc: KellyJohn
Subject: RE: RE/FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton -- Request that NIM Requirement be Waived

Hi Heather,

Thank you for the update. I checked with our IT staff and it appears that the problem appears to be with my computer. I think we got it resolved so I should not have this problem in the future.

Respectfully,

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT.

From: Heather
Sent: Tuesday, October 20, 2020 5:22 PM
To: BellowsRay ; Andrew Dickman
Subject: RE: RE/FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton -- Request that NIM Requirement be Waived

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

Hello Ray,

I apologize, but we did not receive the earlier emails and I see the below ones were directed to me. I checked my spam and deleted and they were not in there so I am not sure what happened. Please always email both of us. I will check with Andrew on the below NIM waiver request and one of us will get back to you. Thank you.

Heather L. DeSanto, Paralegal
DICKMAN LAW FIRM
809 Walkerbilt Road; Suite 6
Naples, FL 34107

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Tel: (239) 434-0840 ext. 103
Fax: (239) 434-0940
www.dickmanlawfirm.org
CONFIDENTIAL NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information belonging to the sender which is protected by the attorney-client privilege. The information is intended only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. Any unauthorized interception to this transmission is illegal. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of the transmission.

From: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Sent: Tuesday, October 20, 2020 4:30 PM
To: Andrew Dickman <andrew@dickmanlawfirm.org>
Cc: Heather <heather@dickmanlawfirm.org>
Subject: FW: RE/FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton -- Request that NIM Requirement be Waived
Importance: High

Good afternoon,

I have been requested by the applicant to check on the status of the NIM waiver for the above referenced petition.

Please let me know if you need any additional information to assist in evaluating this waiver request.

Thank you for your assistance.

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

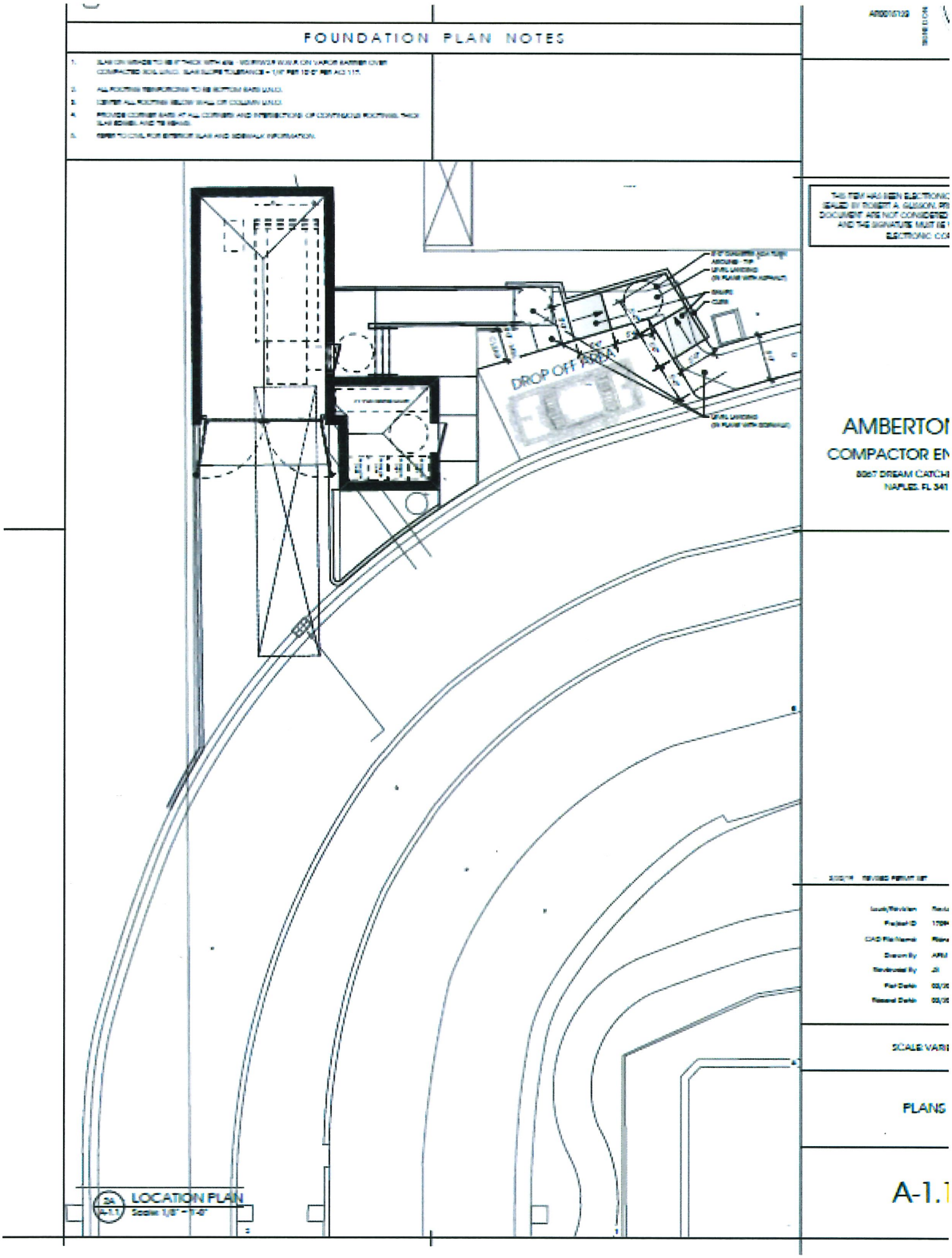
Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT.

From: BellowsRay
Sent: Tuesday, October 13, 2020 5:53 AM
To: 'heather@dickmanlawfirm.org' <heather@dickmanlawfirm.org>
Subject: FW: RE/FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton -- Request that NIM Requirement be Waived
Importance: High

Hi Heather,

I resent this e-mail with the attached sketch of the proposed trash compactor location.

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

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Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT.

From: BellowsRay
Sent: Tuesday, October 13, 2020 5:43 AM
To: 'heather@dickmanlawfirm.org' <heather@dickmanlawfirm.org>
Cc: KellyJohn <John.Kelly@colliercountyfl.gov>
Subject: FW: RE/FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton -- Request that NIM Requirement be Waived
Importance: High

Hi Heather,

Do you know if a decision has been made concerning the request to waive the NIM requirement for the above referenced petition?

Thank you for your assistance.

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

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Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT.

From: KellyJohn <John.Kelly@colliercountyfl.gov>
Sent: Monday, October 12, 2020 12:51 PM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Subject: RE/FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton -- Request that NIM Requirement be Waived
Importance: High

Ray,

Might you be able to advise if we have heard anything back in response to this request? Thank you…

Respectfully,
John Kelly
Senior Planner

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

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

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

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

Collier County
Growth Management Department

From: KellyJohn
Sent: Monday, October 05, 2020 4:03 PM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Subject: FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton -- Request that NIM Requirement be Waived
Importance: High

Good afternoon Ray,
As you're aware, the applicant has run into difficulties with scheduling a NIM that is both convenient and timely; we're now looking at the soonest available option being the week of November 16. I have also received word from the County Utilities Department that the bear issue continues; see applicant's request below. I'm of the belief that as this compactor was previously approved by means of administrative process; albeit in the wrong location, that perhaps that is sufficient to qualify for waiver of the NIM by the Hearing Examiner. Please note that this application remains under active review, the deviations will be changing to satisfy review comments; however, based upon discussion with ancillary staff, this project will likely be approved shortly after corrections have been submitted. The applicant would appreciate your forwarding this request for NIM Waiver to the Hearing Examiner…

Respectfully,
John Kelly
Senior Planner

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

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

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

Collier County
Growth Management Department

From: Russell Ottenberg <russell@planeng.com>
Sent: Friday, October 02, 2020 2:14 PM
To: KellyJohn <John.Kelly@colliercountyfl.gov>
Subject: FW: PDI-PL20200000231 - Olde Cypress PUD - Amberton
Importance: High

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

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John,

Good afternoon. On behalf of the Owners of the Amberton Townhomes project, we respectfully request the NIM requirement for this particular project be waived. As you are aware, this project has been delayed a year and we have been diligently working towards obtaining the approvals necessary to permit construction of the proposed trash compactor and enclosure. Unfortunately, due to COVID-19, we have been struggling to secure a meeting space for a NIM that meets the County's requirements while employing social distancing. The earliest we would be able to conduct the NIM would be mid-November this year…

Per Alberto Sanchez with Collier County waste management, the bear/human interaction problem that was the genesis of this trash compactor/enclosure project has intensified. Mr. Sanchez supports expediting the permitting procedure (see email below) to minimize the potential for injuries to the residents of the Amberton Townhomes project that may result from human/bear interaction. If you would, please forward this request to the hearing examiner with all due haste to determine if the NIM requirement can be waived. Please feel free to include the materials we have already submitted as backup for this request.

If additional information is needed to expedite and/or approve this request, please do not hesitate to contact me.

Sincerely,

Russell Ottenberg
Planeng, Inc.
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
O: 813.962.1752 C: 813.463.3344 F: 866.413.6206

From: SanchezAlberto <Alberto.Sanchez@colliercountyfl.gov>
Sent: Friday, October 2, 2020 2:01 PM
To: Russell Ottenberg <russell@planeng.com>
Subject: RE: PDI-PL20200000231 - Olde Cypress PUD - Amberton

Hello Russell,

It is my understanding after conversations with Florida Fish and Wildlife that the bear issue continues to be a problem of high concern as long as the garbage is maintained by the individual homes without having a place to be securely contained. I am in agreement that the solution of the containment of the garbage as in the planned compactor which was approved by the Collier County Solid Waste Division needs to be a priority to avoid any future interactions with humans and bears that could ultimately end up with negative consequences.

Let me know if I can be of further assistance getting this project completed as soon as possible.

Respectfully,

Alberto (Al) Sanchez

Face Certified Level 1,2 ,3 and 4, B. S., S.C.
Solid & Hazardous Waste Management Division
Collection Manager

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Public Utilities Department
Solid & Hazardous Waste Management Division

Mission Statement: *"To protect the health, safety, and welfare of Collier County residents and visitors through education, cooperation, and compliance."*

3339 Tamiami Trail E, Suite 302
239-252-5539
Alberto.Sanchez@colliercountyfl.gov

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

Attachment: Attachment C - NIM Waiver e-mail (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): TEG Amberton, LLC; TEG Amberton MLA, LLC; TEG Amberton MSR, LLC; TEG Amberton MVP, LLC; TEG Amberton WAV, LLC

Name of Applicant if different than owner: Same as Owner

Address: 920 N. Shadeland Ave., G1 **City:** Indianapolis **State:** IN **ZIP:** 46219

Telephone: 317.664.6707 **Cell:** 317.430.1367 **Fax:**

E-Mail Address: Schildress@ampresidential.com

Name of Agent: Russell Ottenberg

Firm: Planeng, Inc.

Address: 3737 Lake Joyce dr. **City:** Land O Lakes **State:** FL **ZIP:** 34639

Telephone: 813.962.1752 **Cell:** 813.463.3344 **Fax:** 866.413.6206

E-Mail Address: russell@planeng.com

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

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

PROPERTY INFORMATION

PUD NAME: Olde Cypress **ORDINANCE NUMBER:** 2000-37, 00-53, 11-14
FOLIO NUMBER(S): 00188960004 & 00190040006 & 00188000003

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? ■ Yes ☐ No

If no, please explain: _____

Has a public hearing been held on this property within the last year? ☐ Yes ■ No

If yes, in whose name? _____

Has any portion of the PUD been ☐ SOLD and/or ■ DEVELOPED?

Are any changes proposed for the area sold and/or developed? ■ Yes ☐ No
If yes, please describe on an attached separate sheet.

See attached PUD Insubstantial Change Narrative.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

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

Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 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 final 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	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	☐	☑	☐
PUD document with changes crossed through & underlined	☐	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☐	☑
Warranty Deed	☐	☑	☐
Legal Description	1		☐
Boundary survey, if boundary of original PUD is amended	☐	☐	☑
If PUD is platted, include plat book pages	☐	☑	☐
List identifying Owner & all parties of corporation	1	☑	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	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.	☐	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

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

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

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☐ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

Agent Signature — 1/10/20 Date

Russell Ottenberg

~~Applicant/Owner Name (please print)~~ Agent

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

PUD Insubstantial Change Narrative
for
Olde Cypress PUD (Amberton Townhomes Compactor)

Background

The Amberton Townhomes development is a 306-unit townhome community on 28.69 acres in unincorporated Collier County. It was formerly known as the Indian Lakes Development; it is a part of the much larger Old Cypress PUD (see attached Master PUD Plan) and was completed in 2016. It is located on the north side of Immokalee Road. The property is bounded on the east side predominantly by nursery & landscaping businesses with some single-family residential. It is bounded on the west side by the Fairway Preserve condominiums and wetlands. To the north is undeveloped land and to the south the property is bounded by the Cocohatchee Canal & Immokalee Road (C.R. 846).

Subsequent to the completion of the Amberton Townhomes development, the residents have experienced interactions with bears that inhabit the area. These bears have been foraging in the trash containers the residents place outside for solid waste pickup. The presence of bears foraging for food within the development poses a health, safety and welfare risk to the residents of the Amberton Townhomes community that needs to be addressed. Towards that goal, the Owners of Amberton Townhomes commissioned the design and permitting of a trash compactor/enclosure area to minimize the risk of residents' interactions with bears and potential injury or death. This effort was begun in July of 2018; site civil construction plans were filed with Collier County and approval of the site civil construction plans was issued by Collier County on 4/4/19 (see copy of attached, stamped approved plans). [The general location of the proposed compactor enclosure is also noted on the Olde Cypress PUD Master Plan, attached.]

Construction commenced some months later and shortly thereafter, in November of 2019, it was discovered the survey upon which the site civil construction plans were based was in error. The Fairway Preserve Condominium Association notified the contractor for the compactor enclosure that a portion of the footings for the enclosure encroached upon the Fairway Preserve property. Subsequent re-surveying verified this (see attached survey of initial footing locations). As a result,

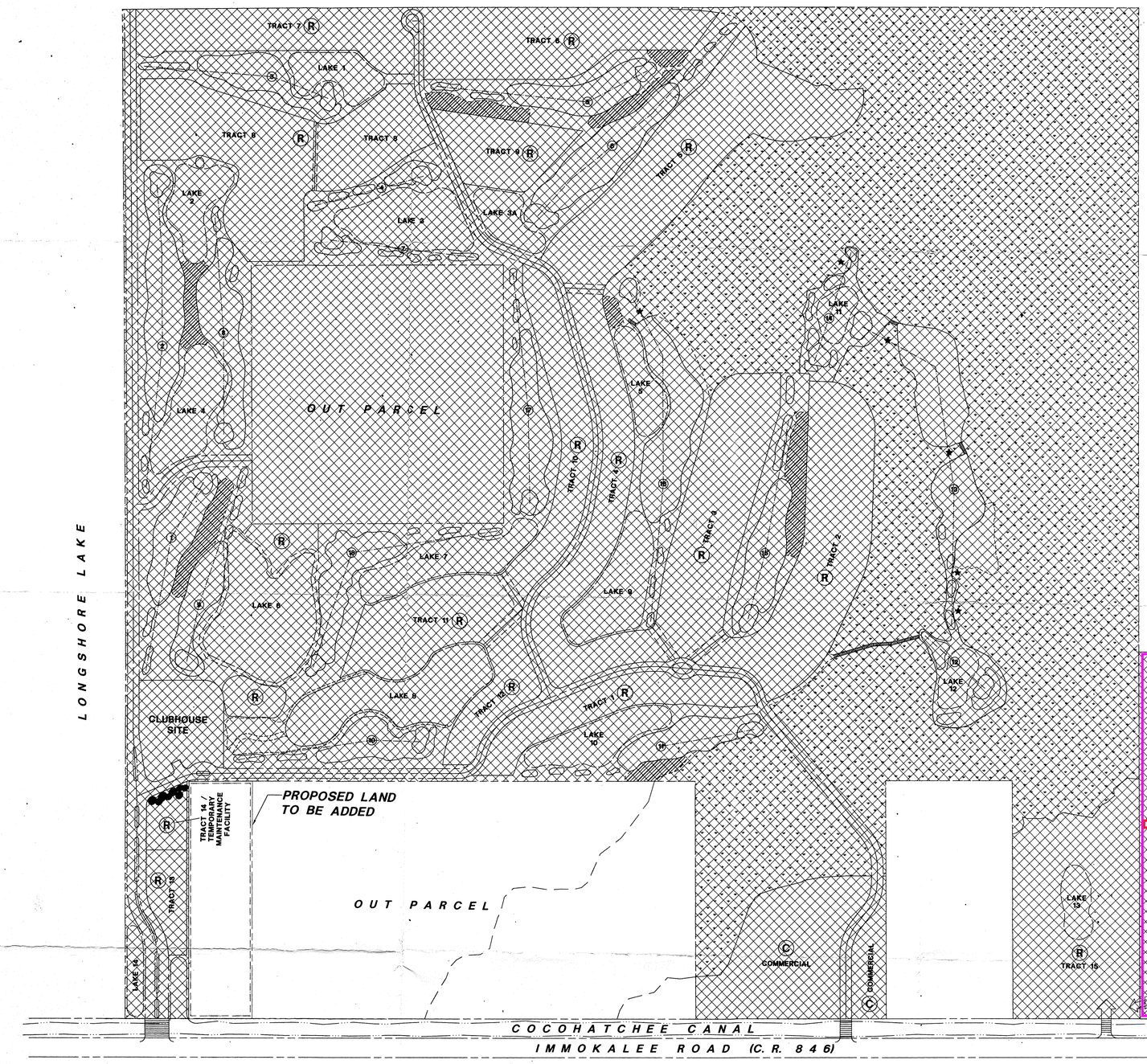
Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

Collier County rescinded the previously issued approvals. Discussions with Collier County staff at that time revealed another issue; there is a required landscape buffer along the western property line of the Amberton Townhomes project in which the compactor enclosure was located. Said landscape buffer {referred to on the plans as a "Landscape Buffer Easement" on the approved SDPA plans for Amberton Townhomes (copy attached), though there is in fact no recorded easement} would have precluded placing the compactor enclosure where originally intended, regardless of the survey error. Regardless, the Collier County LDC does mandate a 10-foot wide landscape buffer along the western property line. This buffer requirement would also preclude placing the enclosure where originally intended. Per our conversations with County staff, it is this 10-foot buffer requirement that governs.

Proposed Improvements

As a result of the above, a review was made of the site to determine whether there was another location that, 1) had the space needed for the compactor enclosure, 2) could provide accessibility by the solid waste truck, 3) had sufficient room for a pull off area for residents and 4) was relatively convenient for all residents. Unfortunately, due to the existing development's layout, no alternative locations were identified. As a result, and in accordance with discussions with Collier County staff, the decision was made to pursue an Insubstantial Change to the existing PUD to locate the compactor enclosure in the same general area as was previously proposed (see attached PUD Insubstantial Change Site Plan). The PUD Insubstantial Change Site Plan depicts the compactor enclosure being offset from the existing property line by one foot, as it was in the original design (though based on the incorrect survey). This in turn places the enclosure within 12 feet of the rear of the southernmost townhome to the east. The compactor enclosure will be architecturally finished to match the existing Amberton townhomes.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes



N

SCALE: 1" = 300'

EXISTING PUD

DENOTES HERBACEOUS WETLAND CREATION AREA

DENOTES WETLAND / UPLAND RESTORATION AREA

DENOTES APPROXIMATE LOCATIONS OF FOX SQUIRREL PRESERVES. EXACT LOCATIONS AND SIZE TO BE DETERMINED IN FIELD DURING CONSTRUCTION. TOTAL AREA TO BE 6.5 Ac. +/-

DENOTES APROXIMATE LOCATION OF ELEVATED GOLF CART BRIDGES. EXACT LOCATION TO BE DETERMINED IN FIELD DURING CONSTRUCTION.

★ SELECTIVE CLEARING IN THESE AREAS PERMITTED FOR GOLF COURSE PLAY

FUTURE ACCESS

Amberton Townhomes Property

Approximate location of proposed compactor enclosure

RECEIVED
MAR 0 8 2000

PUD99-18(1)

LETTER	REVISIONS	DATE

OLDE CYPRESS

DESIGNED BY	DRP	DATE	2/00
DRAWN BY	MAH	DATE	2/00
CHECKED BY	R.L.D.	DATE	2/00
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 300'

HOLE MONTES & ASSOCIATES, INC.
ENGINEERS-PLANNERS-SURVEYORS
715 10th Street South, Naples, FL. 34102 – Phone : (941) 262-4617

EXHIBIT A
PUD MASTER PLAN

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

DATE _____

REFERENCE NO. 9680PUDO	DRAWING NO. 3738-01P
PROJECT NO. 96.80KB	SHEET NO. 1 OF 1

J:\1996\1996080\LCB PUD\Pud\9680PUDO.dwg Feb 21, 2000 – 12:59pm Plotted by DRP

OLDE CYPRESS, 199852

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Sunshine State One Call of Florida, Inc.
(800) 432-4770
www.callsunshine.com

PLANENG INC

Board of Professional Engineers
Certificate of Authorization
No. 26432

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Tampa Bay:
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F (866) 413.6206

Revisions

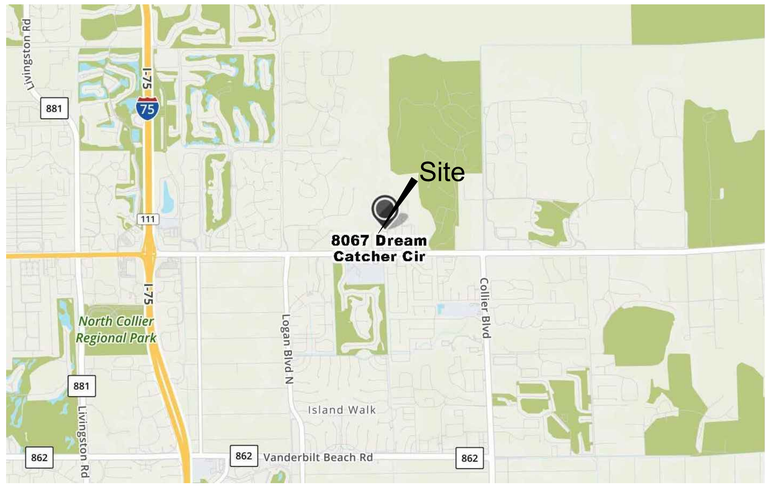
1, 3-18-19, Revised per Collier County staff review comments.

Insubstantial Change to Amberton Development / Old Cypress PUD

Amendment to SDPA 20130002339 △1

Located in Section 22, Township 48 South, Range 26 East,
Collier County, Naples, Florida

Location Map



△1 Owner/Developer/Maintenance Entity:

Owner/Developer/Maintenance Entity:

TEG Amberton, LLC
920 N.Shadeland Ave., G1
Indianapolis, IN 46219
Ph. (317) 664.6707
Attn. Shaun Childress
Schildress@AMPResidential.com

Civil Engineer/Planner:

Planeng, Inc.
501 Fitzgerald St.
Pensacola, FL 32505
Ph. (850) 444.9493
Attn. Jay M. Gill, P.E.
jay@planeng.com

Architect:

ROJO Achitecture, LLC
5701 East Hillsborough Ave.
Suite 1130
Tampa, FL 33610
Ph. (813) 906.5226
Attn. Rob Glisson, AIA
rob@rojoarchitecture.com

Surveyor:

American Surveying, Inc.
4848 North Florida Ave.
Tampa, FL 33603
Ph. (813) 234.0103
Attn. Robert Breedlove, PSM
rbreedlove@americansurveying.com

Geotechnical Engineer:

intertek psi
5801 Benjamin Center Dr.
Suite 112
Tampa, FL 33634
Ph. (813) 886.1075
Attn. Matt Mooney, P.E.
matthew.mooney@intertek.com

Collier County

Reviewed and Approved For:
Permit Issuance
PL20180003559 Date: **4/4/2019**

Legal Description

LEGAL DESCRIPTION:

△1 (FOLIO# 188000003)

THE SW ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGI-IT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF.

AND

THE NW ¼ OF THE SW ¼ OF THE SW ¼ OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF.

AND

THE SW ¼ OF THE SW ¼ OF THE SW ¼ OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF AND EXCEPTING TI-IE SOUTH 100 FEET TI-IEREOF PREVIOUSLY DEDICATED FOR CANAL RIGHT-OF-WAY.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE SETION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS BEING N00°55'37"W.

PROPERTY AREA: 28.69 ACRES, MORE OR LESS.

Source: Approved site development plans for Amberton Development prepared by Hole Montes, Inc., dated 4-11-14.

Sheet Index

No.	Title
C1	Cover Sheet
C2	Site & Landscape Plan
C3	Paving, Grading and Drainage Plan
C4	Construction Surface Water Management Plan
C5	Notes
-	Survey (by others)

NORTH

Scale NTS

Amberton Townhomes Compactor

8067 Dream Catcher Circle, Naples, FL 34119

JAY M. GILL LICENSE No. 60879 STATE OF FLORIDA PROFESSIONAL ENGINEER

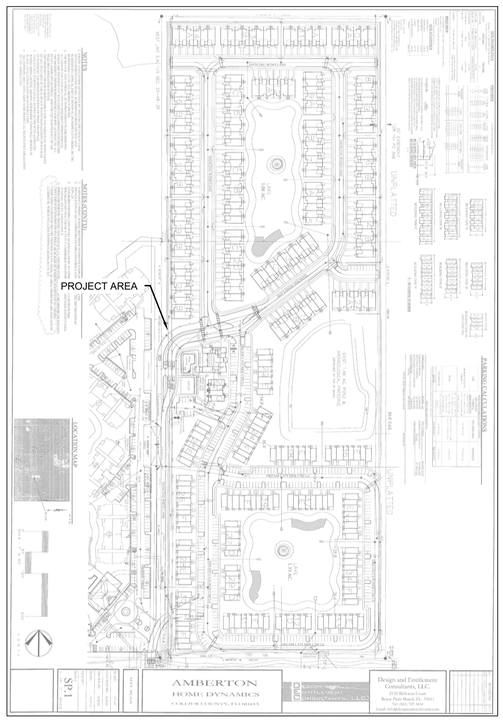
Date

Reviewed by JMG, RMO

Plan Description Cover Sheet

Sheet No. C1

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



Collier County

Reviewed and Approved For:

Permit Issuance

PL20180003559 Date: **4/4/2019**

SITE DATA TABLE

Parcel ID Numbers:	00188960004 & 00190040006 & 00188000003
Existing Zoning:	P.U.D.
Existing / Proposed Use:	Townhomes
Overall Property Area:	28.69 acres (M.O.L.)
Proposed Project Area:	2,753 s.f. (0.07 Ac.)
Proposed Building Area:	0 sq.ft.
Flood Zone:	X

(Per FEMA FIRM map, Community Panel Number 12101 C 0426 F, revised 9/26/2014)

NOTES:

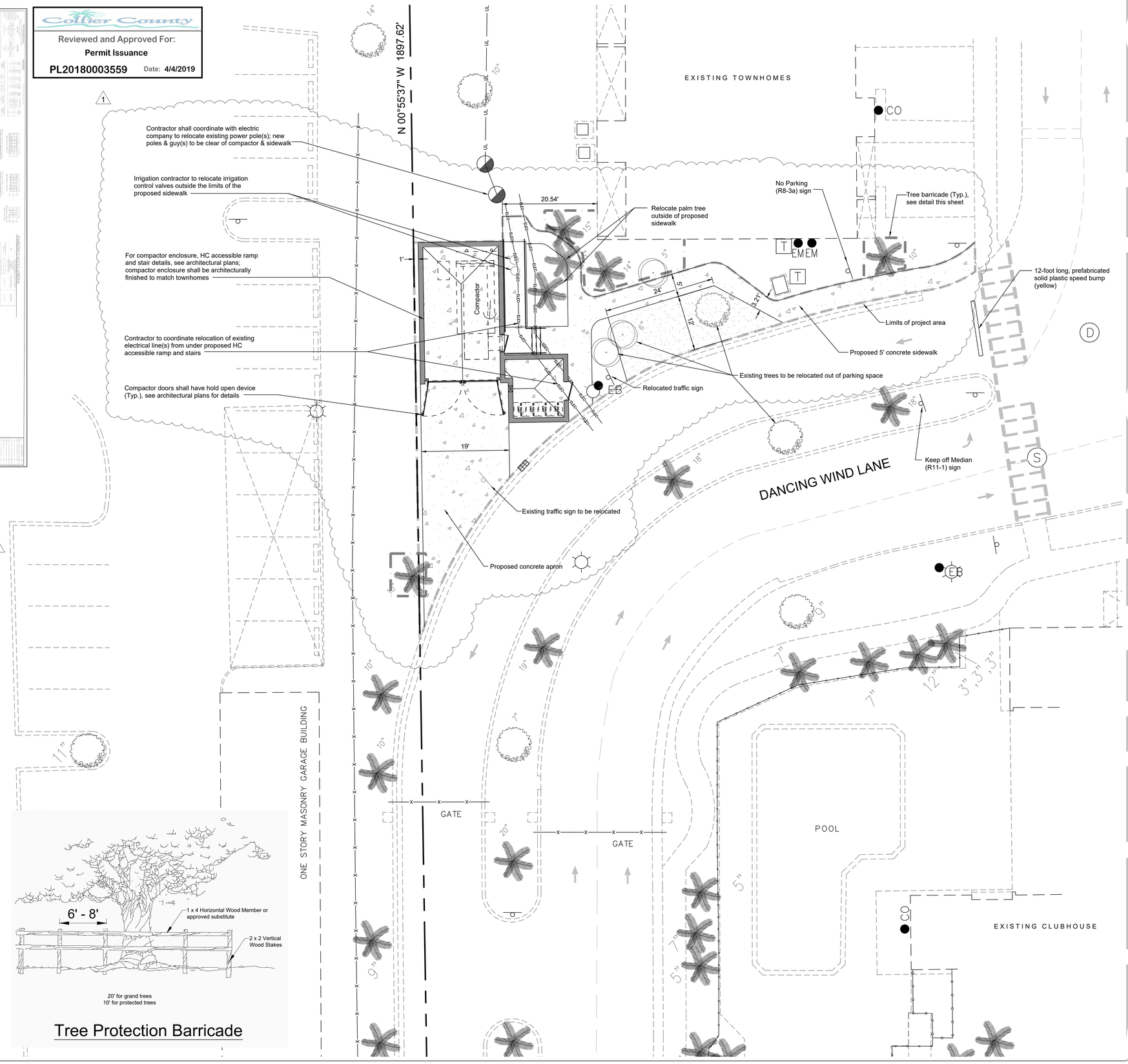
1. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AID SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE PROPERTY OIVNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE \1AINTEANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE PREVIOUSLY APPROVED PLANS.
4. VEGETATIO TO BE RETAINED SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
5. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

1

Existing Tree Desc.

#"	= OAK TREE
#"	= PALM TREE
#"	= ORNAMENTAL TREE
#"	= DIAMETER AT BREAST HEIGHT
#",#",#"	= MULTI–TRUNK TREE, INDIVIDUAL SIZES SHOWN

Tree Protection Barricade



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Revisions

1, 3-18-19, Revised per Collier County staff review comments.

Scale 1" = 10'

Amberton Townhomes Compactor

8067 Dream Catcher Circle, Naples, FL 34119

JAY M. GILL
LICENSE
No. 60879
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date

Reviewed by
JMG, RMO

Plan Description
Site and Landscape Plan

Sheet No.
C2

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

2018 AUTOMA Proj PC Site and Landscape Plan.dwg

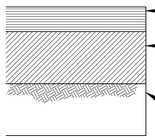
Legend

- Rigid pavement / concrete sidewalk
- +77.50 — Existing elevation
- 64.55 — Proposed pavement elevation
- M.E. — Match Existing Grade
- Proposed Flow direction indicator

Note: Elevations reference the NAVD88 datum (per Topographic Survey prepared by American Surveying, Inc.)

Collier County
Reviewed and Approved For:
Permit Issuance
PL20180003559 Date: 4/4/2019

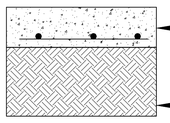
Standard Duty Pavement Detail



- 1.5" FDOT Type SP Asphalt
- 6" limerock (or crushed concrete) base, LBR-100, compacted to 98% M.P. (ASTM D-1557, AASHTO T-180)
- 12" stabilized subgrade, LBR-40, compacted to 98% M.P. (ASTM D-1557, AASHTO T-180), maximum 6 inch lifts

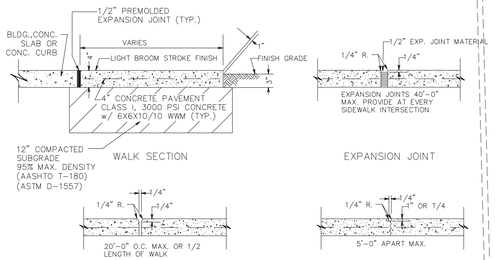
Rigid Pavement Detail

(Not for sidewalk construction)



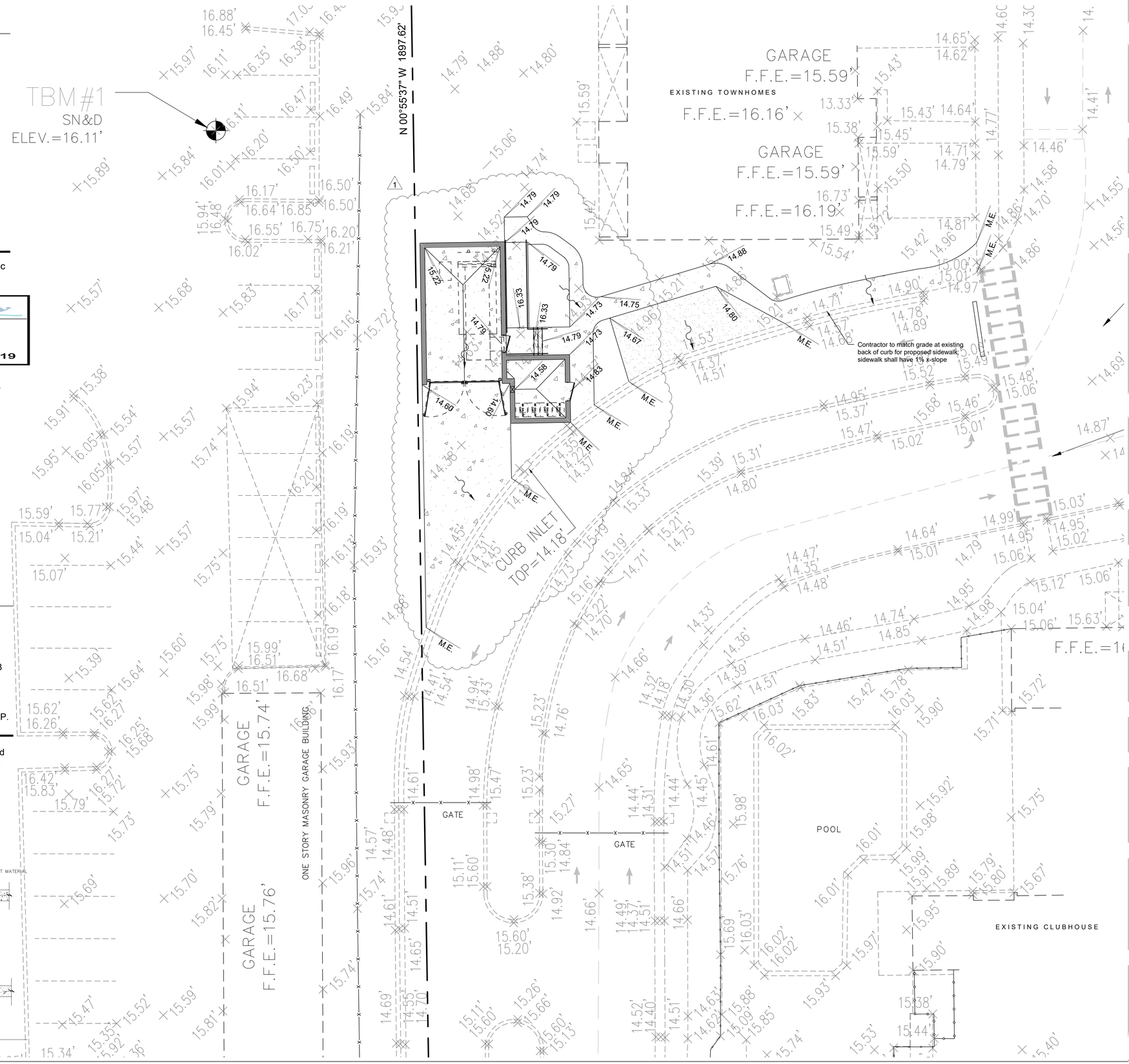
- 6" Concrete Pad with #5 @ 12" O.C. both ways, 4,000 P.S.I. 28 Day Strength
- 12" Compacted Subgrade, LBR-20, Compacted to 95% M.P.

Note: The contractor shall also refer to the recommendations detailed in the Geotechnical Report (prepared by Intertek PSI for this project) for all pavement.



Sidewalk Detail

(NTS)



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Revisions

1, 3-18-19, Revised per Collier County staff review comments.

NORTH

Scale
1" = 10'

Amberton Townhomes Compactor

8067 Dream Catcher Circle, Naples, FL 34119

JAY M. GILL
LICENSE
No. 60879
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date

Reviewed by
JMG, RMO

Plan Description
Paving, Grading & Drainage Plan

Sheet No.
C3

PLANNING

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200003231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Operation and Maintenance Instructions for Stormwater Management System

(The notes below are not inclusive of all erosion and sediment control requirements. It is the responsibility of the contractor to comply with the full requirements of the Florida Erosion and Sediment Control Manual, latest edition.)

1. The installation of temporary erosion control barriers shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure economical, effective and continuous control of erosion and water pollution throughout the life of the construction phase

2. The type of erosion control barriers used shall be governed by the nature of the construction operation and soil type that will be exposed. Silty and clayey material usually require solid sediment barriers to prevent turbid water discharge, while sandy material may need only silt screens or hay bales to prevent erosion. Floating turbidity curtains shall be used in open water situations. Diversion ditches or swales may be required to prevent turbid stormwater runoff from being discharged to wetlands or other water bodies. It may be necessary to employ a combination of barriers, ditches and other erosion / turbidity control measures if conditions warrant.

3. Where pumps are to be used to remove groundwater or turbid waters from construction areas, the water shall be treated prior to discharge. Treatment methods include and are not limited to, turbid water being pumped into grassed swales or appropriate vegetated areas, sediment basins, or confined by an appropriate enclosure such as turbidity barriers, and kept confined until its turbidity level meets state water quality standards.

4. The contractor shall schedule his operations such that the area of unprotected erodible earth exposed at any one time is not larger than the minimum area necessary for efficient construction operations, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed that grading operations can follow immediately thereafter, and grading operations shall be scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.

5. The contractor and/or owner's representative shall provide routine maintenance of permanent and temporary erosion control features until the project is complete and all bared soils are stabilized.

6. Silt fence shall be located at the perimeter of construction limits, locations as shown hereon and at locations as defined by field conditions. Erosion control must be installed prior to starting construction and must be maintained throughout the duration of the project. An erosion control inspection is required prior to the start of construction. Contractor to contact **Collier County** to schedule an inspection.

7. Inlet structures, pipes and stormwater basins shall be inspected for siltation accumulation every six months (minimum). Accumulated silt (greater than 3 inches) shall be removed.

8. A stone stabilized pad shall be located at points of vehicular ingress and egress on the construction site. FDOT No. 1 Coarse Aggregate (1.5 - 3.5 inch stone) shall be used. The aggregate layer shall be at least 6 inches thick, and extend the full width of the vehicular ingress and egress area. The length of the entrance must be at least 50 feet. The entrance must widen at its connection to the roadway in order to accommodate the turning radius of large trucks. If conditions on the site are such that most of the mud is not removed by the vehicles traveling over the gravel, then the tires of the vehicles shall be washed before entering a public road. Wash water will be carried away from the entrance to a settling area to remove sediment. A wash rack may also be used to make washing more convenient and effective. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.

9. Sediment trap(s) shall be located to obtain the maximum storage benefit from the terrain, for ease of clean out and disposal of trapped sediment and to minimize interference with construction activities. Sediment shall be periodically removed from the trap and placed in approved areas, based on composition of the material. Sediment traps, along with other perimeter controls, shall be installed before any land disturbance takes place in the drainage area. The sediment trap shall have an initial storage volume of 134 cubic yards, or 3600 cubic feet per acre of drainage area, measured from the low point of the ground to the crest of the gravel outlet. Sediment should be removed from the basin when the volume is reduced by one-half. The maximum height of the sediment trap embankment shall be 5 feet as measured from the low point. Side slopes of the embankment shall be 2:1 or flatter. The outlets shall be designed, constructed and maintained so that sediment does not leave the trap and that erosion of the outlet does not occur. A trap may have several different outlets with each outlet conveying part of the flow. The combined outlet capacity shall be sufficient for the drainage area. The structure shall be checked regularly to insure that it is structurally sound and has not been damaged by erosion or construction equipment. The height of the outlet shall be checked to ensure that its center is at least one foot below the top of the embankment.

10. Sediment basins shall be located so as to intercept the largest possible amount of runoff from the disturbed area, generally low areas and natural drainageways below disturbed areas. Drainage into the basin can be improved by the use of diversion dikes and ditches. The basin shall not be located in a live stream and shall be located to trap sediment-laden runoff before entering streams. The basin shall not be located where its failure would result in the loss of life, damage to adjacent properties, or interruption of the use of public utilities or roads. The design capacity of the basin shall be at least 134 cubic yards or 3600 cubic feet per acre of drainage area measured from the bottom of the basin to the crest of the principal spillway (riser pipe). Sediment should be removed from the basin when the volume of the basin has been reduced to 55 cubic yards per acre of drainage area. The elevation of the sediment clean out level shall be calculated and clearly marked on the riser. In no case shall the sediment clean out level be higher than one foot below the top of the riser. The embankment shall have a minimum top width of 8 feet. The side slopes shall be 2:1 or flatter. The embankment may have a maximum height of 10 feet if the side slopes are 2:1. If the side slopes are 2.5:1 or flatter, the embankment may have a maximum height of 15 feet. The outlets for the basin may consist of a combination of principal and emergency spillways or a principal spillway alone. Dewatering shall be done in a way that removes relatively clean water without removing any of the sediment that has settled out and without removing any appreciable quantities of floating debris. The embankment of the basin should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. Additionally, no offsite discharges are allowed during dewatering activities. The General Contractor shall furnish a specific dewatering plan as necessary.

11. Equipment maintenance areas: exceptional care shall be taken during each individual repair or maintenance operation to prevent potential pollutants from becoming available to be washed into streams or conveyance systems. Temporary waste disposal receptacles shall be provided and emptied as required.

12. Where construction materials, chemicals, cements, solvents, paints, or other potential water pollutants are to be stored, they shall be isolated in areas where they will not cause runoff pollution. Toxic chemicals and materials, such as pesticides, paints, and acids, shall be stored according to manufacturers' guidelines. Overuse shall be avoided and great care shall be taken to prevent accidental spillage. Containers shall never be washed in or near flowing streams or stormwater conveyance systems. Groundwater resources shall be protected from leaching by placing a plastic mat, tar paper, or other impervious materials on any areas where toxic liquids are to be opened and stored.

13. Runoff from the construction trailer shall be diverted to a temporary sediment trap or basin.

14. Location of the temporary construction trailer, construction material, debris pile, fuel storage, etc. shall be approved by the local municipality prior to the start of construction.

15. Prior to the start of the clearing and grubbing, or any soil disturbance contact PC Stormwater Mgmt at (727) 834-3611 for a soil erosion and sediment control, pre-inspection meeting.

16. The contractor must provide a Dewatering Plan, if applicable, to Pasco County Engineering Inspections Department at (727) 834-3670 for review prior to the erosion control measures pre-inspection meeting.

17. Elevations shown hereon are based on National Geodetic Survey Benchmark Designation X 669, PID DJ8627, NAVD-88 (elevations 76.69) and are in reference to North American Vertical Datum 1988.

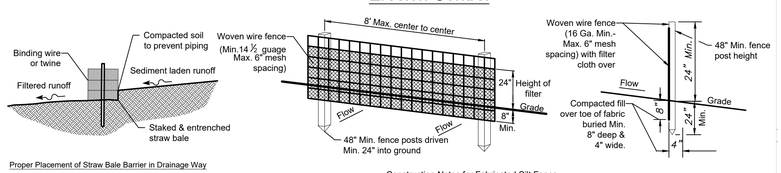
Collier County

Reviewed and Approved For:

Permit Issuance

PL20180003559 Date: **4/4/2019**

Erosion Control



Proper Placement of Straw Bale Barrier in Drainage Way

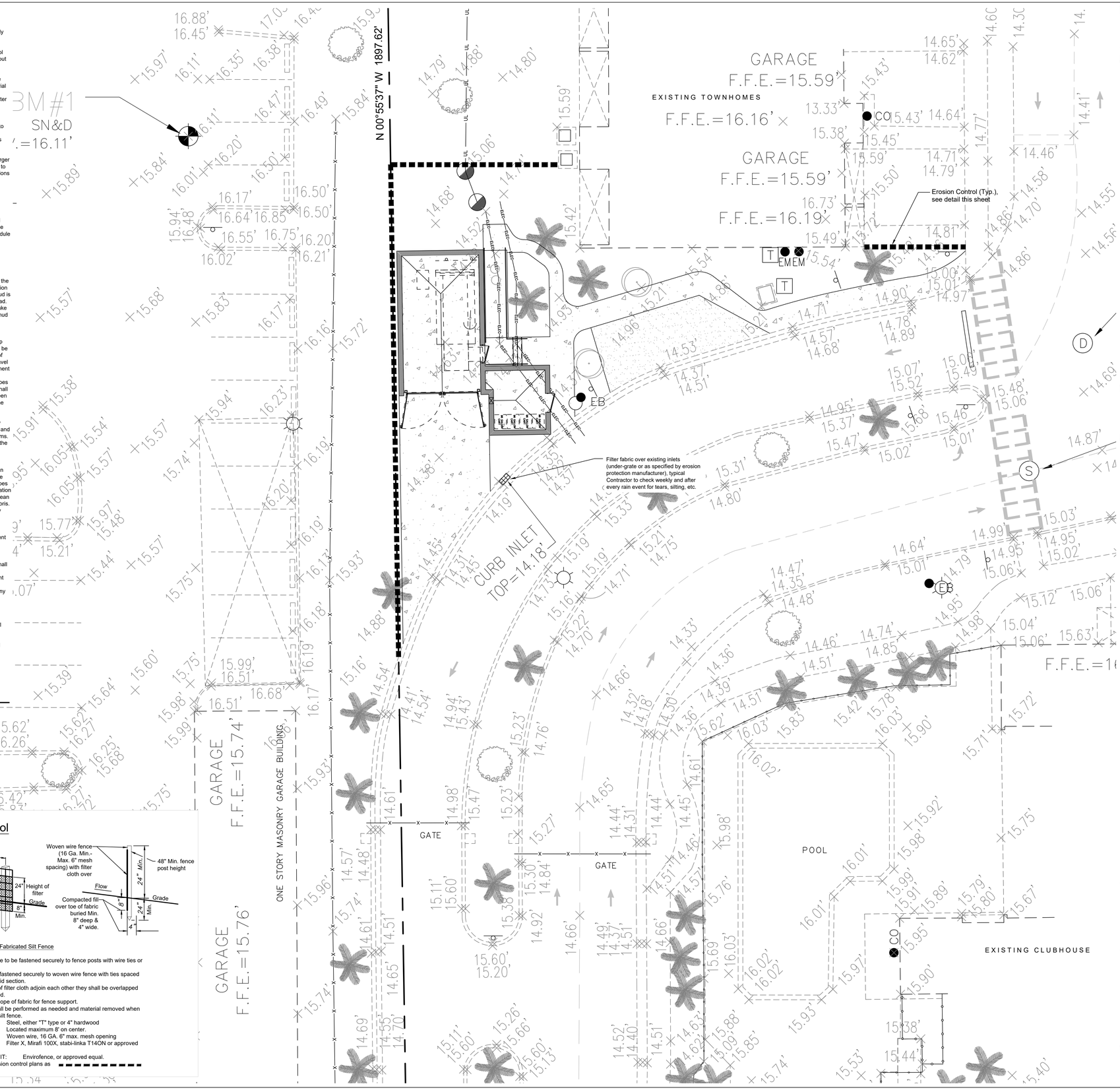
1. All bales shall be either wire-bound or string-tied. Install so that bindings are oriented around the sides to prevent deterioration of the bindings.
2. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall form the ground level on the downhill side and shall be built up to 4" against the uphill side of the barrier.
3. Each bale shall be securely anchored by at least two stakes or re-bars driven toward the previously laid bale to force the bales together. Stakes of re-bars shall be driven deep enough into the ground to securely anchor the bales.
4. The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency).
5. Inspection shall be frequent and repair or replacement shall be made promptly as needed as directed by inspector.

Construction Notes for Fabricated Silt Fence

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by (6) inches and folded.
4. Locate posts downslope of fabric for fence support.
5. Maintenance shall be performed as needed and material removed when bulges develop in the silt fence.

POSTS:	Steel, either "T" type or 4" hardwood
POSTS:	Located maximum 8' on center.
FENCE:	Woven wire, 16 GA. 6" max. mesh opening
FILTER CLOTH:	Filter X, Mirafi 100X, stabi-linka T14ON or approved equal.
PREFABRICATED UNIT:	Envirofence, or approved equal.

6. Indicated on erosion control plans as



PLANFIN GROUP

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Revisions
-

NORTH

Scale
1" = 10'

Amberton Townhomes Compactor

8067 Dream Catcher Circle, Naples, FL 34119

JAY M. GILL
LICENSE
No. 60879
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date

Reviewed by
JMG, RMO

Plan Description
Construction Surface Water Management Plan

Sheet No.
C4

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

General Notes

1. The contractor shall verify control points for line and grade prior to construction.
2. Location, elevation, and dimensions of existing utilities, structures, and other features are shown in accordance with the best information available at time of the preparation of these plans but do not purport to be absolutely correct. All existing features are based on theSpecific Purpose Survey prepared by American Surveyin, Inc., Job Number 09001818, dated 10/11/18.
3. The contractor shall verify the location, elevation, and dimensions of all existing utilities, structures, and other features affecting his work and shall comply with all state, county, and local ordinances and obtain any necessary work permits that may be required prior to construction.
4. The contractor shall be responsible for the complete coordination of construction scheduling between the contractor and all utility agencies. The contractor shall adjust his schedule to coincide with other required utilities.
5. The engineer reserves the right to require quality assurance testing on all materials delivered to project.
6. In the event unsuitable material is encountered during excavation it is to be removed from the site except that it may be used to flatten slopes in areas approved by the engineers.
7. Overall cleanup shall be accomplished by the contractor in accordance with county standards or as directed by the engineer. Any and all expenses incurred for this work shall be included in the unit price bid for other items.
8. The contractor shall endeavor to protect private property. Any damage caused by the contractor in the performance of his work shall be corrected to the satisfaction of the engineer at the contractor's expense. Payment shall not be made for this work.
9. Any damage to state, county, or local roads caused by the contractor's equipment and operators shall be repaired by the contractor to the satisfaction of the engineer. Payment shall not be made for this work.
10. Any U.S.C. and G.S. Monument within limits of construction shall be protected by the contractor. If in danger of damage, the contractor shall notify:
    Director, Charting & Geodetic Services
    6001 Executive Blvd.
    Attn. C172
    Rockville, Maryland 20852
    Phone: (301) 433-8319
11. Interior sidewalks are to be constructed as shown on these plans.
12. Wherever material or construction item specifications are not specifically covered by these plans, Collier County, or directed by the engineer, "the Florida Department of Transportation standard specifications for road and bridge construction" latest edition, shall apply.
13. All street and storm sewer construction to be in accordance with the current County standards and specifications.
14. Florida statute requires a minimum of 2 days and a maximum of 5 days notice before a contractor may excavate. The contractor shall call SUNSHINE 1-800-432-4770 before excavation shall commence.
15. Compaction for pipe backfill shall comply with AASHTO and Collier County.
16. All fill up to the spring line of the pipe must be hand tamped.
17. Contractor shall submit to the engineer and/or architect for review, 7 copies of shop drawings on bid items (fire hydrants, valves, pipes, inlets, manholes, pumps, control panels, light fixtures, plumbing fixtures, etc.). The contractor shall allow a minimum of 7 days for review of shop drawings. Approval of shop drawings is required prior to installation or construction. Substitution of specified items, if requested, will be evaluated by the project engineer.
18. It shall be the contractor's responsibility to notify (48 hours in advance) the engineer, utility company and regulatory agency for all inspections. It shall be the contractor's responsibility to supply results of all tests, in accordance with the testing schedule to the engineer prior to commencing the next phase. The tests required shall be performed by an independent testing laboratory approved by the owner and cost for the testing shall be paid for by the contractor and said cost will be included in the bid price.
19. The contractor shall contact the engineer's office immediately on any conflicts between what is shown herein and actual condition discovered during construction of any improvements shown on the drawings.
20. Prior to beginning work, the contractor shall expose all existing utilities to be extended or crossed. Any conflicts and the contractor's proposed resolutions shall be brought to the engineer's attention for approval.
21. All practicable effort shall be taken during construction to control and prevent erosion and transport of sediment materials to inlets, surface drains, wetlands and lake areas. The contractor shall be responsible for all restoration efforts that may be required. The silt fence shall be installed (as shown on these plans) and inspected as defined by the Florida Department of Environmental Protection rule 62-621.300(4), F.A.C.
22. It is the responsibility of the owner / developer to insure the installation of adequate erosion control barriers prior to the commencement of any site work. These erosion control devices must be maintained in good condition throughout the construction process and until all loose soils have stabalized. All erosion control devices shall be regularly inspected during construction and modifiied if conditions warrant.
23. The contractor is to control all fugitive dust originating on this project by watering or other methods as required.
24. All disturbed areas shall be seeded and mulched, unless otherwise noted, after regrading.
25. Contractor shall provide a (min.) 24 inch wide strip of sod adjacent to curb or pavement installations.
26. It is the responsibility of the contractor to establish in the field right of way lines, base lines, bench marks (elev.), center lines, and stationing as required to construct this project.
27. Contractor shall coordinate and reimburse the appropriate overhead utility company for required support of utility poles where construction may cause the pole to lose its self supporting ability.
28. Special pipe foundations, if required, shall be determined in the field and the type required will be as directed by the engineer.
29. Finished grade for ground elevations on drawings refer to grade after sod.
30. All tests shall be witnessed by the engineer and the utility company representative.
31. Proposed land alteration activities shall not unnecessarily remove existing vegetation or alter existing topography.
32. Site preparation and fill placement shall be performed in accordance with the recommendations and procedures specified in the geotechnical report.
33. The Contractor shall protect all utilities and other improvements shown on these plans and all other utilities and other improvements not shown. The Contractor shall assume all responsibility for repairs of utilities and other improvements damaged during construction. The Contractor shall maintain sufficient protection to all utilities required to protect them from damage and to protect the public during construction. Any damage done to existing utilities shall be repaired by the contractor (at no additional expense) to a condition equal to or better than before the damage was done.
34. Relocation of existing street light poles, power or telephone poles, existing utilities, irrigation systems, sidewalks, etc., necessary for completion of the work are the responsibility of the Contractor.
35. Prior to construction, the Contractor shall obtain from the Engineer or Owner, a copy of all pertinent permits related to this project. It shall be the Contractor's responsibility to ensure that all construction activities are in compliance with the conditions of all permits and approvals. It shall be the Contractor's responsibility to verify that all required permits have been secured to complete the work depicted in these plans. A copy of all permits shall be kept on site at all times during construction.

General Notes (continued)

36. All handicapped signage and ramp features shall conform to the Florida Accessibility Code for Building Construction (latest edition thereof) and the Americans with Disabilities Act.
37. It shall be the Contractor's responsibility to perform all necessary construction staking required to install the improvements shown on these drawings. Horizontal and vertical controls are shown on the boundary and topographic survey. Horizontal control shall be via an electronic file provided to the Contractor or his Surveyor. All documents, including original drawings, field notes, data and report originals are and shall remain the property of Planeng, Inc. as an instrument of service. If so requested in writing, the Contractor will be provided with reproducible drawings and other documents in consideration of which the Contractor agrees to use them without alteration solely in connection with the project.
38. The Engineer shall be consulted to make any/all required interpretations of the plans; however, this in no way relieves the Contractor of his responsibility for constructing the project to accomplish the intent of the plans.
39. Contractor to provide all warning signals, signs, lights, barricades, and flagman as required by applicable City, County or State regulations for construction adjacent to, or in public right-of-way.
40. The Contractor shall notify the local Police Department and the local Fire Department before closing any street or making it impassable.
41. It is suggested that the Contractor verify grading elevations prior to sodding or paving. Failure of adequate grading may result in resodding, regrading, and repaving if finished grades are incorrect. All proposed elevations are finished grades. As-built elevations and dimensions shall be certified by a professional land Surveyor registered in the State of Florida.
42. Refer to architectural drawings for specifications of fill material underneath building pads, footers and etc.
43. All private and public property affected by this work shall be restored to a condition equal to or better than existed before commencing construction unless specifically exempted by the plans.
44. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site.
45. All construction shall comply with the Florida Fire Prevention Code 5th Edition and the 2014 Florida Building Code 5th Edition.
46. The use of aerial photographs in these plans is for informational purposes only and does not constitute a guarantee of the veracity of said aerial photographs.

Asphalt Paving Notes

Construction of asphalt paving shall be performed as follows:

1. The areas to be paved shall be graded to provide necessary drainage and shall slope away from structures.
2. The subgrade shall be compacted to provide a minimum compacted density of 98% of maximum density as determined by modified proctor (ASTM subgrade).
3. The surface shall be clean and dry. Prime coat shall be approved cutback asphalt (RC-70 or RC-90) and temperature when applied by means of a pressure distributor at the rate of approximately 0.1 to 0.25 gallons per square yard.
4. An asphalt concrete analysis to guarantee compliance with County specifications shall be conducted by an independent laboratory and the final report submitted prior to final acceptance.
5. All asphalt work shall conform to Collier County standards.
6. All roadway construction (including pavement marking and signage) and material testing shall comply with roadway standards and specifications of the Collier County Land Development Code.
7. Base and backfill materials shall be either of the same type and composition as the materials removed, or of equal or greater structural adequacy. Material contaminated with deleterious substances during excavation shall not be used.
8. The area of the trench above the pipe zone and below the base course must be backfilled and compacted in layers not exceeding twelve inches, except that the last two lifts shall not exceed six inches per lift.
9. If roadway section has a shoulder, shoulder to extend eight feet from edge of pavement. Use lbr 30 (or better) back-fill material in top 24 inches of trench.

Bidding Notes

1. The contractor is to supply all construction stakeout and an as-built survey of project. The cost to prepare an as-built survey by a professional surveyor shall be included in the contractor's proposal. As-built shall consist of a complete set of record drawings prepared by a professional land surveyor and supplied by the contractor and shall include but not limited to: storm sewer system; inlets; manholes; piping locations; all pipe inverts; manhole and inlet tops; pipe inverts; roadway center line elevations; curb flow line elevations; any and all design spot elevations expressly shown on the paving, grading and drainage plan. Owner's surveyor will supply horizontal and vertical controls, only.
2. The information provided in these plans is solely to assist the contractor in assessing the nature and extent of conditions which will be encountered during the course of the work. The contractors are directed, prior to bidding to conduct whatever investigations they deem necessary to arrive at their own conclusion regarding the actual conditions that will be encountered, and upon which their bids will be based.
3. The contractor is responsible for the coordination and cost of all required testing and inspections of the project. Contractor shall notify owner and engineer of all inspection requested from Collier County, DEP or SWFWMD; 24 hours prior to request. The contractor shall invite the owner and the engineer to all scheduled inspections by any reviewing agency.
4. Questions on quantities, quality, or materials which could change the contract price should be brought to the attention of the engineer prior to bidding. All questions will be answered and copied to all bidders.
5. The contractor shall contract with and direct a local testing laboratory for all required on site tests such as: concrete strength, slump, densities, or lbr of roadbeds, etc.. Copies of all tests shall be sent to the engineer and owner within 72 hours of the tests.
6. The compaction of all lots in phases shall be tested at varying depths. The compaction testing of lots shall be performed on 1/4 of the lots at locations selected by the engineer. All lot fill shall meet 95 percent of the modified proctor.
7. All slopes 4:1 or greater shall be sodded.
8. Contractor shall supply all of the equipment, material and personnel required for all testing.
9. Contractor shall be responsible for the engineer's cost(s) of re-inspections.

Testing Schedule

ITEM	TEST	TEST INDENTIFICATION	TEST REQUIREMENT	TEST FREQUENCY
EMBANKMENT	MAXIMUM DENSITY OPTIMUM MOISTURE	AASHTO T180 ASTM D1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T191, T204, T238 ASTM D1556, D2937, D2922	95% OF MAXIMUM DENSITY, WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE.	ONE PER 100 L.F HORIZONTALLY; ALTERNATING LIFTS (1 FT)
BACKFILL OF STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE	AASHTO T180 ASTM D1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T191, T204, T238 ASTM D1556, D2937, D2922	98% OF MAXIMUM DENSITY	EVERY 2' VERTICALLY
ROADWAY SUBGRADE	BEARING VALUES	LBR-FLA, D.O.T.	LBR=40 MIN	ONE PER SOIL TYPE CHECK POINT LBR AT 500 L.F. HORIZONTALLY
	MAXIMUM DENSITY OPTIMUM MOISTURE	AASHTO T180 ASTM D1557	N/A	ONE PER SOIL TYPE
	FIELD DENSITY & THICKNESS	AASHTO T191, T238 ASTM D1556, D2922	98% OF MAXIMUM DENSITY	ONE PER 100 L.F HORIZONTALLY
BUILDING PADS	MAXIMUM DENSITY OPTIMUM MOISTURE	AASHTO T180 ASTM D1557	N/A	PER BUILDING PAD
	FIELD DENSITY	AASHTO T191, T204, T238 ASTM D1556, D2937, D2922	95% OF MAXIMUM DENSITY	AS DIRECTED BY SOILS ENGINEER
ROADWAY BASE (LIMEROCK, SHELL OR CRUSHRED CONCRETE)	BEARING VALUES	LBR-FLA, D.O.T.	100% LBR-FLA, D.O.T.	ONE PER SOURCE OR AS MATERIAL CHANGES CK. PT. LBR AT 500 L.F. HORIZONTAL
	MAXIMUM DENSITY OPTIMUM MOISTURE,	AASHTO T180 ASTM D1557	N/A	ONE PER SOURCE
	THICKNESS, FIELD DENSITY, GRADATION	AASHTO T191, T238 ASTM D1556, D2922 AASHTO T27, T89, T90	98% OF MAXIMUM DENSITY PER SPECIFICATIONS	ONE PER 100 L.F HORIZONTALLY
	ATTERBERG LIMITS	ASTM C136, D423, D424		ONE PER SOURCE
SOIL CEMENT BASE	MAXIMUM DENSITY OPTIMUM MOISTURE,	AASHTO T134 (STANDARD)	N/A	ONE PER SOIL TYPE MIN. 1 DAILY
	COMPRESSIVE STRENGTH SPECIMENS	PORTLAND CEMENT ASSOC. SPECIFICATIONS	300 PSI AT 7 DAYS	ONE SET PER SOIL TYPE DAILY
	FIELD DENSITY & THICKNESS	AASHTO T191, T238 ASTM D1556, D2922	95% OF MAXIMUM DENSITY	ONE PER 100 L.F HORIZONTALLY
ASPHALTIC CONCRETE	MATERIALS QUALITY			PER F.D.O.T SPECIFICATIONS
	BITUMEN CONTENT GRADATION	AASHTO T164, T30 ASTM D2172	PER FDOT SPECIFICATIONS	ONE PER DAY
	FIELD DENSITY	ASTM D02950-81	96% OF LAB DENSITY	ONE PER 100 L.F HORIZONTALLY
	THICKNESS	N/A	PER SPECIFICATIONS	ONE PER 100 L.F
CURB & ROADWAY CONCRETE	SLUMP TEST	AASHTO T119-82 ASTM C143	PER SPECIFICATIONS	AS DEEMED NECESSARY BY SOILS ENGINEER. TESTS MAY BE RUN BY THE SOILS ENGINEER OR HIS REPRE-SENTATIVE.
	COMPRESSIVE STRENGTH CYLINDERS	AASHTO T23-80 ASTM C31-69	N/A 3000 PSI @ 28 DAYS	ONE SET OF 4 CYLINDERS FOR 50 CUBIC YARD OF FRACTION THEREOF PER DAY INCLUDES ONE SLUMP TEST

Collier County

Reviewed and Approved For:

Permit Issuance

PL20180003559 Date: 4/4/2019

PLANENG

Board of Professional Engineers
Certificate of Authorization
No. 26432

Pensacola:
501 Fitzgerald Street
Pensacola, FL 32505
T (850) 444 9493
F (866) 688.1589

Tampa Bay:
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
T (813) 962.1752
F (866) 413.6206

Revisions
-

Scale N/A

Amberton Townhomes Compactor

8067 Dream Catcher Circle, Naples, FL 34119

JAY M. GILL
LICENSE
No. 60879
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date

Reviewed by
JMG, RMO

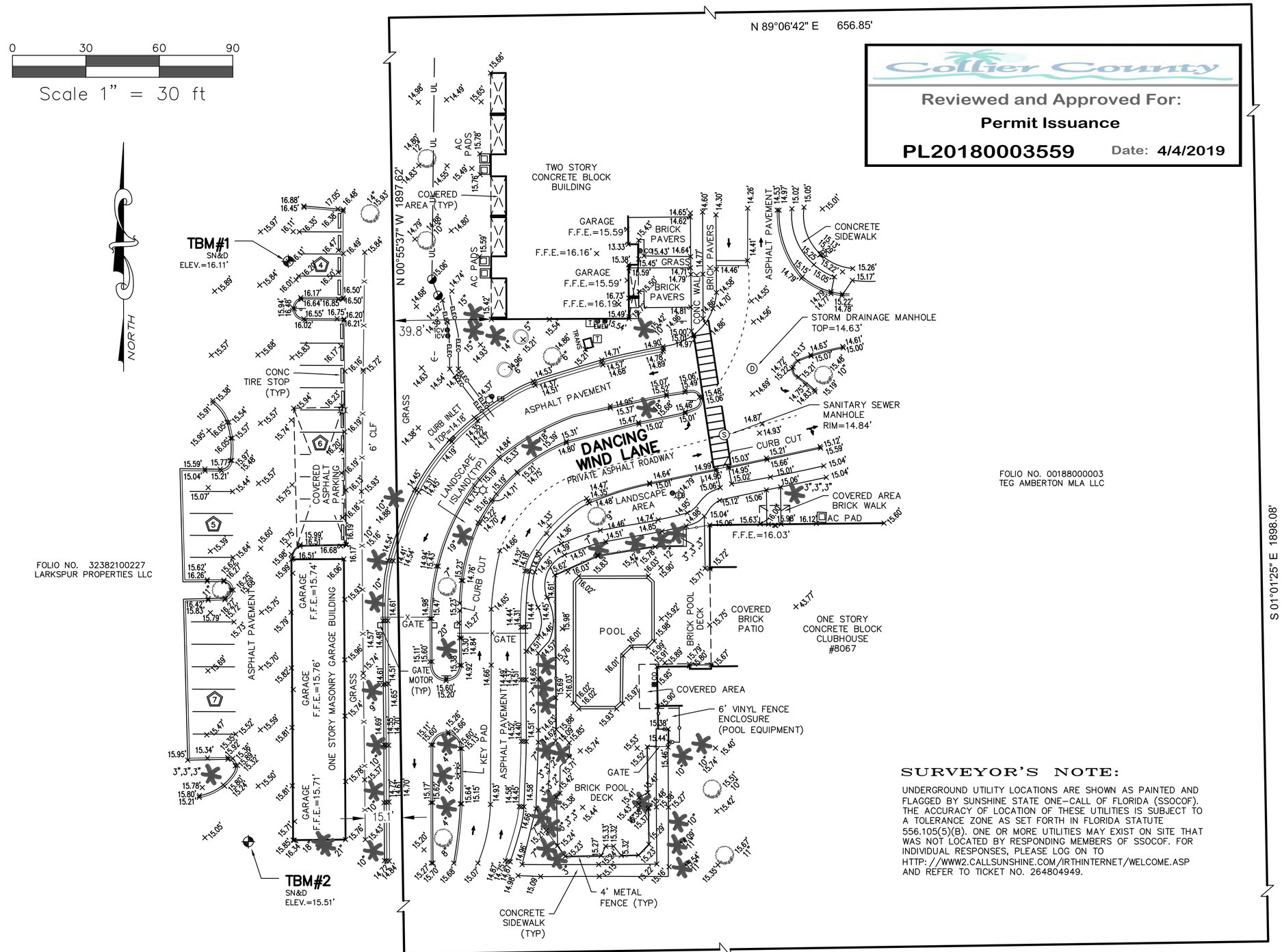
Plan Description
Notes

Sheet No.
C5

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200002231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

SPECIFIC PURPOSE SURVEY
TOPOGRAPHY IN SPECIFIC AREAS
(NOT A BOUNDARY SURVEY)
SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

Collier County
Reviewed and Approved For:
Permit Issuance
PL20180003559 Date: 4/4/2019



+7.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION K 557, PID AJ9018, NAVD-88 (ELEVATION=13.04') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

TREE DESCRIPTION

- = OAK TREE
- = PALM TREE
- = ORNAMENTAL TREE
- f = DIAMETER AT BREAST HEIGHT
- f',f',f' = MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

LINETYPE LEGEND

- RW — RW — = RECLAIM WATER LINE
- CATV — = CABLE LINE
- W — = WATER LINE
- UL — = OVERHEAD UTILITY LINE
- ST — = STORM SEWER LINE
- GAS — = GAS LINE
- TEL — = UNDERGROUND TELEPHONE LINE
- ELEC — = UNDERGROUND ELECTRIC LINE
- SAN — = SANITARY SEWER LINE
- // — = WOOD FENCE LINE
- X — = CHAINLINK FENCE LINE
- —o— = VINYL FENCE LINE
- —◇— = METAL FENCE LINE

SURVEYOR'S NOTE:

UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS PAINTED AND FLAGGED BY SUNSHINE STATE ONE-CALL OF FLORIDA (SSOCOF). THE ACCURACY OF LOCATION OF THESE UTILITIES IS SUBJECT TO A TOLERANCE ZONE AS SET FORTH IN FLORIDA STATUTE 556.105(5)(B). ONE OR MORE UTILITIES MAY EXIST ON SITE THAT WAS NOT LOCATED BY RESPONDING MEMBERS OF SSOCOF. FOR INDIVIDUAL RESPONSES, PLEASE LOG ON TO HTTP://WWW2.CALLSUNSHINE.COM/IRTHINTERNET/WELCOME.ASP AND REFER TO TICKET NO. 264804949.

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TYPE OF SURVEY ○ BOUNDARY ● IMPROVEMENTS ○ FOUNDATION ○ FINAL ● TOPOGRAPHIC ● TREE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.

10/11/2018

ROBERT J. BREEDLOVE
PROFESSIONAL SURVEYOR & MAPPER #7040
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT

FOR INFORMATIONAL PURPOSES ONLY

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AH" PER FIRM. PANEL NUMBER 12021C 0214H; LAST REVISED 05/16/2012. BASE FLOOD ELEVATION IS 13.5'.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

- UNLESS SHOWN OR MADE NOTE HEREON, ALL PROPERTY CORNERS HAVE NO IDENTIFICATION.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE HEREON.
- BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED

LEGEND

A	ARC LENGTH	FND	FOUND
AC	AIR CONDITIONER	(F)	FIELD MEASUREMENT
BFLO	BACKFLOW PREVENTOR	F.L.	FLOW LINE
B.M.	BENCHMARK	F.F.E.	FINISHED FLOOR ELEVATION
BLDG	BUILDING		
B/C	BACK OF CURB		FIRE HYDRANT
Δc	CALCULATED CORNER	FCM	FOUND CONCRETE MONUMENT
(C)	CALCULATED	FIP	FOUND IRON PIPE
C/L	CENTERLINE	FIR	FOUND IRON ROD
CLF	CHAIN LINK FENCE	FN&D	FOUND NAIL AND DISK
CO	CLEAN OUT		GAS METER
CMP	CORRUGATED METAL PIPE		GAS VALVE
CONC	CONCRETE		GRATE INLET
CLF	CHAINLINK FENCE		GUY WIRE
CMP	CORRUGATED METAL PIPE	HWF	HOG WIRE FENCE
C	CHORD		LIGHT POLE
C.B.	CHORD BEARING		MITERED END SECTION
Δ	CENTRAL ANGLE/DELTA	MAS.	MASONRY
COV	COVERED		MONITOR WELL
(D)	DEED DIMENSION	NGVD	NATIONAL GEODETIC VERTICAL DATUM (1929)
D.B.	DEED BOOK	NAVD	NORTH AMERICAN VERTICAL DATUM (1988)
	DRAINAGE MANHOLE	O.R.	OFFICIAL RECORDS BOOK
EB	ELECTRIC SWITCH BOX	PG./PGS.	PAGE/PAGES
EM	ELECTRIC METER		
EL.	ELEVATION		
EOP	EDGE OF PAVEMENT		
EOW	EDGE OF WATER		

	GROUND LIGHT	TSB	TRAFFIC SIGNAL BOX
			TRAFFIC CONTROL BOX
PVC	POLYVINYL CHLORIDE PIPE		TRAFFIC SIGN
12	PARKING COUNT	TOB	TOP OF BANK
P.R.M.	PERMANENT REFERENCE MONUMENT	TOS	TOE OF SLOPE
P.C.P.	PERMANENT CONTROL POINT	TBV	TELECOMMUNICATIONS VAULT
P.B.	PLAT BOOK	TYP	TYPICAL
(P)	PLAT DIMENSION		TRANSFORMER PAD
	HANDICAPPED PARKING	TRANS	
P.T.	POINT OF TANGENCY	UL	OVERHEAD UTILITY LINE
P.C.	POINT OF CURVATURE	VF	VINYL FENCE
P.R.C.	POINT OF REVERSE CURVE	WM	WATER METER
P.O.B.	POINT OF BEGINNING		WATER VALVE
P.O.C.	POINT OF COMMENCEMENT	WM	WATER METER
	UTILITY POLE	RWM	WATER METER
R	RADIUS	RWV	WATER VALVE
RCP	REINFORCED CONCRETE PIPE	WF	WOOD FENCE
R/W	RIGHT OF WAY	W.C.	WITNESS CORNER
SCIR	SET IRON ROD 5/8", LB 7168		
SN&D	SET NAIL AND DISK WITH DISC, LB 7168	S	SANITARY SEWER MANHOLE
S/W	SIDEWALK		CORNER, AS DESCRIBED
SCR.	SCREENED		CONCRETE MONUMENT, AS DESCRIBED
T	TELECOMMUNICATIONS RISER		NAIL, AS DESCRIBED
TBM	TEMPORARY BENCHMARK		

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
PH. (813)234-0103 · FAX (813)234-0108

SECTION	TOWNSHIP	RANGE	COUNTY, STATE
22	48S	26E	COLLIER COUNTY, FLORIDA

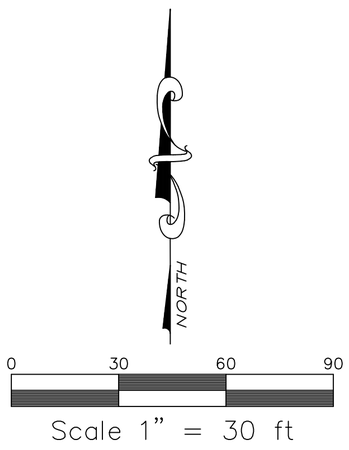
ADDRESS:
8067 DREAM CATCHER CIRCLE
NAPLES, FLORIDA

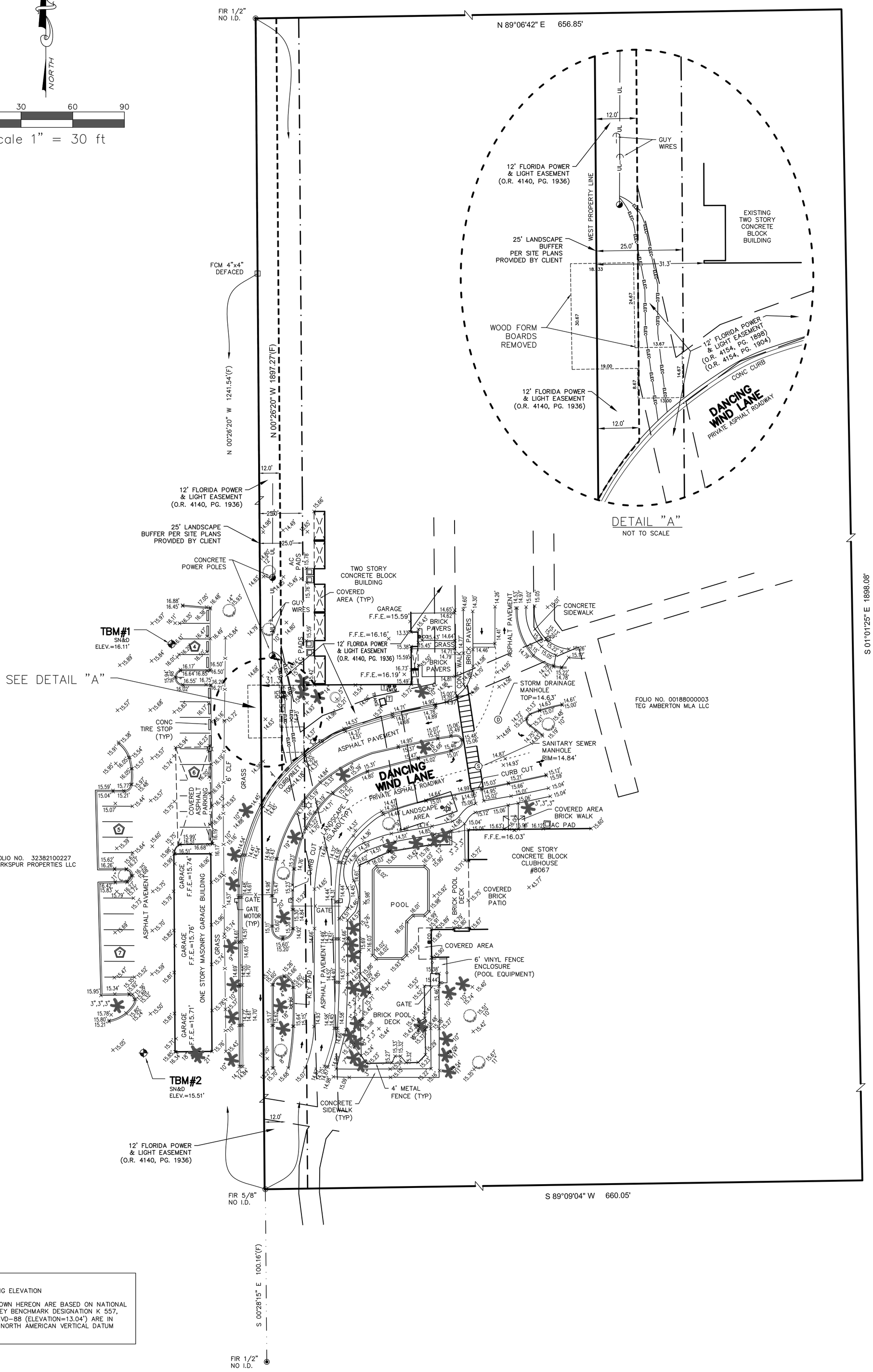
PROJECT NO.:	FIELD DATE:	CC.:	DWN.:	APVD.:
09001818	09/27/18	MJ	LCN	RJB

REVISIONS	PROJECT NO.:	DESCRIPTION	DATE	DWN.	APRVD.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

SPECIFIC PURPOSE SURVEY
TOPOGRAPHY IN SPECIFIC AREAS
(NOT A BOUNDARY SURVEY)
SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA





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Sheet 1 of 1

TYPE OF SURVEY: ● BOUNDARY ● IMPROVEMENTS ○ FOUNDATION ○ FINAL ● TOPOGRAPHIC ● TREE

SURVEYOR'S CERTIFICATE

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11/22/2019

JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER #6312
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT

FOR INFORMATIONAL PURPOSES ONLY

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AH" PER FIRM. PANEL NUMBER 12021C 0214H; LAST REVISED 05/16/2012. BASE FLOOD ELEVATION IS 13.5'.

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LEGEND

A	ARC LENGTH	FND	FOUND
AC	AIR CONDITIONER	(F)	FIELD MEASUREMENT
	BACKFLOW PREVENTOR	F.L.	FLOW LINE
B.M.	BENCHMARK	F.F.E.	FINISHED FLOOR ELEVATION
BLDG	BUILDING		FIRE HYDRANT
B/C	BACK OF CURB	FCM	FOUND CONCRETE MONUMENT
Acc	CALCULATED CORNER	FIP	FOUND IRON PIPE
(C)	CALCULATED	FIR	FOUND IRON ROD
C/L	CENTERLINE	FN&D	FOUND NAIL AND DISK
CLF	CHAIN LINK FENCE		GAS METER
CO	CLEAN OUT		GAS VALVE
CMP	CORRUGATED METAL PIPE		GRATE INLET
CONC	CONCRETE		GUY WIRE
CLF	CHAINLINK FENCE	HWF	HOG WIRE FENCE
CMP	CORRUGATED METAL PIPE		LIGHT POLE
C	CHORD		MITERED END SECTION
C.B.	CHORD BEARING	MAS.	MASONRY
Δ	CENTRAL ANGLE/DELTA		MONITOR WELL
COV	COVERED	NGVD	NATIONAL GEODETIC VERTICAL DATUM (1929)
(D)	DEED DIMENSION	NAVD	NORTH AMERICAN VERTICAL DATUM (1988)
D.B.	DEED BOOK	O.R.	OFFICIAL RECORDS BOOK
	DRAINAGE MANHOLE	PG./PGS.	PAGE/PAGES
EB	ELECTRIC SWITCH BOX		GROUND LIGHT
EM	ELECTRIC METER	PVC	POLYVINYL CHLORIDE PIPE
EL.	ELEVATION		PARKING COUNT
EOP	EDGE OF PAVEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
EOW	EDGE OF WATER	P.C.P.	PERMANENT CONTROL POINT
		P.B.	PLAT BOOK
		(P)	PLAT DIMENSION
			HANDICAPPED PARKING
		P.T.	POINT OF TANGENCY
		P.C.	POINT OF CURVATURE
		P.R.C.	POINT OF REVERSE CURVE
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
			UTILITY POLE
		R	RADIUS
		RCP	REINFORCED CONCRETE PIPE
		R/W	RIGHT OF WAY
		SCIR	SET IRON ROD 5/8", LB 7168
		SN&D	SET NAIL AND DISK WITH DISC, LB 7168
		S/W	SIDEWALK
		SCR.	SCREENED
		T	TELECOMMUNICATIONS RISER
		TBM	TEMPORARY BENCHMARK
		TSB	TRAFFIC SIGNAL BOX
			TRAFFIC CONTROL BOX
			TRAFFIC SIGN
		TOB	TOP OF BANK
		TOS	TOE OF SLOPE
		TBV	TELECOMMUNICATIONS VAULT
		TYP	TYPICAL
		TRANS	TRANSFORMER PAD
		UL	OVERHEAD UTILITY LINE
		VF	VINYL FENCE
		WM	WATER METER
		WV	WATER VALVE
		WM	WATER METER
		RWV	WATER VALVE
		WF	WOOD FENCE
		W.C.	WITNESS CORNER
		S	SANITARY SEWER MANHOLE
			CORNER, AS DESCRIBED
			CONCRETE MONUMENT, AS DESCRIBED
			NAIL, AS DESCRIBED

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
PH. (813)234-0103 · FAX (813)234-0108

SECTION	TOWNSHIP	RANGE	COUNTY, STATE
22	48S	26E	COLLIER COUNTY, FLORIDA

ADDRESS:
8067 DREAM CATCHER CIRCLE
NAPLES, FLORIDA

PROJECT NO.: 09001818-19 | FIELD DATE: 12/09/19 | CC.: JS | DWN.: LCN | APVD.: JWS

REVISIONS	PROJECT NO.:	DESCRIPTION	DATE	DWN.	APRVD.
1	09001818-19	POWER POLE AND GUY WIRE LOCATIONS	12/10/19	LCN	JWS
2	09001818-19	ADDED EASEMENTS	03/20/20	LCN	JWS

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

SITE DEVELOPMENT PLANS
SITE DEVELOPMENT PLAN
AMENDMENT TO SDP2002-AR-3172

DESIGN AND ENTITLEMENT CONSULTANTS, LLC

ENGINEERING REVIEW DEPARTMENT
THIS PROJECT HAS BEEN REVIEWED AND APPROVED FOR SUBDIVISION/PLAT/SITE DEVELOPMENT. SITE DEVELOPMENT BY THE ENTITY SHALL NOT RESULT IN ANY SELLING. THESE DEVELOPMENT PLANS ARE ACCURATE, FU... MISCLAGY OF DESIGN OF FINAL INFRASTRUCTURE FACILITIES AS EXHIBITED ON THESE DRAWINGS.
AR NO. PL20130002339
APPROVED N/A
ENGINEERING PROJECT REVIEW
RIGHT-OF-WAY PERMIT
WATER MANAGEMENT PLAN
SITE CLEARING / INFRASTRUCTURE
ENGINEERING SERVICES
5/20/14
DATE

AMBERTON DEVELOPMENT
OLD CYPRESS P.U.D.
ORD. 2000-37, AS AMENDED BY ORD. 00-53, ORD. 11-14

LOCATED IN SECTION 22, TOWNSHIP 48, SOUTH, RANGE 26 EAST, COLLIER COUNTY, NAPLES, FLORIDA

OWNER INFORMATION:
HOME DYNAMICS AMBERTON, LLC
4755 TECHNOLOGY WAY, SUITE 210
BOCA RATON, FL. 33431

LAND PLANNER:
DESIGN AND ENTITLEMENT CONSULTANTS, LLC
2135 BELLCREST COURT
ROYAL PALM BEACH, FL. 33411

ENGINEER OF RECORD:
HOLE MONTES, INC.
950 ENCORE WAY
NAPLES, FL. 34110

LEGAL DESCRIPTION:
(FOLIO # 00188960004 & 00190040006 & 00188000003)

THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF.

AND

THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF.

AND

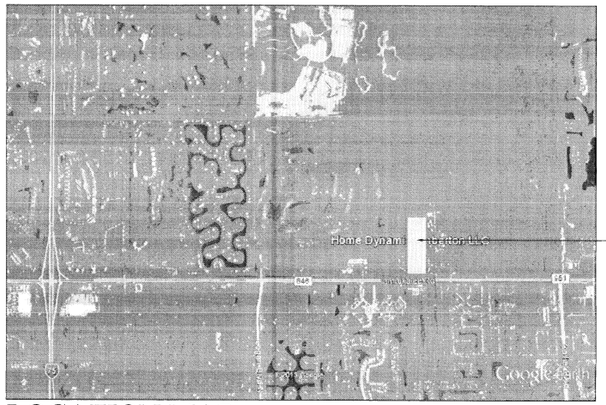
THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF AND EXCEPTING THE SOUTH 100 FEET THEREOF PREVIOUSLY DEDICATED FOR CANAL RIGHT-OF-WAY.

NOTES:
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE SETION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS BEING N 00°55'37"W.

PROPERTY AREA: 28.69 ACRES, MORE OR LESS.

ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).



LOCATION MAP

DATE: APRIL 11, 2014

SITE PLAN REV #5 - S.D.P. 2002 AR 3172

AMBERTON SITE DATA

SITE AREA	28.69 AC.
ZONING DESIGNATION	P.U.D.
TOTAL NUMBER OF UNITS	306 D.U.
DENSITY	10.67 D.U./AC.

AMBERTON LAND USE STATISTICS

BUILDINGS	6.89 AC.	24.01%
PAVEMENT	4.78 AC.	16.66%
DRIVEWAYS	1.91 AC.	6.66%
SIDEWALK	1.40 AC.	4.88%
LAKES	3.87 AC.	13.49%
LANDSCAPE	9.84 AC.	34.30%
TOTAL	**28.69 AC.**	**100%**

OLDE CYPRESS P.U.D. SITE STATISTICS
(COMPLETE SITE)

RESIDENTIAL	154.07 AC.
COMMERCIAL (165,000 S.F.)	12.50 AC.
ROAD R/W	23.80 AC.
WETLAND / PRESERVE/SANCTUARY	176.20 AC.
LAKE / PRESERVE	2.10 AC.
GOLF / OPEN / LAKES	169.40 AC.
TOTAL	**538.07 AC.**

AMBERTON CONSTRUCTION INFORMATION
(PROPOSED STRUCTURES)

PROPOSED CLUBHOUSE (GROSS S.F. = 5,761 S.F. (INCLUDES EXISTING CABANA). TOTAL A/C AREA = 4,514 S.F. TOTAL AREA NOT A/C = 936 S.F. GRAND TOTAL S.F. = 5,450 S.F.) - ASSEMBLY/BUSINESS BUILDING TYPE III-B CONSTRUCTION. NO AUTOMATIC SPRINKLER SYSTEM. 1 STORY. ASSEMBLY GROUP A-3.

PROPOSED 4-UNIT BUILDING (TOTAL A/C AREA = 5,188 S.F. TOTAL AREA NOT A/C = 492 S.F. GRAND TOTAL S.F. = 5,680 S.F.) - TYPE III-B CONSTRUCTION. 13R SPRINKLER SYSTEM. 2 STORY.

MINOR RESUBMITTAL
SDPA-PL20130002339 **REV: 3**
AMBERTON
DATE: 5-8-2014
DUE: 6-6-2014

ENGINEER'S CERTIFICATION:
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

ENGINEER: WILSON A. GARCIA, P.E.
LICENSE No. 62436
DATE: _____

SHEET NO.
1 OF 27

Attachment: Attachment D - Backup Package 2-9-21 w posting (15218 - PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

SITE MATRIX DATA

ZONING = P.U.D. - PLANNED UNIT DEVELOPMENT
USE = MULTI-FAMILY DWELLING

ITEM	REQUIRED	PROVIDED
FRONT YARD	25'	37'
SIDE YARD	40' OR 1/2 HEIGHT (14.13')	18' MIN.
REAR YARD	25' PRIMCIPAL 10' ACCES.	25' PRIMCIPAL 10' ACCES.
SEPARATION	1/2 HEIGHT (14.13')	18' MIN.
FLOOR AREA	750 S.F.	1,249 S.F. MIN.
HEIGHT	3 STORY 35' MAX	2 STORY
PARKING	TWO SPACES PER UNIT	TWO SPACES PER UNIT (OUTSIDE THREE SPACES UNIT-NORTH)

REQUIRED

OLD CYPRESS P.U.D. ORD. 2006-37, AS AMENDED BY 2006-53, AND ORD. 2011-16
SECTION "D" DEVELOPMENT STANDARDS
TABLE II
MINIMUM FLOOR AREA "BUILT"

SITE STATISTICS

BUILDINGS	6.39 AC.
SIDEWALKS	1.40 AC.
PAVEMENT	4.78 AC.
DRIVEWAYS	1.91 AC.
LANES	3.87 AC.
LANDSCAPED/OPEN	9.84 AC.
TOTAL	28.89 AC.

306 D.U. / 28.69 AC
10.67 D.U./AC.
PART OF OLDE CYPRESS P.U.D.
WHICH ALLOWS FOR THESE UNITS
ALLOWABLE DENSITY FOR 28.1 AC.
WITH 942 TOTAL UNITS = 1.75 D.U./AC.

PROVIDED

UNIT SIZES ARE APPROXIMATE ONLY

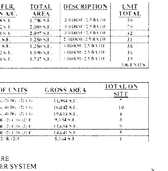
UNIT TYPE	1ST FLR. A/C	2ND FLR. A/C	3RD FLR. A/C	TOTAL MIN A/C	TOTAL AREA	DESCRIPTION	UNIT TOTAL
"A"	648 S.F.	474 S.F.		1,122 S.F.	1,746 S.F.	1 BDRM 1.5 BA UN	36
"BC"	458 S.F.	326 S.F.		452 S.F.	2,099 S.F.	2 BDRM 2.5 BA UN	72
"CC"	714 S.F.	472 S.F.		1,186 S.F.	2,497 S.F.	2 BDRM 2.5 BA UN	42
"A"	478 S.F.	393 S.F.		871 S.F.	1,230 S.F.	1 BDRM 1.5 BA UN	21
"B"	478 S.F.	393 S.F.		871 S.F.	1,230 S.F.	1 BDRM 1.5 BA UN	18
"C-1"	648 S.F.	563 S.F.		1,124 S.F.	1,830 S.F.	1 BDRM 2.5 BA UN	36
"F"	746 S.F.	828 S.F.		1,574 S.F.	1,747 S.F.	1 BDRM 2.5 BA UN	21
							306 UNITS

BUILDING TYPE	UNITS	# OF UNITS	GROSS AREA	TOTAL ON SITE
"A"	A1, B1, C1	21+63+36=120	71,994 S.F.	20
"B"	A2, B2, C2	21+63+36=120	104,028 S.F.	19
"C"	A3, B3, C3	21+63+36=120	119,814 S.F.	6
"E"	A, B, C, D, E	36+36+36+36+36=180	134,676 S.F.	5
"F"	A, B, C, D, E	21+63+36+36+36=192	134,676 S.F.	6
"G"	B, C	0+0+0=0	8,364 S.F.	1

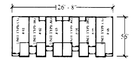
- AMBERTON ISLES' BUILDING TYPES A, B, & C ARE TYPE "V B" CONSTRUCTION WITH 13R SPRINKLER SYSTEM
- AMBERTON POINT' BUILDING TYPES D, E, F & G ARE TYPE "III B" CONSTRUCTION WITH 13R SPRINKLER SYSTEM

CLUBHOUSE (1) — SIZE 4,514 S.F.

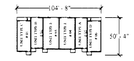
CLUBHOUSE BUILDING IS MIXED U ASSEMBLY (A-3) AND BUSINESS NON SEPARATED.
CULBHOUSE CONSTRUCTION TYPE IS BLOCK WALL WITH WOOD ROOF AND INTERIOR IS III-B WITH EXTERIOR BEARING WALL RATED 2-HOUR (WITH BASE AREA, I.E. NO SPRINKLER OR FRONTAGE INCREASE).



BUILDING SECTION
BUILDING HEIGHT
N.T.S.

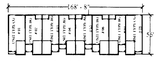


BUILDING TYPE 'A'

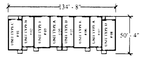


BUILDING TYPE 'D'

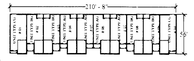
BUILDING TYPE "G" (ONE UNIT #23)



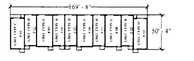
BUILDING TYPE 'B'



BUILDING TYPE 'E'



BUILDING TYPE 'C'



BUILDING TYPE 'F'

 # = BUILDING NUBMER

PARKING CALCULATIONS

REQUIRED PARKING CALCULATIONS

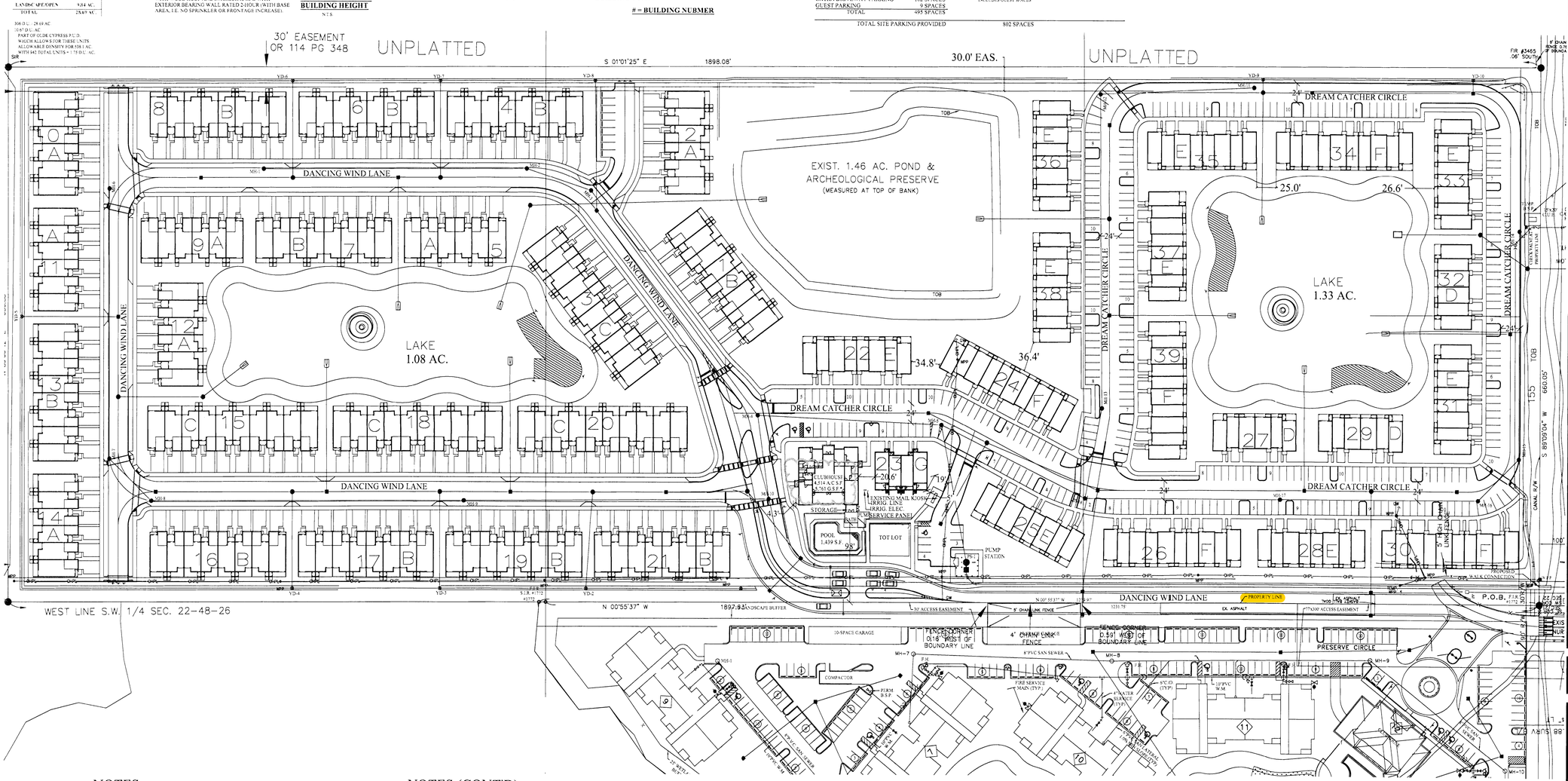
USE	ART. 4.05.04D PARKING REQUIREMENTS	MIN. REQUIRED	PROVIDED
RESIDENTIAL D.U. (306 D.U.)	2 SPACE PER UNIT PLUS 1 SPACE PER UNIT FOR BEDROOMS OR MORE GUEST SP.	612 SPACES	770 SPACES
POOL	50% * 1 SPACE PER 75 S.F. OF FIRST 1,000 S.F. PLUS 1 SPACE PER ADDTL 225 S.F. OF WATER AREA	9 SPACES (50% * 1,000 S.F. /75 = 494 S.F. /225=)	9 SPACES
CLUBHOUSE	50% * (1 SPACE PER 100 S.F.)	23 SPACES	23 SPACES
TOTAL		644 SPACES *	802 SPACES

* 4 HANDICAP SPACES PROVIDED AT AMENITY.

PROVIDED BREAKDOWN

NORTH HALF	BLDGS. 1-21	SOUTH HALF	BLDGS. 22-39
GARAGE PARKING	162 SPACES	PARKING LOT (144 D.U.)*	307 SPACES
DRIVEWAY PARKING	162 SPACES	TOTAL	307 SPACES
EXTRA DRIVEWAY PARKING	162 SPACES	* INCLUDES GUEST SPACES	
GUEST PARKING	9 SPACES		
TOTAL	495 SPACES		

TOTAL SITE PARKING PROVIDED 802 SPACES



NOTES

1. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTEANCE OF THE REQUIRED LANDSCAPE MATERIAL AND FOR THE MAINTEANCE OF THE
4. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTEANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
5. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
6. ALL COMMON AREA AND LAKES TO BE PERPETUAL MAINTEANCE OBLIGATION OF THE ASSOCIATION.

NOTES (CONT'D)

7. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY FIRE LINE.
8. INSTALLATION OF ALL UNDERGROUND FIRE LINES SHALL COMPLY WITH THE 2007 EDITION OF NFPA 24.'
9. UNDERGROUND FIRE LINES SHALL BE INSTALLED BY AN APPROPRIATELY CERTIFIED FIRE SPRINKLER CONTRACTOR OR A TYPE V UNDERGROUND CONTRACTOR AS DEFINED AND OUTLINED IN 633.021, 633.521 AND 633.539 F.S.
10. PIPING USE FOR FIRE PROTECTION SERVICE (I.E. FOR FIRE HYDRANTS AND FIRE SPRINKLER SERVICE) THAT IS RUN UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 36 7 INCHES.
11. * INDICATED CLUBHOUSE SQUARE FOOTAGE IS 4,514 TOTAL AC AREA. GROSS SQUARE FOOTAGE OF CLUBHOUSE, WHICH INCLUDES EXISTING CABANA IS 5,761 S.F.

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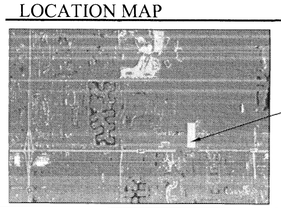
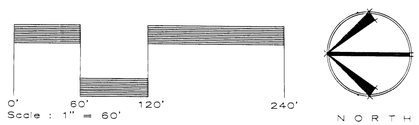
LOCATION MAP





BY	REVISIONS	DATE
K.D.	4.11.14 STAFF COMMENT REV.	4.11.14

Design and Entitlement Consultants, LLC.
2135 Bellcrest Court
Royal Palm Beach, FL. 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC

AMBERTON
HOME DYNAMICS
COLLIER COUNTY, FLORIDA

SITE PLAN

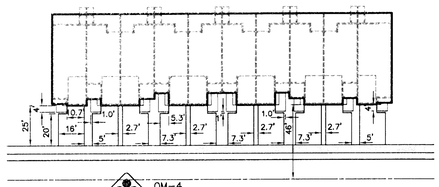
SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	02.14.14
FILE:	SP.1
SHEET	SP.1
6 OF 27	SHEETS

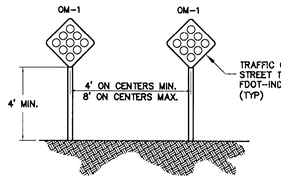
Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

NOTE: ⚠ CR-XX REFERS TO CURB RAMP AND DETECTABLE WARNING MATS CONFIGURATION PER F.D.O.T. 2014 DESIGN STANDARDS INDEX 304 AND 310

UNPLATTED

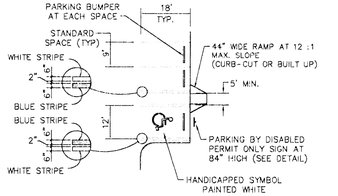
SCALE: 1" = 40'



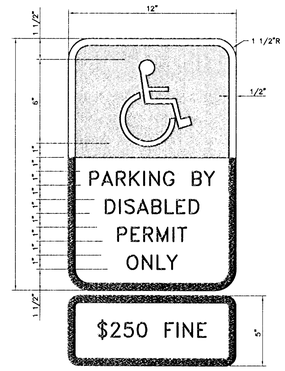


TRAFFIC CONTROL FOR STREET TERMINATION FDOT-INDEX 17349 (TYP)

9 BUTTON REFLECTOR DETAIL
N.T.S.

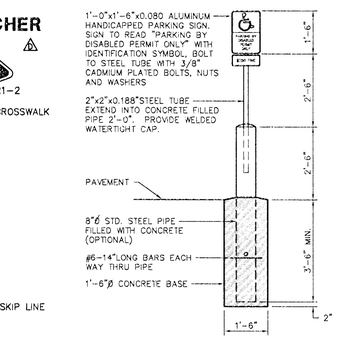


STANDARD & HANDICAPPED PARKING SPACE DETAIL
N.T.S.



1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

DISABLED PERMIT SIGN



HANDICAPPED PARKING SIGN

*** RECORD DRAWING ***

THESE RECORD DRAWINGS ARE INTENDED TO DISPLAY THE COMPLETED WORK SUBSTANTIALLY AS CONSTRUCTED. THE INFORMATION CONTAINED HEREIN IS BASED ON THE ENGINEER OF RECORDS' CERTIFICATION/OBSERVATIONS AS WELL AS INFORMATION PROVIDED BY THE PROJECT SURVEYOR. FIELD VERIFICATION OF CONDITIONS SHOULD BE UNDERTAKEN PRIOR TO ALTERATIONS OF CONSTRUCTION IN THE PROJECT AREA.

LETTER	REVISIONS	DATE
⚠	REVISED PER COUNTY COMMENTS ON SDPA	04/2014
⚠	* RECORD DRAWING *	10/06
⚠	REVISED PER NEW EASEMENT	5/05
⚠	REVISED PER COUNTY COMMENTS	6/04
⚠	REVISED PER NEW OWNERSHIP	2/04
⚠	REVISED PER COUNTY COMMENTS	4/03
⚠	REVISED PER COUNTY COMMENTS	1/03

AMBERTON ⚠

DESIGNED BY J.C.N.	DATE 9/02		
DRAWN BY D.M.S.	DATE 9/02		
CHECKED BY J.C.N.	DATE 9/02		
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 40'		

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No.1772

SITE DIMENSIONING and SIGNING PLAN - 1

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:
No. 12436 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
4/9/14

CAD FILE NAME:	DRAWING NO.:
98152DM1	4200-7
PROJECT NO.:	SHEET NO.:
98.152	7 OF 27

H:\1998\1998152\DWG\SDP\SDPA 2014-04\98152DM1.dwg tab: 4200-07 JMH Apr 07, 2014 - 4.33pm Plotted by: JonSmith

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

SCALE: 1" = 40'

NOTE: ⚠ CR-XX REFERS TO CURB RAMP AND DETECTABLE WARNING MATS CONFIGURATION PER F.D.O.T. 2014 DESIGN STANDARDS INDEX 304 AND 310

UNPLATTED

PROPERTY LINE

1898.08'

EXIST. 1.46 AC. POND & ARCHEOLOGICAL PRESERVE (MEASURED AT TOP OF BANK)

DREAM CATCHER CIRCLE

LAKE 1.33 AC.

POSTED Littoral Shelf Planting Area NO Spraying NO Digging NO REMOVAL of Vegetation

CONTROL ELEV.=12.0

BLUE REFLECTIVE FIRE HYDRANT MARKER (TYP.)

CLUB HOUSE

POOL 1,439 S.F.

TOT LOT

PUMP STATION

DANCING WIND LANE

PROPERTY LINE

30' ACCESS EASEMENT

77'x300' ACCESS EASEMENT

PRESERVE CIRCLE

N 00°55'37" W 1239.97'

1231.75'

S 89°04'23" E 1897.03'

S 89°09'04" W 660.05'

P.O.B. F.I.R. #1772

EXIST. BAY WEST NURSERY BRIDGE

RE-STRIPE FOR 10' WIDE SPECIAL EMPHASIS CROSSWALK

6" SOLID YELLOW EDGE LINE & 18" GORE MARKING

FIR #3465 .06' SOUTH

6' CHAIN LINK FENCE 0.75' EAST OF BOUNDARY LINE

EXIST R/W & SECTION LINE

20'x20' C.U.E.

FUTURE SIDEWALK

COCOHATCHEE CANAL

DITCH

EXIST GR

100' CANAL R/W

CANAL R/W

SETBACK

TYPE "E" CURB

IMMOKALEE ROAD

S 89°16'56" E

℄ SURVEY

℄ CONST.

EXIST R/W

AT MK-422

BT (FO-AT&T)

EXIST 30" RCP

INDIAN LAKES SUBDIVISION, PB 52

6' SIDEWALK

LETTER	REVISIONS	DATE
A	REVISED PER COUNTY COMMENTS ON SDPA	04/2014
A	SITE DEVELOPMENT PLAN AMENDMENT	02/2014
A	REVISED PER COUNTY COMMENTS	6/04
A	REVISED PER NEW OWNERSHIP	2/04
A	REVISED PER COUNTY COMMENTS	4/03
A	REVISED PER COUNTY COMMENTS	1/03

AMBERTON

DESIGNED BY J.C.N.	DATE 9/02		
DRAWN BY D.M.S.	DATE 9/02		
CHECKED BY J.C.N.	DATE 9/02		
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 40'		

HOLE MONTES ENGINEERS PLANNERS SURVEYORS
950 Encore Way
Naples, FL. 34110
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Florida Certificate of Authorization No.1772

SITE DIMENSIONING and SIGNING PLAN - 2

EXAMINED BY ENGINEER: WILSON A. GARCIA, P.E. LICENSE No. 62436

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

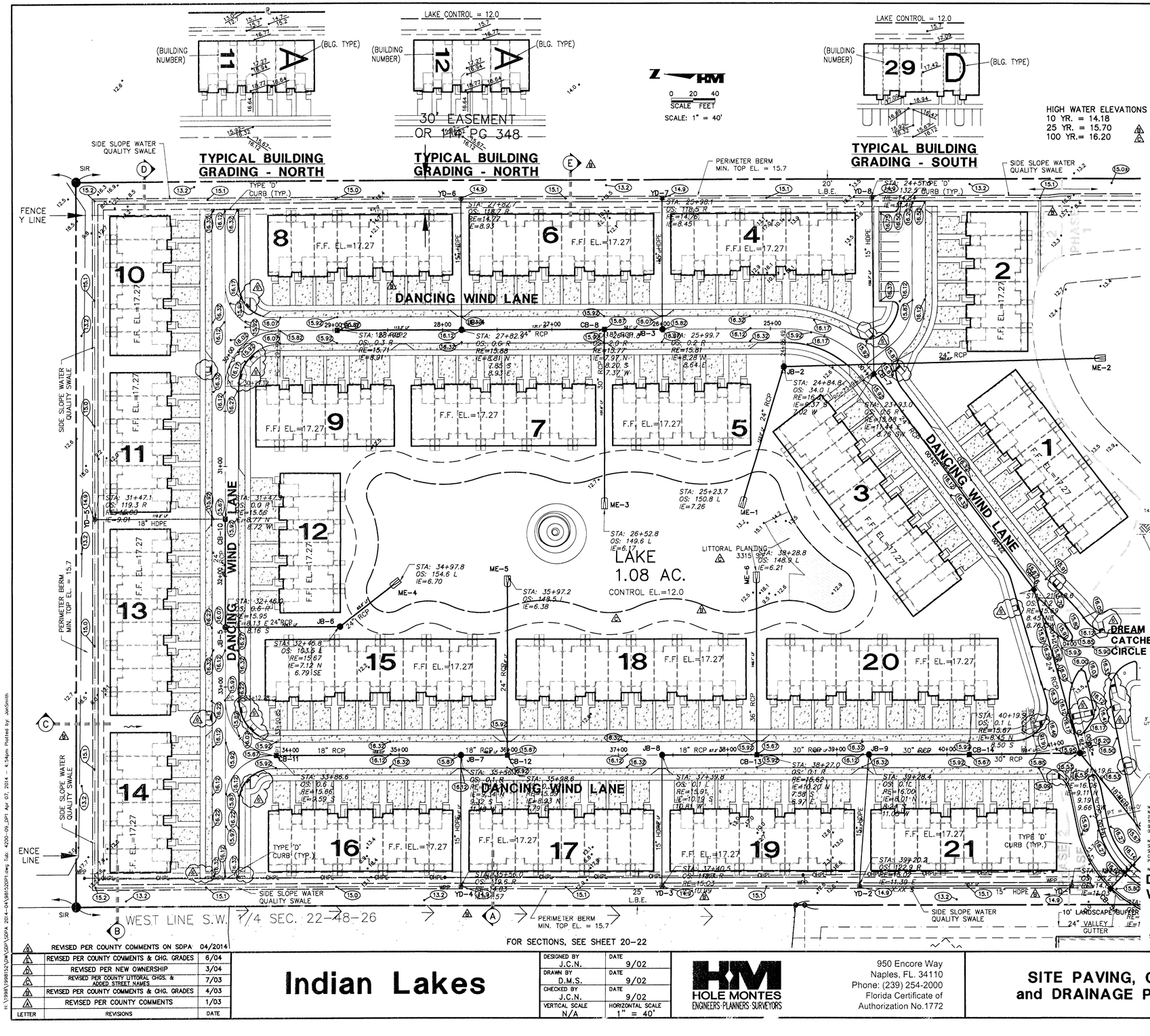
LICENSED PROFESSIONAL ENGINEER No. 62436 STATE OF FLORIDA

DATE 4/9/15

CAD FILE NAME:	DRAWING NO.:
98152DM2	4200-8
PROJECT NO.:	SHEET NO.:
98.152	8 OF 27

H:\1998\1998152\DWG\SDP\SDPA 2014-04\98152DM2.dwg tab: 4200-08, DM2, Apr 09, 2014 - 10:24am Plotted by: JonSmith

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



DRAINAGE STRUCTURE DATA

TYPE	FROM	INVERT	RIM EL.	TO	INVERT	RIM EL.	LENGTH	SIZE	TYPE	SLOPE
–	ME-1	7.00	–	JB-2	7.00	16.37	126 LF ±	24"	RCP	0.00%
–	JB-2	6.25	16.37	ME-2	6.25	–	288 LF ±	24"	RCP	0.00%
–	YD-7	8.75	14.90	JB-3	8.75	15.82	119 LF ±	15"	HDPE	0.00%
–	JB-3	8.50	15.82	CB-8	8.50	15.67	53 LF ±	18"	RCP	0.00%
B	CB-9	9.00	15.67	JB-4	9.00	16.02	114 LF ±	18"	RCP	0.00%
–	YD-6	9.00	14.90	JB-4	9.00	16.02	119 LF ±	15"	HDPE	0.00%
–	JB-4	8.00	16.02	CB-8	8.00	15.67	131 LF ±	24"	RCP	0.00%
B	CB-8	7.50	15.67	ME-3	6.50	–	155 LF ±	30"	RCP	0.64%
–	YD-5	8.75	14.90	CB-10	8.75	15.67	119 LF ±	15"	HDPE	0.00%
B	CB-10	8.75	15.67	JB-5	8.50	15.97	98 LF ±	18"	RCP	0.25%
–	JB-5	8.50	15.97	JB-6	7.25	–	105 LF ±	24"	RCP	1.19%
–	JB-6	7.00	15.67	ME-4	6.50	–	82 LF ±	24"	RCP	0.81%
B	CB-11	9.50	15.67	JB-7	9.25	15.67	169 LF ±	18"	RCP	0.15%
–	YD-4	11.50	14.90	JB-7	11.50	15.67	119 LF ±	15"	HDPE	0.00%
–	JB-7	9.25	15.67	CB-12	9.25	15.67	43 LF ±	18"	RCP	0.00%
B	CB-12	8.25	15.67	ME-5	7.00	–	155 LF ±	24"	RCP	0.81%
–	YD-8	11.45	14.90	CB-7	11.45	15.67	160 LF ±	15"	HDPE	0.00%
B	CB-7	8.80	15.67	CB-6	8.80	15.67	244 LF ±	18"	RCP	0.00%
–	CB-6	8.20	15.67	JB-1	9.20	16.02	154 LF ±	24"	RCP	0.72%
B	CB-5	11.00	15.67	JB-1	9.75	16.02	106 LF ±	18"	RCP	0.97%
–	YD-3	11.00	14.90	JB-8	11.00	15.97	119 LF ±	15"	HDPE	0.00%
–	JB-8	10.30	15.97	CB-13	10.30	15.67	87 LF ±	18"	RCP	0.00%
–	YD-1	11.65	14.90	YD-2	11.65	14.90	193 LF ±	15"	HDPE	0.00%
–	JB-1	9.20	16.02	CB-14	8.50	15.67	101 LF ±	30"	RCP	0.63%
B	CB-14	8.00	15.67	JB-9	8.00	16.02	971 LF ±	30"	RCP	0.00%
–	YD-2	11.00	14.90	JB-9	11.00	16.02	119 LF ±	15"	HDPE	0.00%
–	JB-9	8.00	16.02	CB-13	8.00	16.02	102 LF ±	30"	RCP	0.00%
B	CB-13	7.20	15.67	ME-6	6.00	–	158 LF ±	36"	RCP	0.76%
B	CB-3	11.00	15.67	CB-4	11.00	15.67	28 LF ±	18"	RCP	0.00%
B	CB-4	9.25	15.67	CB-16	10.00	15.67	128 LF ±	18"	RCP	0.59%
B	CB-15	9.25	15.67	JB-15	9.25	16.02	81 LF ±	18"	RCP	0.00%
B	CB-24	10.00	15.95	JB-15	10.00	16.02	115 LF ±	18"	RCP	0.00%
B	JB-15	7.75	16.02	CB-16	9.50	15.67	148 LF ±	24"	RCP	1.18%
B	CB-16	7.00	15.67	CB-17	8.00	15.67	256 LF ±	30"	RCP	0.39%
B	CB-18	8.75	15.67	JB-10	8.00	15.97	106 LF ±	18"	RCP	0.71%
B	CB-1	11.00	15.67	CB-2	11.00	15.67	28 LF ±	18"	RCP	0.00%
B	CB-2	9.25	15.67	JB-10	11.50	15.97	125 LF ±	18"	RCP	1.80%
–	JB-10	7.00	15.97	CB-17	7.00	15.67	83 LF ±	24"	RCP	0.00%
B	CB-17	5.75	15.67	ME-9	5.75	–	147 LF ±	36"	RCP	0.00%
B	CB-19	8.75	15.67	ME-10	7.00	–	152 LF ±	18"	RCP	1.15%
–	YD-10	11.50	14.90	CB-20	11.50	15.67	18 LF ±	15"	HDPE	0.00%
B	CB-20	11.00	15.67	CB-21	11.00	15.67	199 LF ±	18"	RCP	0.00%
B	CB-21	11.00	15.67	JB-13	11.00	15.67	82 LF ±	24"	RCP	0.00%
–	YD-9	11.50	14.90	JB-13	11.50	15.67	18 LF ±	15"	HDPE	0.00%
–	JB-13	7.50	15.67	ME-11	8.50	–	154 LF ±	30"	RCP	0.975%
B	CB-22	8.75	15.67	JB-14	8.75	16.02	115 LF ±	18"	RCP	0.00%
–	ME-7	7.00	–	JB-14	7.00	16.02	157 LF ±	24"	RCP	0.00%
–	JB-14	8.00	16.02	CB-23	8.00	15.87	119 LF ±	24"	RCP	0.00%
B	CB-23	7.00	15.67	ME-8	7.00	–	149 LF ±	24"	RCP	0.00%
–	WCS-1	10.00	15.87	JB-12	10.00	16.97	97 LF ±	24"	RCP	0.00%
–	JB-12	8.25	16.97	JB-11	8.25	15.99	71 LF ±	24"	RCP	0.00%
–	JB-11	9.90	15.99	ME-12	9.50	–	53 LF ±	24"	RCP	0.75%

TYPICAL LAKE SECTION
N.T.S.

TYPICAL LITTORAL SHELF
N.T.S.

- THE DESIGN WILL BE COMPOSED OF SELECTED WETLAND SPECIES FROM THE ABOVE LISTS.

NOTE: LITTORAL SHELF SHALL BE PLANTED WITH AT LEAST THREE DIFFERENT SPECIES OF NATIVE GROWN OR OTHERWISE LEGALLY OBTAINED VEGETATION TOLERANT OF THE DIFFERENT ZONES WITHIN THE LITTORAL SHELF WHERE NO SINGLE SPECIES SHALL ACCOUNT FOR GREATER THAN 50% OF COVERAGE, AND AT LEAST ONE SPECIES SHALL BE HERBACEOUS. SPACING SHALL BE NO MORE THAN 20 FEET FOR TREES 5 FEET FOR SHRUBS, AND 36 INCHES ON CENTER FOR HERBACEOUS PLANTS.

NOTE: SIZE OF PLANT MATERIAL AT THE TIME OF PLANTING: MINIMUM SIZE SHALL BE THREE GALLON (MINIMUM FOUR FEET HIGH) FOR TREES, ONE GALLON FOR SHRUBS, AND 12 INCHES FOR HERBACEOUS PLANTS. EIGHTY (80%) PERCENT VEGETATIVE COVERAGE OF LITTORAL SHELF PLANTING AREA IS REQUIRED OVER A TWO-YEAR (2) PERIOD FOLLOWING THE INITIAL PLANTING AND SHALL BE MAINTAINED IN PERPETUITY.

LITTORAL ZONES 20 FEET MINIMUM FROM PIPES OR STRUCTURES

LITTORAL ZONE PLANTING LIST:

(A) 3' BELOW MSWT
SPATTERDOCKS (Nuphar spp.)
WATER LILIES (Nymphaea spp.)
WATER SHIELD (Brasenia schreberi)

(B) 2.25' TO 1.5' BELOW MSWT
SPIKERUSHES (Eleocharis spp.)
PICKEREL WEED (Pontederia spp.)
BULRUSHES (Scirpus spp.)
ARROWHEAD (Sagittaria spp.)

(C) 0.75' BELOW MSWT TO MSWT
BLUE FLAG (Iris virginica)
CANNA LILIES (Canna spp.)
REED GRASS (Panicum grass)
CYPRESSES (Taxodium spp.)

(D) 0.25' BELOW MSWT
MAIDGRASS (Miscanthus sinensis)
PINK MUHLY (Muhlenbergia capillaris)

(E) 1' BELOW TO 0.5' ABOVE MSWT
CORDGRASS (Spartina spp.)

(E) 1' BELOW TO 0.5' ABOVE MSWT
HOLLY (Ilex spp.)
CABBAGE PALM (Sabal palmetto)
SWEET BAY MAGNOLIA (Magnolia virginiana)
WAX MYRTLE (Myrica cerifera)

DANCING WIND LANE

LITTORAL ZONE CALCULATION

NORTH LAKE = 47,025 SF
LITTORAL AREA = 47,025 x .7% = 3291.8 SF REQ'D
SHORELINE LENGTH = 3291.8 / (3 VF @ 2:1) = 137.2 LF
LITTORAL AREA = 3315 SF PROVIDED

SOUTH LAKE = 57,737 SF
LITTORAL AREA = 57,737 x .7% = 4041.6 SF REQ'D
SHORELINE LENGTH = 4041.6 / (3 VF @ 2:1) = 168.4 LF
LITTORAL AREA =2398 + 2127 = 4525 SF PROVIDED

LETTER	REVISIONS	DATE
A	REVISED PER COUNTY COMMENTS ON SDPA	04/2014
A	REVISED PER COUNTY COMMENTS & CHG. GRADES	6/04
A	REVISED PER NEW OWNERSHIP	3/04
A	REVISED PER COUNTY LITTORAL CHGS. & ADDED STREET NAMES.	7/03
A	REVISED PER COUNTY COMMENTS & CHG. GRADES	4/03
A	REVISED PER COUNTY COMMENTS	1/03

Indian Lakes

DESIGNED BY J.C.N.	DATE 9/02
DRAWN BY D.M.S.	DATE 9/02
CHECKED BY J.C.N.	DATE 9/02
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 40'

HOLE MONTES
ENGINEERS·PLANNERS·SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No.1772

SITE PAVING, GRADING and DRAINAGE PLAN - 1

LICENSED PROFESSIONAL ENGINEER No. 62437 STATE OF FLORIDA

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.

DATE 4/9/14

CAD FILE NAME:	DRAWING NO.:
98152DP1	4200-9
PROJECT NO.:	SHEET NO.:
98.152	9 OF 27

N:\98\98152\WK\SDP\SDPA 2014-04\98152DP1.dwg Tab: 4200-09_DP1 Apr 07, 2014 - 1:43pm Plotted by: JoeSmith

INDIAN LAKES DEVELOPMENT, 98.152

Attachment: Attachment D - Backup Package 2-9-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

N

0 20 40
SCALE FEET
SCALE: 1" = 40'

HIGH WATER ELEVATIONS
10 YR. = 14.18
25 YR. = 15.70
100 YR.= 16.20

EXIST. 1.46 AC. POND &
ARCHEOLOGICAL PRESERVE
(MEASURED AT TOP OF BANK)

NOTES:
1. PROVIDE A 25' PROTECTIVE BUFFER AROUND EXIST.LAKE/ ARCHEOLOGICAL PRESERVE.
2. BUFFER SHALL BE MAINTAINED IN A NATURAL STATE; SHOULD TREE REMOVAL, TREE OR SHRUB PLANTING OR OTHER DISTURBANCE OCCUR AS PART OF MAINTENANCE OR LANDSCAPE BUFFER, A PROFESSIONAL ARCHEOLOGIST SHALL BE PRESENT TO MONITOR THESE ACTIVITIES.
3. A PROFESSIONAL ARCHEOLOGIST SHALL MONITOR INSTALLATION OF ANY PIPES, DRAINS, OR OTHER EQUIPMENT NECESSARY TO CONSTRUCT AND/OR MAINTAIN THE THREE LAKE SYSTEM.
4. NO EXCAVATION WILL BE ALLOWED WITHIN THE LAKE ARCHEOLOGICAL PRESERVE AREA.
5. PRESERVATION OF THE LAKE/ARCHEOLOGICAL PRESERVE SHALL BE IN PERPETUITY.
INADVERTENT DISCOVERIES OF HUMAN REMAINS OR ARCHEOLOGICAL ARTIFACTS MADE DURING SITE DEVELOPMENT ACTIVITIES WILL BE HANDLED PER SECTION 2.2.25.8.10F LDC.

SIDE SLOPE WATER QUALITY SWALE
PERIMETER BERM MIN. TOP EL. = 15.7
5-18-06 place 6" PVC under walk have 300 parking neg'd 800
SIDE SLOPE WATER QUALITY SWALE
8' CHAIN LINK FENCE 0.78' EAST OF BOUNDARY LINE
EXIST R/W & SECTION LINE
PERIMETER BERM
20'x20' C.U.E.
6' SIDEWALK
EXIST 30" RCP
R35.81
S 89°16'56" E 5' (UTILITIES)

DREAM CATCHER CIRCLE
DANCING WIND LANE
PRESERVE CIRCLE
LAKE 1.33 AC.
CONTROL EL.=12.0
20' L.B.E.
WEIR CREST = 15.80
4' LONG
BLEEDDOWN = INV 12.00
0.20' HIGH BY 0.65' WIDE
LITTORAL PLANTING 2398 S.F.
LITTORAL PLANTING 2127 S.F.
5' SIDEWALK
F.F. EL.=17.42
1 F.F. EL.=17.27
22 F.F. EL.=17.42
24 W.P.P. F.F. EL.=17.42
23 F.F. EL.=17.42
CLUB HOUSE
BATH
POOL 1,439 S.F.
TOT LOT
MAIL BOXES
PUMP STATION
25 F.F. EL.=17.42
26 F.F. EL.=17.42
27 F.F. EL.=17.42
28 F.F. EL.=17.42
29 F.F. EL.=17.42
30 F.F. EL.=17.42
31 F.F. EL.=17.42
32 F.F. EL.=17.42
33 F.F. EL.=17.42
34 F.F. EL.=17.42
35 F.F. EL.=17.42
36 F.F. EL.=17.42
37 F.F. EL.=17.42
38 F.F. EL.=17.42
39 F.F. EL.=17.42
10-SPACE GARAGE EXISTING
10-SPACE GARAGE EXISTING
PERIMETER BERM MIN. TOP EL. = 15.7
EXISTING
EXISTING
10' LANDSCAPE BUFFER
30' ACCESS EASEMENT
77'x300' ACCESS EASEMENT
24" VALLEY GUTTER
'D' CURB TYP.
15" HDPE
18" RCP
24" RCP
30" RCP
36" RCP
CB-1 CB-2 CB-3 CB-4 CB-5 CB-10 CB-11 CB-12 CB-13 CB-14 CB-15 CB-16 CB-17 CB-18 CB-19 CB-22 CB-23 CB-24
JB-10 JB-11 JB-12 JB-13
YD-9 YD-10
ME-1 ME-2 ME-7 ME-8 ME-9 ME-10 ME-11
WCS-1
DITCH
COCOHATCHEE CANAL
100' CANAL R/W
EXIST R/W
TYPE "E" CURB
TYPE "F" CURB
IMMOKALEE ROAD
EXIST GR
EXIST. BAY WEST NURSERY BRIDGE
EXIST. 3' SIDEWALK
MATCH EXIST.
NO SIDEWALK ON NORTH SIDE OF IMMOKALEE ROAD BY COUNTY TRANSPORTATION DEPARTMENT DESIGN
S-24 S-25 S-25A S-25B S-25C

SEE SHEET 20-22 FOR TYPICAL SECTIONS
SEE SHEET 9 FOR DRAINAGE STRUCTURE DATA

LETTER	REVISIONS	DATE
A	REVISED PER COUNTY COMMENTS ON SDPA	04/2014
A	SITE DEVELOPMENT PLAN AMENDMENT	02/2014
A	REVISED PER COUNTY COMMENTS & CHG. GRADES	8/04
A	REVISED PER NEW OWNERSHIP	3/04
A	REVISED PER COUNTY COMMENTS & CHG. GRADES	4/03
A	REVISED PER COUNTY COMMENTS	1/03

AMBERTON

DESIGNED BY J.C.N.	DATE 9/02
DRAWN BY D.M.S.	DATE 9/02
CHECKED BY J.C.N.	DATE 9/02
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 40'

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Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SITE PAVING, GRADING and DRAINAGE PLAN - 2

PROFESSIONAL ENGINEER: WILSON A. GARCIA, P.E. LICENSE No. 62436
No. 62436 STATE OF FLORIDA PROFESSIONAL ENGINEER
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW.
11/9/12

CAD FILE NAME: 98152DP2	DRAWING NO.: 4200-10
PROJECT NO.: 98.152	SHEET NO.: 10 OF 27

H:\1998\1998152\DWG\SDPA 2014 - 04\98152DP2.dwg Tab: 4200-10_DP1 Apr 08, 2014 - 10:28am Plotted by: JonSmith

Attachment: Attachment D - Backup Package 2-9-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

NOTE:

⚠ ASSEMBLY, HOT-TAP, AERIAL CROSSING AND ALL WATER & SEWER LINES

SCALE: 1" = 40'

EXIST. 1.46 AC. POND & ARCHEOLOGICAL PRESERVE (MEASURED AT TOP OF BANK)

LAKE 1.33 AC.

DREAM CATCHER CIRCLE

DANCING WIND LANE

PRESERVE CIRCLE

CLUB HOUSE

POOL 1,439 S.F.

TOT LOT

PUMP STATION

EXIST. BAY WEST NURSERY BRIDGE

EXISTING BRIDGE

IMMOKALEE ROAD

COCOHATCHEE CANAL

IMMOKALEE ROAD 6-LANING PROJECT BY OTHERS

LETTER	REVISIONS	DATE
⚠	REVISED PER COUNTY COMMENTS ON SDPA	04/2014
⚠	SITE DEVELOPMENT PLAN AMENDMENT	02/2014
⚠	REVISED PER COUNTY COMMENTS	6/04
⚠	REVISED PER NEW OWNERSHIP	2/04
⚠	REVISED PER COUNTY COMMENTS	4/03
⚠	REVISED PER COUNTY COMMENTS	1/03

AMBERTON ⚠

DESIGNED BY	J.C.N.	DATE	9/02
DRAWN BY	D.M.S.	DATE	9/02
CHECKED BY	J.C.N.	DATE	9/02
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 40'

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950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No.1772

SITE UTILITIES PLAN - 2

ENGINEER: WILSON A. GARCIA, P.E. LICENSE No. 62436

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW

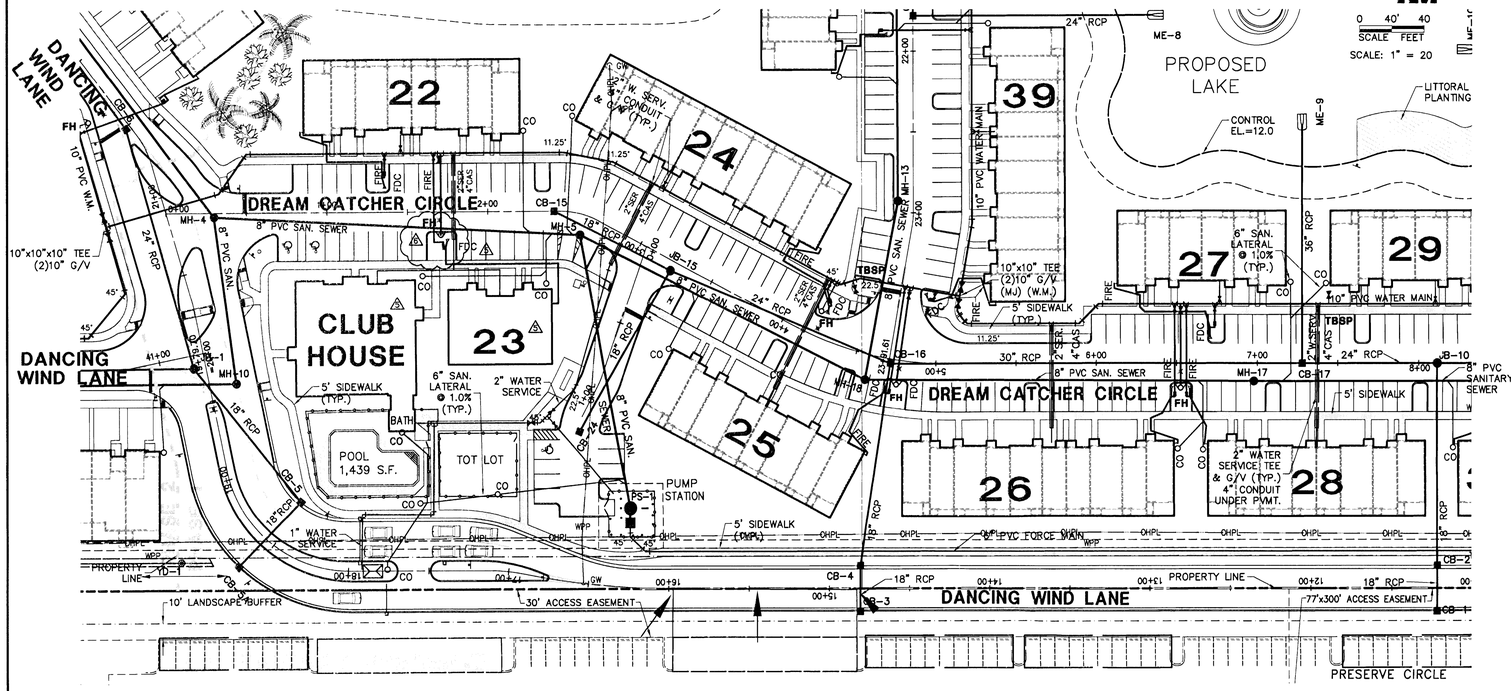
No 62436 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE 4/9/14

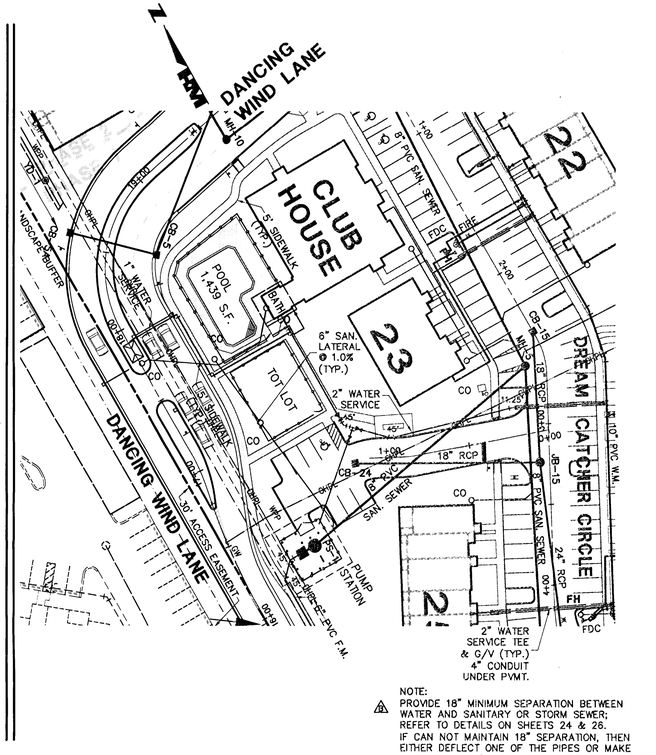
CAD FILE NAME: 98152SP2	DRAWING NO.: 4200-12
PROJECT NO.: 98.152	SHEET NO.: 12 OF 27

H:\1998\98152\DWG\SDP\SDPA 2014-04\98152SP2.dwg Tab: 4200-12_SP2 Apr 08, 2014 - 10:32am Plotted by: JonSmith

Attachment: Attachment D - Backup Package 2-9-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

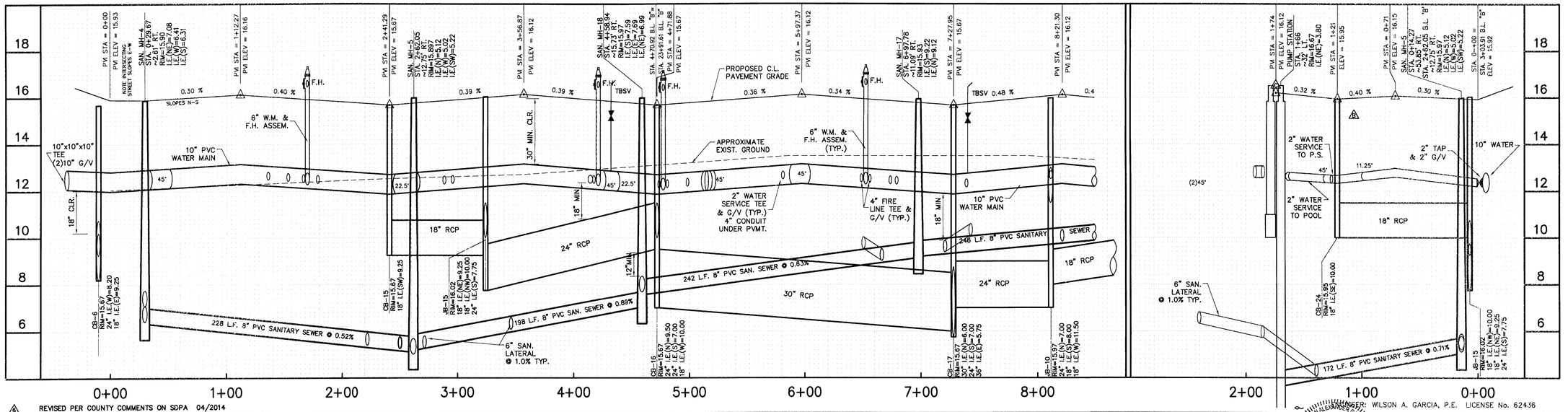


DREAM CATCHER CIRCLE
BASELINE "B"



NOTE:
⚠ PROVIDE 18" MINIMUM SEPARATION BETWEEN WATER AND SANITARY OR STORM SEWER; REFER TO DETAILS ON SHEETS 24 & 26. IF CAN NOT MAINTAIN 18" SEPARATION, THEN EITHER DEFLECT ONE OF THE PIPES OR MAKE JOINTS OVER 10' FROM EITHER SIDE OF CONFLICT AND ENCASE IN CONCRETE.

⚠ PUMP STATION



LETTER	REVISIONS	DATE
⚠	REVISED PER COUNTY COMMENTS ON SDPA	04/2014
⚠	SITE DEVELOPMENT PLAN AMENDMENT	02/2014
⚠	REVISED PER COUNTY COMMENTS	6/04
⚠	REVISED PER NEW OWNERSHIP	3/04
⚠	REVISED PER COUNTY COMMENTS	4/03
⚠	REVISED PER COUNTY COMMENTS	1/03

AMBERTON ⚠

DESIGNED BY	J.C.N.	DATE	9/02
DRAWN BY	D.M.S.	DATE	9/02
CHECKED BY	J.C.N.	DATE	9/02
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 40'

HOLE MONTES
ENGINEERS·PLANNERS·SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No.1772

PLAN & PROFILE
B.L. "B" STA. 0+00 to 8+00
DREAM CATCHER CIRCLE & PUMP STATION

ENGINEER: WILSON A. GARCIA, P.E. LICENSE No. 62436

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL SIGNED BELOW.

STATE OF FLORIDA
WILSON ALEXANDER GARCIA
No. 62436
PROFESSIONAL ENGINEER
9/9/14

CAD FILE NAME:	98152PP5
PROJECT NO.:	98.152
DRAWING NO.:	4200-17
SHEET NO.:	17 OF 27

I:\1998\1998152\DWG\SDPA 2014-04\98152PP5.dwg Tab: 4200-17, PP5 Apr 07, 2014 - 4:40pm Plotted by: JonSmith

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 - PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

SDPA-PL20130002339 REV: 1
AMBERTON
DATE: 2/20/14
DUE: 3/20/14

LEGAL DESCRIPTION:

THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF.

AND

THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 30 FEET THEREOF.

AND

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LEGEND:

POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
CCR	=	COLLIER COUNTY RECORDS
ORB	=	OFFICIAL RECORD BOOK
PG	=	PAGE
PB	=	PLAT BOOK
℄	=	CENTERLINE
CONC	=	CONCRETE
CBS	=	CONCRETE BLOCK STRUCTURE

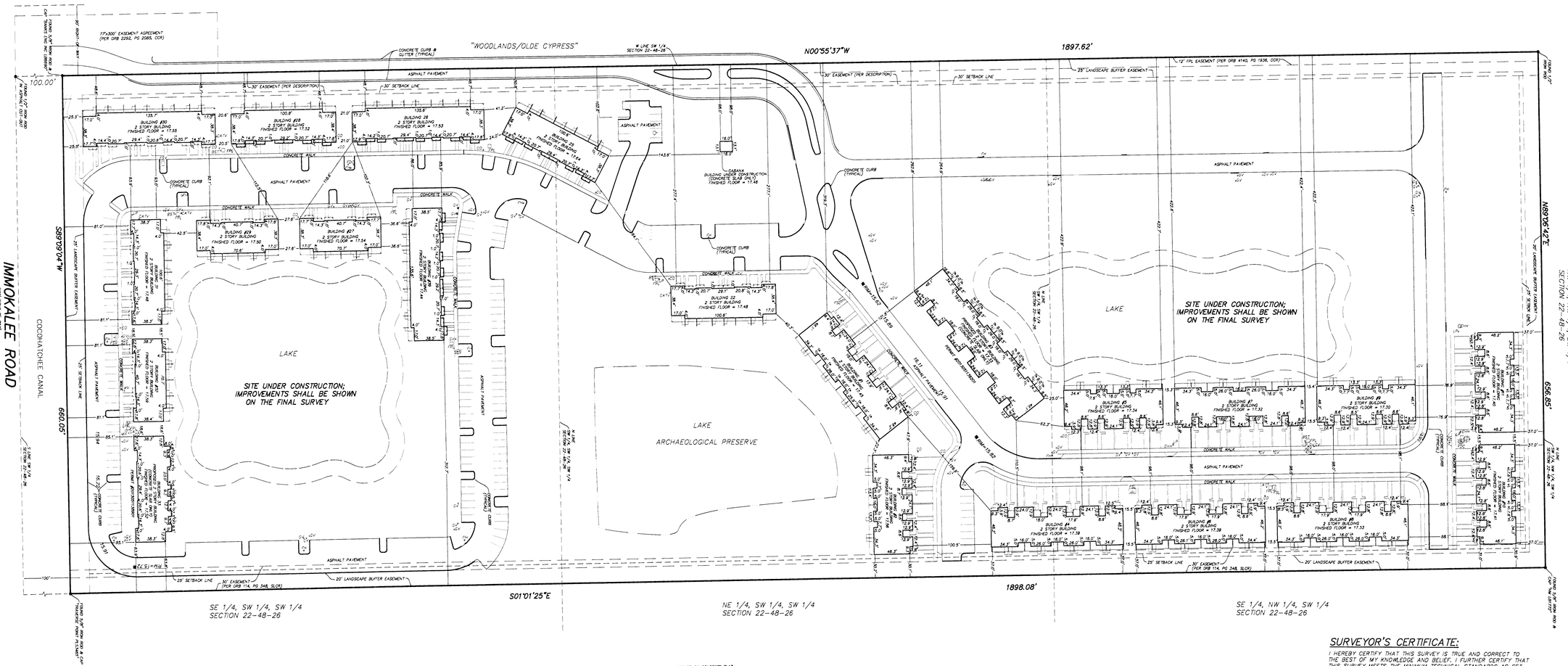
SURVEYOR'S NOTES:

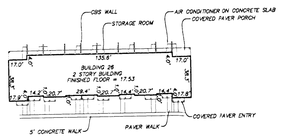
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY RADIUS PROFESSIONAL SURVEYOR & MAPPER, LLC.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST; BEARING: N00°55'37"W.
4. BENCHMARK REFERENCE:
ONSITE BENCHMARKS PROVIDED BY HOME DYNAMICS CORPORATION.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
6. UNDERGROUND FOUNDATIONS AND INSTALLATIONS WERE NOT LOCATED. ONLY SURFACE EVIDENCE OF SUBTERRANEAN USE IS SHOWN WHEN VISIBLE.
7. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.

60' 30' 0 60' 120'
GRAPHIC SCALE
1" = 60'

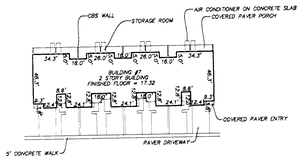
NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY PANEL No.:	120067 0214 H
F.I.R.M. INDEX DATE:	5-16-12
EFFECTIVE DATE:	5-16-12
ZONE:	AH
BASE ELEVATION:	13.5 NAVD 1988





TYPICAL DETAIL AROUND BUILDING



TYPICAL DETAIL AROUND BUILDING

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

DATE SIGNED: 1-28-14
LAST DATE IN FIELD: 11-21-13

MICHAEL D. KLIMKIEWICZ
FLORIDA REGISTERED SURVEYOR & MAPPER
REGISTRATION NUMBER LS6611

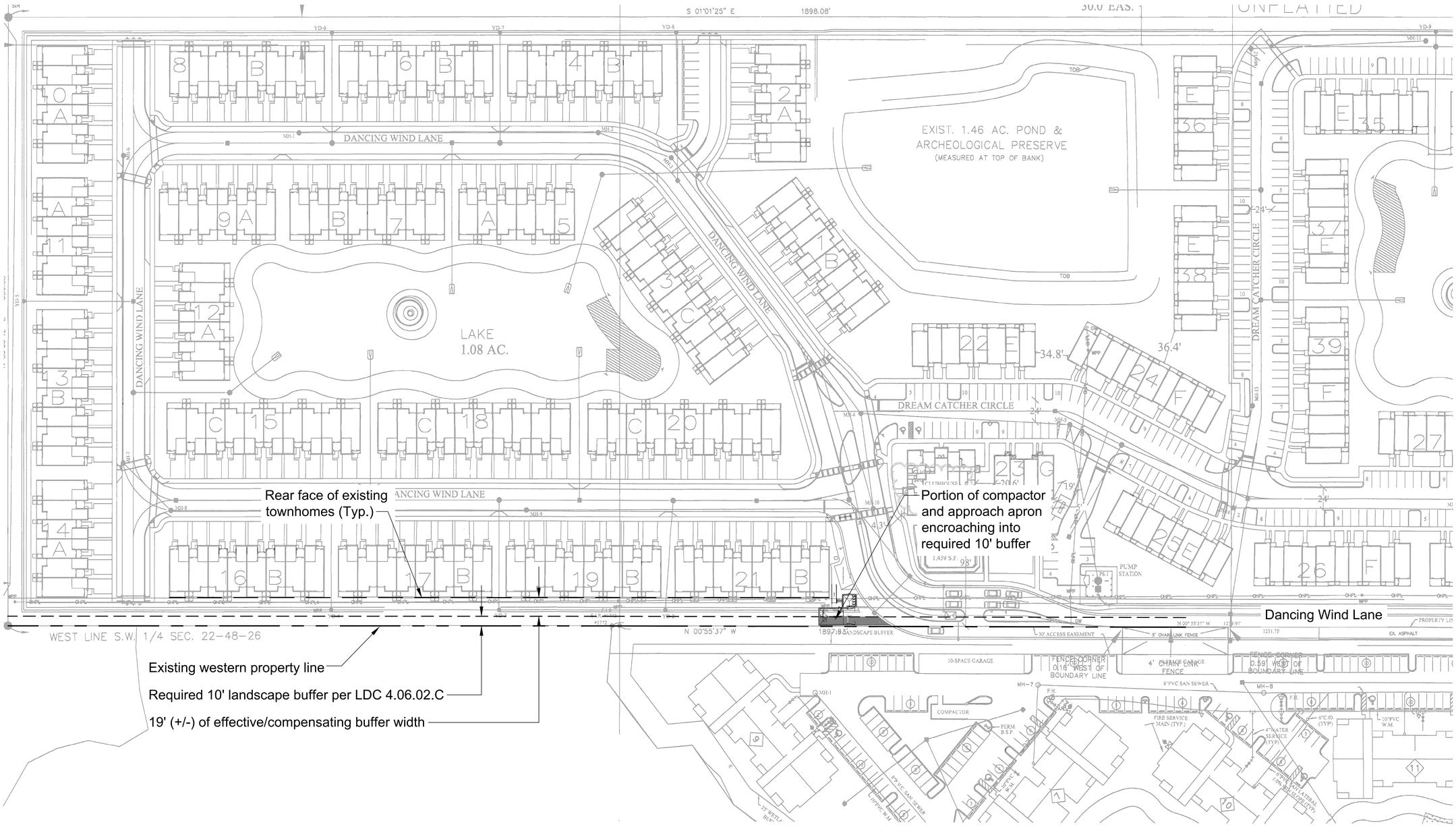
Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
30 PINEHURST LANE
BOCA RATON, FL 33431
(561)244-9153 (561)961-4066
LICENSED BUSINESS No. LB7733

REVISION	FB/PG	DWN	DATE	CHK
SPOT SURVEY - BUILDING #3	SKETCH	MK	11-8-13	MDK
SPOT SURVEY - BUILDING #33	SKETCH	MK	11-21-13	MDK

BOUNDARY SURVEY
AMBERTON
PORTION OF SW 1/4, SECTION 22-48-26
COLLIER COUNTY, FLORIDA

SCALE: 1"=60'
DRAWN BY: MK
SHEET No. 1 of 1
PROJECT No. 13327

Attachment: Attachment D - Backup Package 2-9-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



Board of Professional Engineers
Certificate of Authorization
No. 26432

Pensacola:
501 Fitzgerald Street
Pensacola, FL 32505
T (850) 444.9493
F (866) 688.1589

Tampa Bay:
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
T (813) 962.1752
F (866) 413.6206

Revisions

1, 11-23-20, Revised per Collier County staff review comments.

NORTH

Scale 1" = 50'

Olde Cypress PUD
(Amberton Townhomes Compactor)

8067 Dream Catcher Circle, Naples, FL 34119

Date

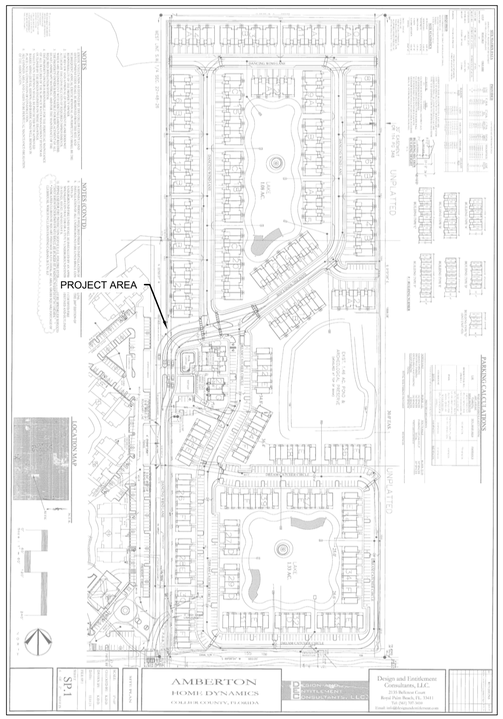
Reviewed by
RMO

Plan Description
Landscape Buffer Deviation Exhibit

Sheet No.
E1

PLANNING

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



FAIRVIEW PRESERVE CONDOMINIUMS

10' Landscape Buffer per LDC Sec. 4.06.02.C

25' Landscape Buffer Esmt.

Proposed Italian Cypress (Cupressus sempervirens):
Quantity - 3
Min. Height - 12'
Min. DBH - 3"

Existing power pole

Existing Palm Tree, Typ., relocated out of improvements area

1' (Deviation A)

11.96'

EXISTING TOWNHOMES

Compactor Enclosure
(Deviation No. 1 & 3)

RAMP

Recyclables/ Large Items Enclosure

HC Accessible Parking Stall

Proposed concrete sidewalk

Approach apron

DANCING WIND LANE

Property Line

GATE

GATE

POOL

EXISTING CLUBHOUSE

ONE STORY MASONRY GARAGE BUILDING

SITE DATA TABLE

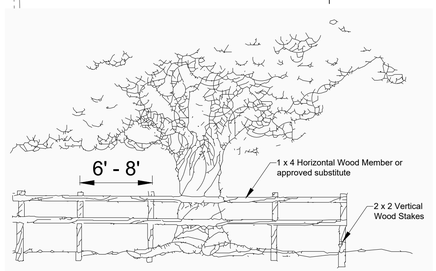
Parcel ID Numbers:	00188960004 & 00190040006 & 00188000003
Existing Zoning:	P.U.D.
Existing / Proposed Use:	Townhomes
Overall Property Area:	28.69 acres (M.O.L.)
Proposed Project Area:	2,753 s.f. (0.07 Ac.)
Proposed Building Area:	0 sq.ft.
Flood Zone:	X
(Per FEMA FIRM map, Community Panel Number 12101 C 0426 F, revised 9/26/2014)	

NOTES:

1. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AID SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE \1AINTEANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE PREVIOUSLY APPROVED PLANS.
4. VEGETATION TO BE RETAINED SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

Existing Tree Desc.

#"	= OAK TREE
#"	= PALM TREE
#"	= ORNAMENTAL TREE
#"	= DIAMETER AT BREAST HEIGHT
#",#",#"	= MULTI–TRUNK TREE, INDIVIDUAL SIZES SHOWN



Tree Protection Barricade

Board of Professional Engineers
Certificate of Authorization
No. 26432

Pensacola:
501 Fitzgerald Street
Pensacola, FL 32505
T (850) 444.9493
F (866) 688.1589

Tampa Bay:
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
T (813) 962.1752
F (866) 413.6206

Revisions

1, 7-22-20, Revised per Collier County staff review comments.

2, 11-23-20, Revised per Collier County staff review comments.

NORTH

Scale
1" = 10'

Olde Cypress PUD
(Amberton Townhomes Compactor)

8067 Dream Catcher Circle, Naples, FL 34119

Date

Reviewed by
JMG, RMO

Plan Description
PUD Insubstantial Change Site Plan

Sheet No.
SP1

2018-0130NAPres PUD\ Plan.dwg
CA

PLANNING

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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
TEG AMBERTON MVP LLC	11.5034%
TEG AMBERTON MSR LLC	16.7673%
TEG AMBERTON MLA LLC	18.5463%
TEG AMBERTON WAV LLC	11.3871%
TEG AMBERTON LLC	41.7959%

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 9/20/2017

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

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

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

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

4/22/2020
Date

Yshia David Willner, Authorized Signor
Agent/Owner Name (please print)

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

Florida Fish and Wildlife Conservation Commission

Commissioners
Robert A. Spottswood
Chairman
Key West
Michael W. Sole
Vice Chairman
Tequesta
Rodney Barreto
Coral Gables
Steven Hudson
Fort Lauderdale
Gary Lester
Oxford
Gary Nicklaus
Jupiter
Sonya Rood
St. Augustine

Executive Staff
Eric Sutton
Executive Director
Thomas H. Eason, Ph.D.
Assistant Executive Director
Jennifer Fitzwater
Chief of Staff

South Region
Dr. Thomas Reinert
Regional Director

561-625-5122
561-625-5129 FAX

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

South Region
8535 Northlake Boulevard
West Palm Beach, FL
33412-3303

Hearing/speech-impaired:
800-955-8771 (T)
800-955-8770 (V)

MyFWC.com

Amberton Townhomes and Collier County,

The Florida Fish and Wildlife Conservation Commission is recommending that a trash compactor be installed at this property due to bear activity in the area. Many of the residents lack an exterior garbage storage structure, a trash compactor will remove the incentive for bears to enter the neighborhood and will help keep residents and staff safe. We have recommended an assortment of bear resistant compactors, dumpsters, and trash cans at several other properties in Collier County as well as statewide. Communities across Florida are becoming BearWise and securing garbage attractants using these methods has prevented or greatly reduced bear conflicts and encounters.

If you have any questions or concerns, please contact me at 386-965-2464

Thank you,

Mike Orlando

Assistant Bear Management Program Coordinator

Florida Fish and Wildlife Conservation Commission

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000231

I, Yshi - David Willner (print name), as owner (title, if applicable) of TEG Amberton MLA, LLC (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 Russell Ottenberg of Planeng, 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

7/27/29
Date

STATE OF ~~FLORIDA~~ NEW YORK
COUNTY OF ~~COLLIER~~ ROCKLAND

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 27 day of July, 2020, by (printed name of owner or qualifier) Yshia David Willner.

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 Seal

Notary Signature: Rachel Botnick

Rachel Botnick
Notary Public, State of New York
No. 5004219
Qualified in Rockland County
Commission Expires November 16, 2022

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

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000231

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[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Rachel Botnick

Notary Seal

Rachel Botnick
Notary Public, State of New York
No. 5004219
Qualified in Rockland County
Commission Expires November 16, 2022

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

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

AFFIDAVIT OF AUTHORIZATION

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[ ] Has produced _____ as identification.

Notary Seal

Notary Signature: Rachel Botnick

Rachel Botnick
Notary Public, State of New York
No. 5004219
Qualified in Rockland County
Commission Expires November 16, 2022

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

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000231

I, Yshi - David Willner (print name), as owner (title, if applicable) of TEG Amberton WAV LLC (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 Russell Ottenberg of Planeng, 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

7/27/29
Date

STATE OF ~~FLORIDA~~ NEW YORK
COUNTY OF ~~COLLIER~~ ROCKLAND

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 27 day of July, 2020, by (printed name of owner or qualifier) Yshia David Willner.

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 Seal

Notary Signature: Rachel Botnick

Rachel Botnick
Notary Public, State of New York
No. 5004219
Qualified in Rockland County
Commission Expires November 16, 2022

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

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AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000231

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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
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[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Seal

Notary Signature: Rachel Botnick

Rachel Botnick
Notary Public, State of New York
No. 5004219
Qualified in Rockland County
Commission Expires November 16, 2022

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

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

From: Andrew Dickman
To: Russell Ottenberg
Cc: KellyJohn; BellowsRay; jeremy.frantz@colliercountyfl.gov; Heather
Subject: Olde Cypress-Amberton (PL202000000231) NIM Waiver Request/GRANTED
Date: Tuesday, November 10, 2020 5:44:22 PM
Importance: High

You have requested a waiver of the neighborhood information meeting (NIM) in connection with the above referenced application. Pursuant to Sec. 10.03.06(H)(2)(a) of the Collier County land development code, a NIM is required for your application except "upon written request by the applicant, the Hearing Examiner has the discretion to waive the NIM after the first set of staff review comments have been issued."

I have reviewed your request and I have been informed by county staff that the first set of staff review comments have been issued and staff is in favor of this waiver. If this is not correct, please let me know immediately.

Based on the above information, your NIM waiver request is **GRANTED**, with one condition. If any opposition to your application occurs between the granting of this waiver and the public hearing, I reserve the right to reschedule the hearing and require the holding of a NIM.

Sincerely,

Andrew

_____

Andrew Dickman, Esq., AICP
Collier County Hearing Examiner
(239) 434-0840
https://www.colliercountyfl.gov/your-government/divisions-f-r/hearing-examiner

All government correspondence is subject to the public records law.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

4105 15th Avenue S.W.
Naples, Florida 34116

19th February, 2019

Re: No Objection Letter ~ Construction of Trash Compactor at Amberton Townhomes

Mr. Childress,

Florida Power and Light Company has reviewed your proposed construction of a trash compactor at Amberton Townhomes, located at 8067 Dream Catcher Cir, Naples, FL 34119, and has no objection to the construction at this location. This "no objection" is provided with the stipulation that any FPL facilities within easements at this property retain all rights.

If you have any questions regarding this matter, please contact me at 239-353-6024.

Sincerely,

Patrick Riley
FPL Associate Engineer - Distribution

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

Deviations & Justifications
for PUD Insubstantial Change
to
Olde Cypress PUD (Amberton Townhomes Compactor)

Deviations and Justifications

In order to remedy this situation and to facilitate proposed improvements described above and also depicted on the PUD Insubstantial Change Site Plan, the following deviations are being requested:

Deviation A:

Deviation from LDC Sec. 4.06.02.C, which requires a 10' Type A buffer where multi-family use abuts multi-family use to instead allow a 1' buffer yard, however, only in the area where the compactor enclosure and approach apron will be located. [Enhanced plantings will be included to mitigate the reduction in buffer width. These plantings will consist of four (4) Autograph Plants (Clusea rosea), a minimum of 5' high at planting, planted at 5'-0" on center.]

Justification for Deviation

Section 10.02.13.E.1 of the Collier County Land Development Code establishes the criteria by which a substantial change to an existing PUD shall be evaluated. An Insubstantial Change must ***not*** meet these criteria. Accordingly, the following describe how this application does not meet the criteria for the LDC section listed above:

a. There is no proposed change to the boundary of the PUD;
b. There is no proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development;
c. There is not a proposed decrease in preservation, conservation, recreation or open space areas within the development that exceeds 5 percent of the total acreage previously designated as such, or 5 acres in area;
d. There is no proposed increase in the size of areas used for nonresidential uses, including institutional, commercial and industrial land uses (excluding preservation, conservation or open spaces), nor is there a proposed relocation of nonresidential land uses;

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

e. There is not a substantial increase in the impacts of the development, including, but not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

f. The proposed change will not result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

g. The proposed change will not result in a requirement for increased stormwater retention, nor will it otherwise increase stormwater discharges;

h. The proposed change that will not bring about a relationship to an abutting land use that would be incompatible with an adjacent land use;

i. The proposed modification to the PUD master plan and PUD documents/PUD ordinance is not inconsistent with the Future Land Use Element or other element of the Growth Management Plan, nor does the proposed modification increase the density or intensity of the permitted land uses;

j. The proposed change is not to a PUD district designated as a development of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under LDC section 10.02.13;

k. The proposed modification to the PUD master plan and PUD document or amendment to the PUD ordinance does not create impact(s) deemed to be a substantial modification as described under LDC section 10.02.13.

In addition to the above, the following paragraphs demonstrate the proposed compactor/location will ***not*** have a substantial impact on either the existing Olde Cypress PUD or the immediately abutting property.

Landscaping will be installed to further screen the enclosure from the adjoining condominium project (see sheet SP1, PUD Insubstantial Change Site Plan for location, size and quantity). The proposed landscaping on the Amberton Townhomes property will augment the existing landscaping

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

(see Aerial Photo Exhibit) there as well as the existing landscaping along the eastern property line of the Fairway Preserve Condominiums property. This will ensure enhanced screening and buffering is achieved between the two projects (see sheet SP1 – PUD Insubstantial Change Site Plan).
The proposed compactor will also have good separation from the adjoining condominium development. As can be seen from the aerial (copy attached), the nearest structure on the adjoining Fairway Preserve Condominiums property is a multi-car carport, which is roughly 30 feet to the west. The distance to the nearest condominium building is roughly 85 feet (to the northwest), with intervening parking and drive aisles.

The compactor itself is an automated unit and will be accessed on its East side, facing inwards to the Amberton Townhomes community and away from the Fairway Preserve condominium property. It will operate intermittently and has a cycle time of 30 seconds. According to the manufacturer it operates at about 88 decibels. Since the compactor will be within a concrete block enclosure with nine-foot-tall walls, the sound emanating from it will be further attenuated and therefore will not generate unusual amounts of noise. Additionally, the dumpster (and its enclosure) is separated from the nearest condominium by a much greater distance than average speaking distance, thus the actual noise level will be further attenuated to lower than normal conversation levels. The effect of the enclosure wall as a barrier and the attenuation over distance is illustrated by the attached Sound Propagation Calculator exhibits. For someone standing at grade in front of the nearest condo, the sound level would be attenuated to just over 40 decibels whereas the sound level on the outside of the 3rd floor of the nearest condo would be attenuated to just under 44 decibels. Normal speech at a distance of 3-5 feet is typically in the 60-70 decibel range. The condo walls would further attenuate sound from the compactor. Per the attached Centers for Disease Control and Prevention (CDC) "Common Sources of Noise and Decibel Levels" chart excerpt, the compactor will generate noise approximately equivalent to a refrigerator hum at the nearest condo.

Consistency and Compatibility

The Future Land Use Element (FLUE) of Collier County's Growth Management Plan provides the framework for growth and development in the unincorporated county. As such, it enumerates certain Goals, Objectives and Policies to direct growth and development. This includes establishment of Future Land Use Designations and application thereof to land within the

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

unincorporated County. According to Collier County's Future Land Use Map, the subject property lies within the Urban Residential Subdistrict. According to the FLUE, the purpose of the Urban Residential Subdistrict is to "provide for higher densities in an area with fewer natural resource constraints and where existing and planned public facilities are concentrated"; it permits residential density up to 16 units/acre. The Amberton Townhomes development has a density of 10.67 units/acre according to its approved SDPA (SDP2002-AR-3172). No additional density is proposed as part of the compactor project. Consequently, the project is consistent with the underlying land use.

Given the fact the compactor enclosure will be architecturally finished and screened from the Fairview Preserve condominiums as well as the fact the noise will be significantly abated to less than normal conversation levels, the proposed compactor is compatible with the adjoining Fairview Condominiums development.

In addition to the above, Policy 5.6 of the FLUE states:

> *New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended).*

The proposed compactor enclosure *is connected to and in a limited way extends* the infrastructure of Dancing Wind Lane. The proposed compactor enclosure is not truly "new development", but rather necessary appurtenant infrastructure to address a current health, safety and welfare issue caused by bears foraging for food. As such, and as described above, the proposed compactor enclosure is compatible with surrounding land uses. It is also complimentary to the land uses as solid waste disposal is a common and required function found in all developments.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

Summary

The proposed compactor enclosure:

- Is necessary to address a public health, safety and welfare issue.
- Will provide a nine-foot tall, architecturally finished, solid enclosure to screen the compactor from view.
- Will include an Autograph Plant hedge along the north face of the enclosure to further screen it from view.
- Will generate less noise at the outside of the nearest Fairview Preserve condominium than normal conversation levels; it will be roughly equivalent to that of a refrigerator hum.
- Will be located in an area currently devoid of landscape screening.
- Is consistent with the underlying "Urban Residential Subdistrict" Future Land Use Designation.
- Is compatible with the Amberton Townhomes and Fairview Preserve Condominiums developments.

Consequently, and in light of the above, we respectfully request approval of this PUD Insubstantial Change application on behalf of the owners and residents of the Amberton Townhomes project.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

PROPOSED TEXT CHANGES TO OLDE CYPRESS PUD ORD. NO. 2000-37, AS AMENDED

SECTION IX

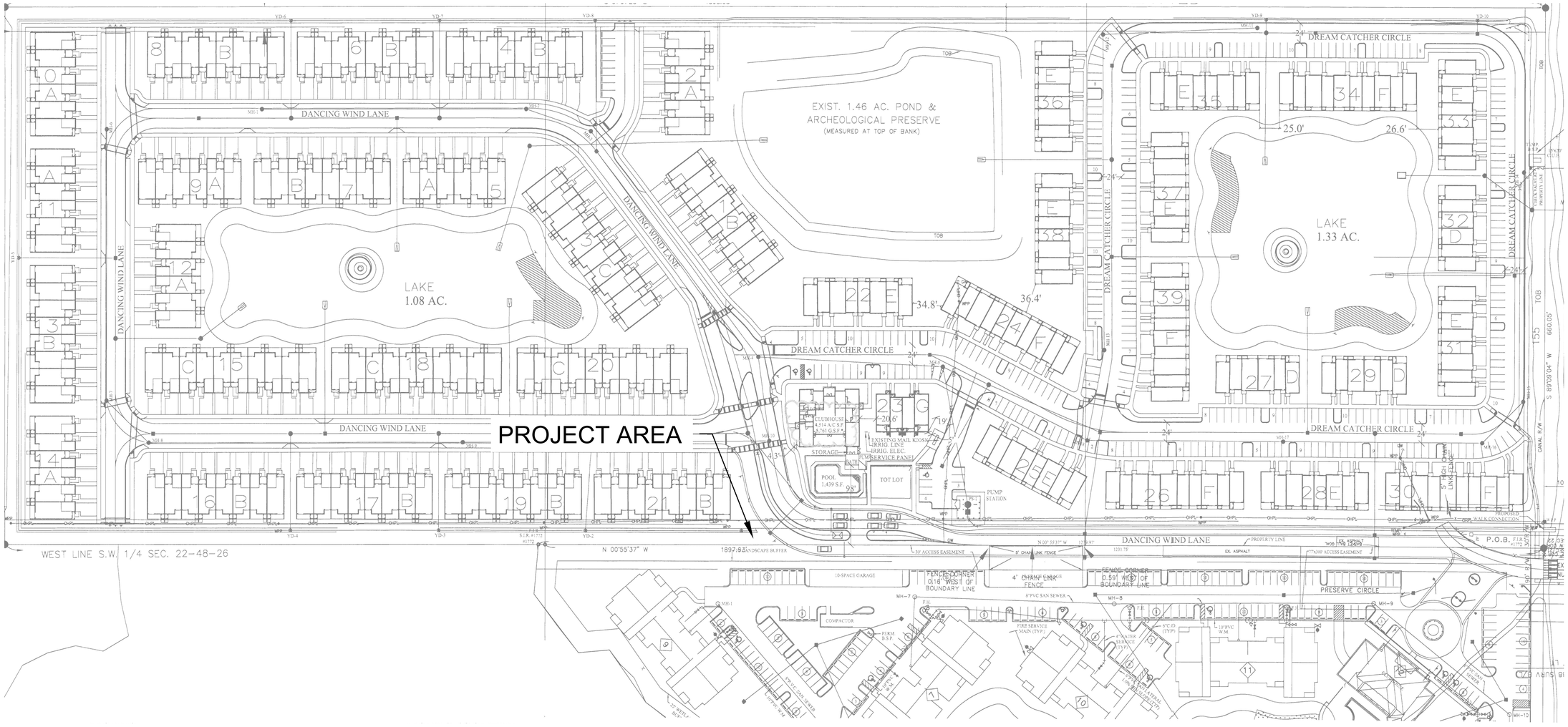
GENERAL DEVELOPMENT COMMITMENTS

9.14 DEVIATIONS

A. Deviation from LDC Sec. 4.06.02.C, which requires a 10-foot Type A buffer where multi-family use abuts multi-family use to instead allow a 1-foot buffer yard, however, only in the area where the compactor enclosure and approach apron will be located. [Enhanced plantings will be included to mitigate the reduction in buffer width. These plantings will consist of four (4) Autograph Plants (Clusea rosea), a minimum of 5 feet high at planting, planted at 5 feet on center. SEE EXHIBIT SP-2]

Words ~~struck through~~ are deleted; words underlined are added.

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes



Board of Professional Engineers
Certificate of Authorization
No. 26432

Pensacola:
501 Fitzgerald Street
Pensacola, FL 32505
T (850) 444.9493
F (866) 688.1589

Tampa Bay:
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
T (813) 962.1752
F (866) 413.6206

Revisions

1, 7-22-20, Revised per Collier County staff review comments.

2, 11-23-20, Revised per Collier County staff review comments.

3, 1-5-20, Revised per Collier County staff review comments.

NORTH

Scale
NTS

Olde Cypress PUD
(Amberton Townhomes Compactor)

8067 Dream Catcher Circle, Naples, FL 34119

Date

Reviewed by
JMG, RMO

Plan Description
PUD Insubstantial Change Site Plan

Sheet No.
SP1

PLANNING

2018-0130\NAPres PUD\ Plan SP1.dwn
CA

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

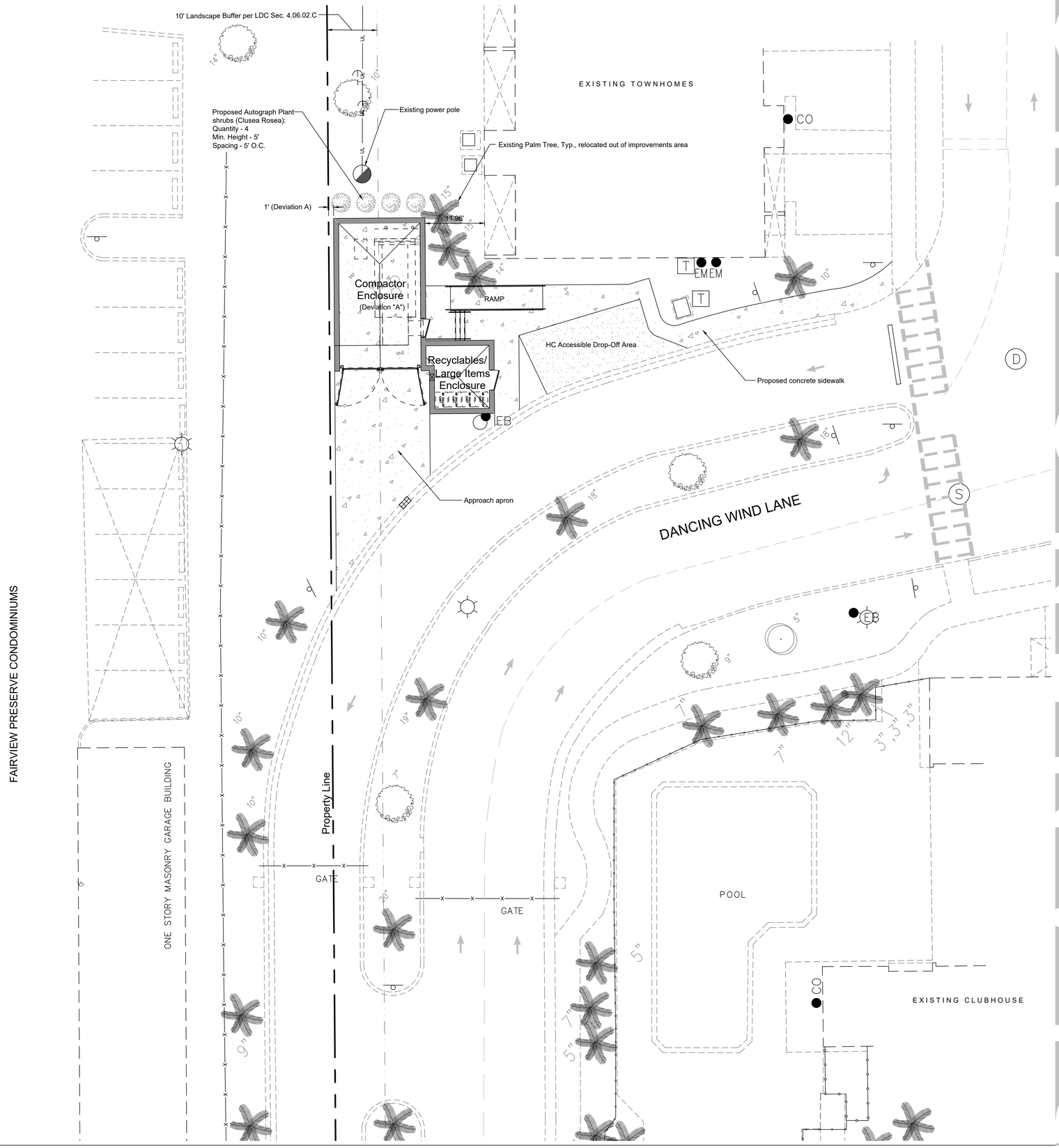
SITE DATA TABLE

Parcel ID Numbers:	00188960004 & 00190040006 & 00188000003
Existing Zoning:	P.U.D.
Existing / Proposed Use:	Townhomes
Overall Property Area:	28.69 acres (M.O.L.)
Proposed Project Area:	2,753 s.f. (0.07 Ac.)
Proposed Building Area:	0 sq.ft.
Flood Zone:	X

(Per FEMA FIRM map, Community Panel Number 12101 C 0426 F, revised 9/26/2014)

NOTES:

1. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AI\D SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE \1AINTEANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE PREVIOUSLY APPROVED PLANS.
4. VEGETATION TO BE RETAINED SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.



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3, 1-5-20, Revised per Collier County staff review comments.

Scale
1" = 10'

Olde Cypress PUD
(Amberton Townhomes Compactor)
8067 Dream Catcher Circle, Naples, FL 34119

Date

Reviewed by
JMG, RMO

Plan Description
PUD Insubstantial Change Site Plan

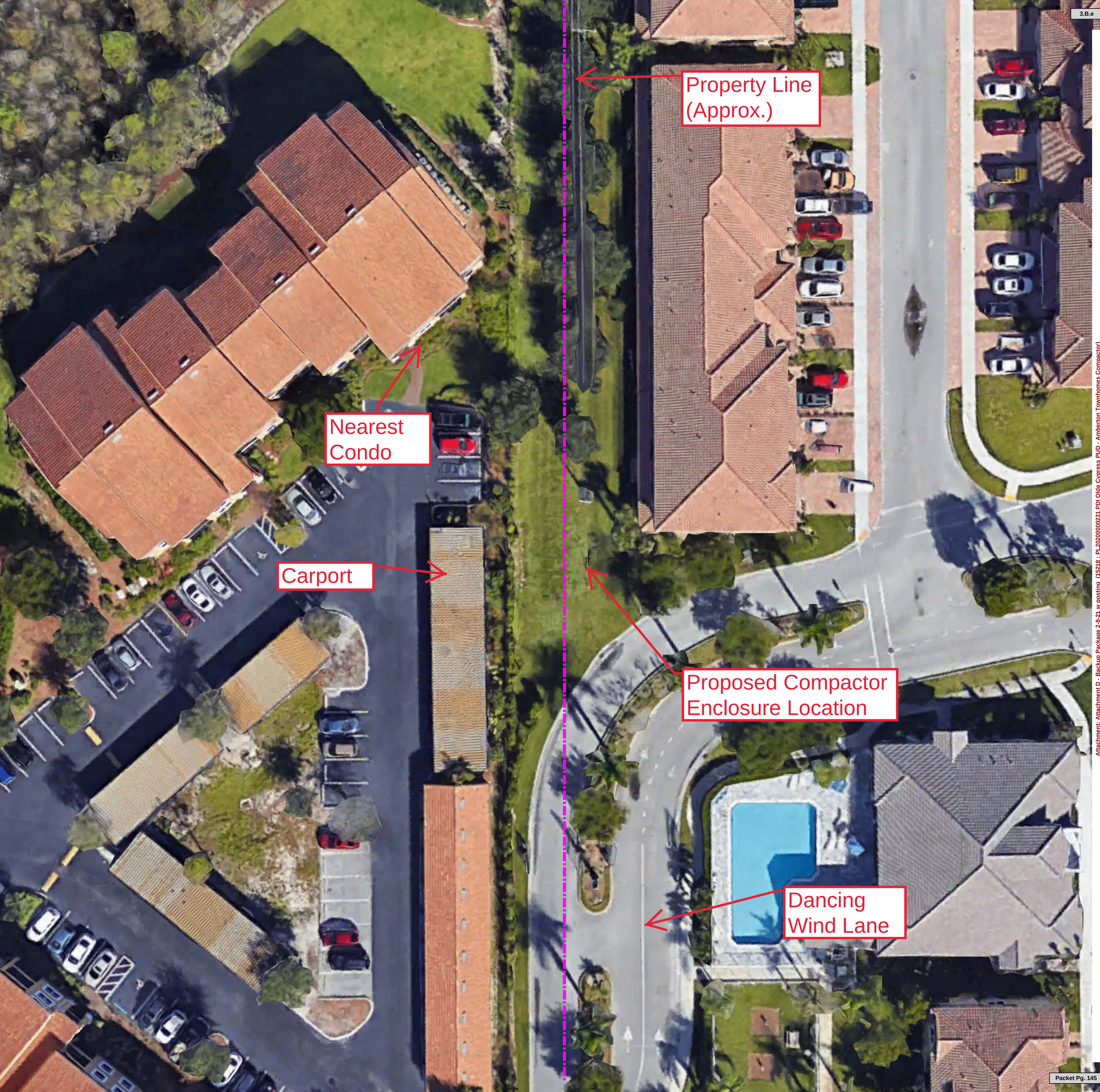
Sheet No.
SP2

2018-0130\NAPres\PUD\Plan SP2.dwn
CA

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Aerial Photo Exhibit

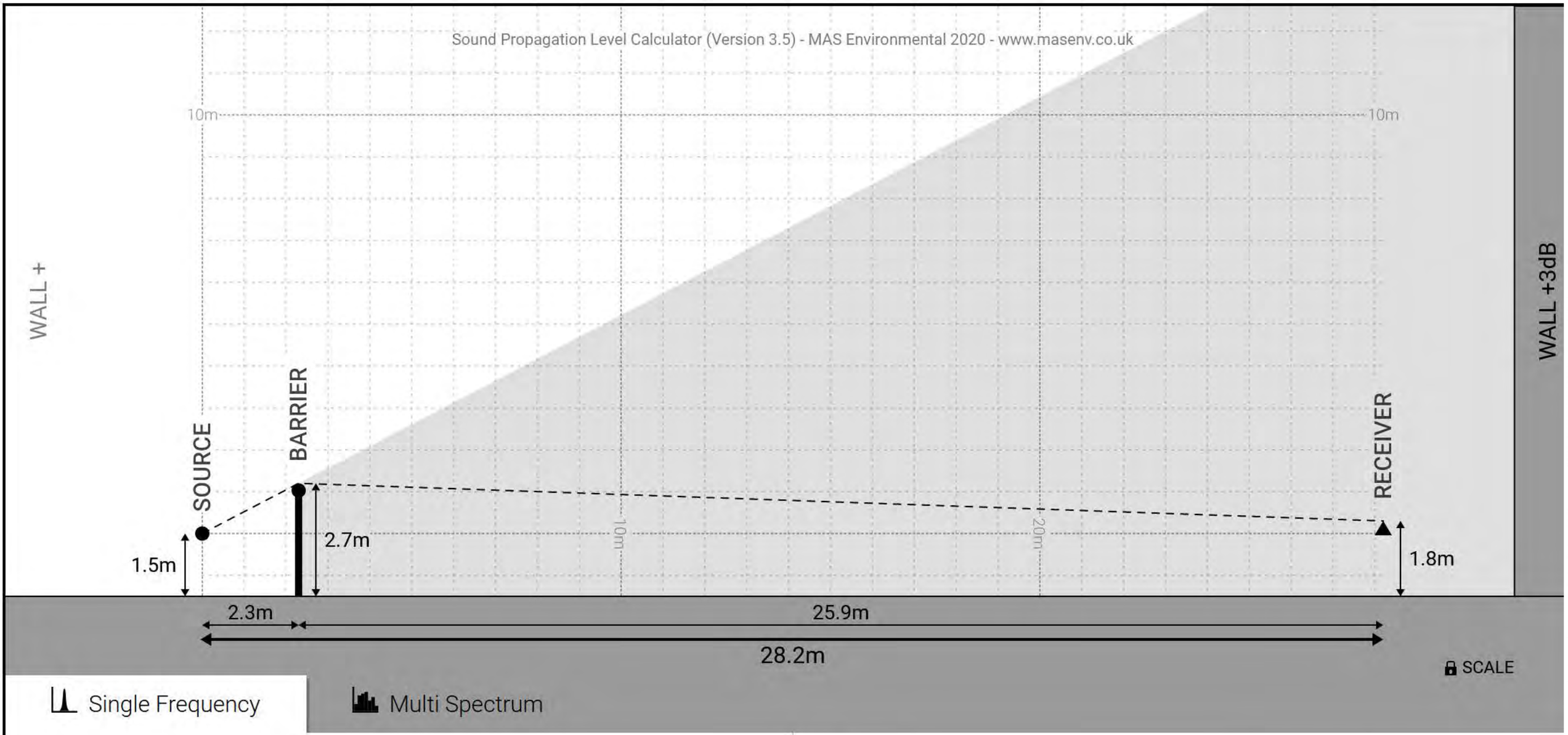
Attachment: Attachment D - Backup Package 2-9-21 w posting (15218 : PL202000002231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)



Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL202000023 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Sound Propagation Level Calculator

Interactive noise source to receiver diagram with barrier calculations



Single Frequency | Multi Spectrum

Source

Frequency: 500 Hz

Sound Power Level: 88 dB

Receiver

Show calculation breakdown

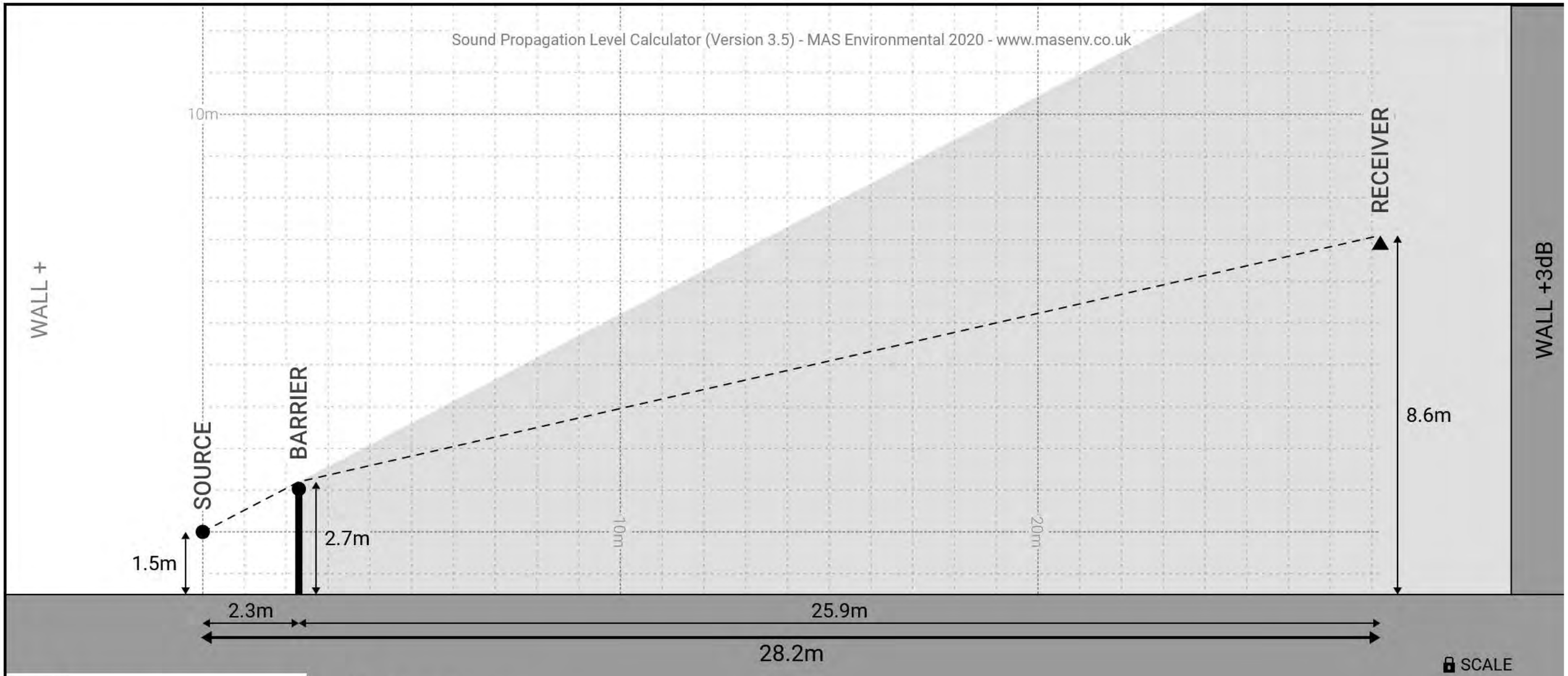
Distance from Source: 28.2 m

Resulting Sound Pressure Level: 40.3 dB

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Sound Propagation Level Calculator

Interactive noise source to receiver diagram with barrier calculations



Single Frequency | Multi Spectrum

Source

Frequency: 500 Hz

Sound Power Level: 88 dB

Receiver

Show calculation breakdown

Distance from Source: 28.2 m

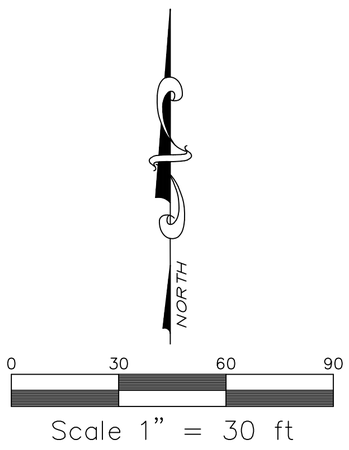
Resulting Sound Pressure Level: 43.6 dB

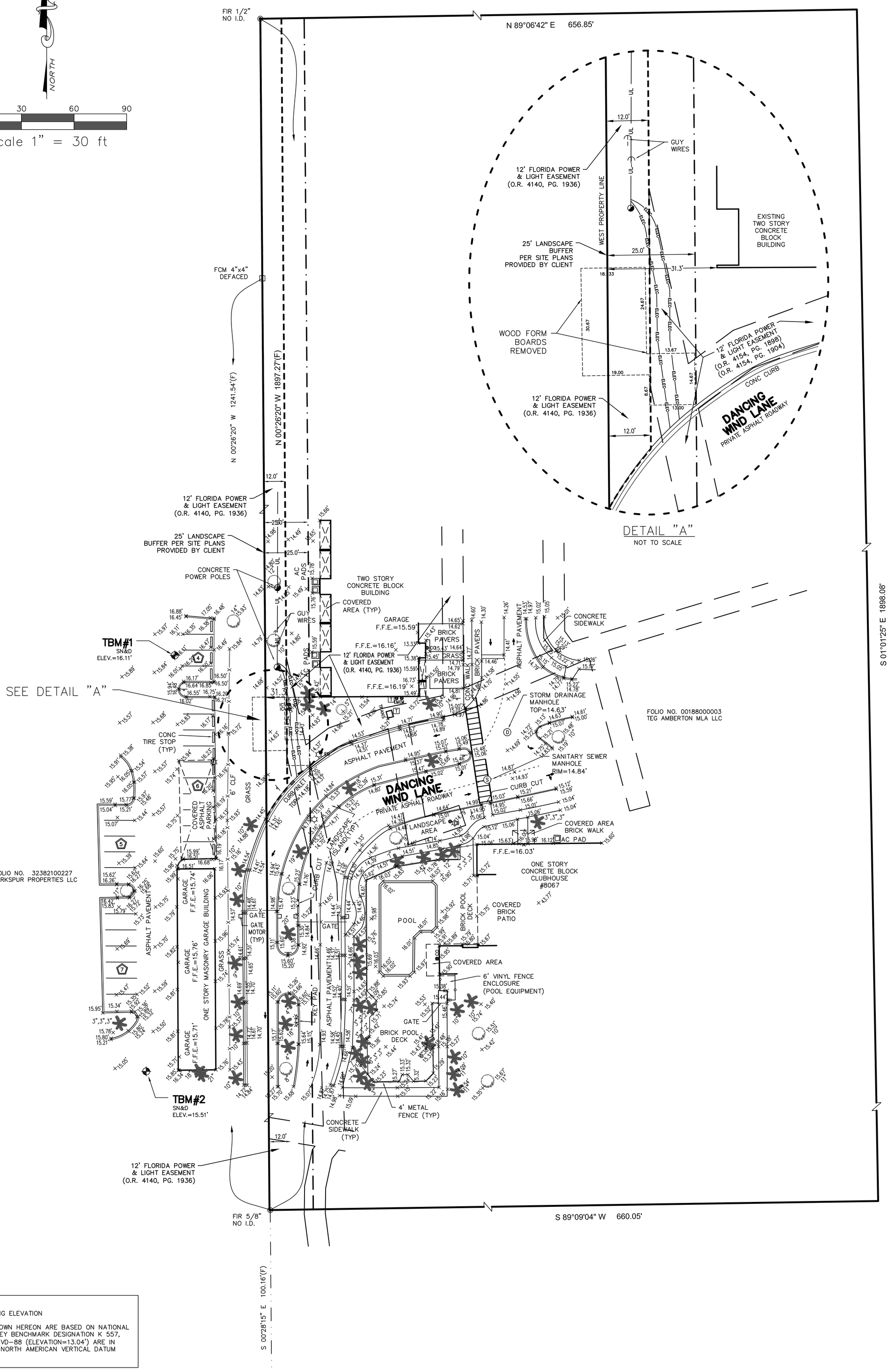
Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

Everyday Sounds and Noises	Average Sound Level (measured in decibels)	Typical Response (after routine or repeated exposure)
Softest sound that can be heard	0	
Normal breathing	10	Sounds at these dB levels typically don't cause any hearing damage.
Ticking watch	20	
Soft whisper	30	
Refrigerator hum	40	
Normal conversation, air conditioner	60	

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

SPECIFIC PURPOSE SURVEY
TOPOGRAPHY IN SPECIFIC AREAS
(NOT A BOUNDARY SURVEY)
SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA





TREE DESCRIPTION

#"	= OAK TREE
#"	= PALM TREE
#"	= ORNAMENTAL TREE
#"	= DIAMETER AT BREAST HEIGHT
#",#",#"	= MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

+7.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION K 557, PID AJ9018, NAVD-88 (ELEVATION=13.04') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

LINETYPE LEGEND

RW — RW	= RECLAIM WATER LINE
CATV	= CABLE LINE
W	= WATER LINE
UL	= OVERHEAD UTILITY LINE
ST	= STORM SEWER LINE
GAS	= GAS LINE
TEL	= UNDERGROUND TELEPHONE LINE
ELEC	= UNDERGROUND ELECTRIC LINE
SAN	= SANITARY SEWER LINE
//	= WOOD FENCE LINE
X	= CHAINLINK FENCE LINE
o	= VINYL FENCE LINE
<>	= METAL FENCE LINE

CERTIFIED TO:

PLANENG

SURVEYOR'S NOTE:

UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS PAINTED AND FLAGGED BY SUNSHINE STATE ONE-CALL OF FLORIDA (SSOCOF). THE ACCURACY OF LOCATION OF THESE UTILITIES IS SUBJECT TO A TOLERANCE ZONE AS SET FORTH IN FLORIDA STATUTE 556.105(5)(B). ONE OR MORE UTILITIES MAY EXIST ON SITE THAT WAS NOT LOCATED BY RESPONDING MEMBERS OF SSOCOF. FOR INDIVIDUAL RESPONSES, PLEASE LOG ON TO HTTP://WWW2.CALLSUNSHINE.COM/IRTHINTERNET/WELCOME.ASP AND REFER TO TICKET NO. 264804949.

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Sheet 1 of 1

TYPE OF SURVEY: ● BOUNDARY ● IMPROVEMENTS ○ FOUNDATION ○ FINAL ● TOPOGRAPHIC ● TREE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.

11/22/2019

JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER #6312
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT

FOR INFORMATIONAL PURPOSES ONLY

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AH" PER FIRM. PANEL NUMBER 12021C 0214H; LAST REVISED 05/16/2012. BASE FLOOD ELEVATION IS 13.5'.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

- UNLESS SHOWN OR MADE NOTE HEREON, ALL PROPERTY CORNERS HAVE NO IDENTIFICATION.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE HEREON.
- BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED

LEGEND

A	ARC LENGTH	FND	FOUND
AC	AIR CONDITIONER	(F)	FIELD MEASUREMENT
	BACKFLOW PREVENTOR	F.L.	FLOW LINE
B.M.	BENCHMARK	F.F.E.	FINISHED FLOOR ELEVATION
BLDG	BUILDING		FIRE HYDRANT
B/C	BACK OF CURB	FCM	FOUND CONCRETE MONUMENT
Acc	CALCULATED CORNER	FIP	FOUND IRON PIPE
(C)	CALCULATED	FIR	FOUND IRON ROD
C/L	CENTERLINE	FN&D	FOUND NAIL AND DISK
CLF	CHAIN LINK FENCE		GAS METER
CO	CLEAN OUT		GAS VALVE
CMP	CORRUGATED METAL PIPE		GRATE INLET
CONC	CONCRETE		GUY WIRE
CLF	CHAINLINK FENCE	HWF	HOG WIRE FENCE
CMP	CORRUGATED METAL PIPE		LIGHT POLE
C	CHORD		MITERED END SECTION
C.B.	CHORD BEARING	MAS.	MASONRY
Δ	CENTRAL ANGLE/DELTA		MONITOR WELL
COV	COVERED	NGVD	NATIONAL GEODETIC VERTICAL DATUM (1929)
(D)	DEED DIMENSION	NAVD	NORTH AMERICAN VERTICAL DATUM (1988)
D.B.	DEED BOOK	O.R.	OFFICIAL RECORDS BOOK
	DRAINAGE MANHOLE	PG./PGS.	PAGE/PAGES
EB	ELECTRIC SWITCH BOX		GROUND LIGHT
EM	ELECTRIC METER	PVC	POLYVINYL CHLORIDE PIPE
EL.	ELEVATION		PARKING COUNT
EOP	EDGE OF PAVEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
EOW	EDGE OF WATER	P.C.P.	PERMANENT CONTROL POINT

P.B.	PLAT BOOK		TRAFFIC SIGNAL BOX
(P)	PLAT DIMENSION		TRAFFIC CONTROL BOX
	HANDICAPPED PARKING		TRAFFIC SIGN
P.T.	POINT OF TANGENCY	TOB	TOP OF BANK
P.C.	POINT OF CURVATURE	TOS	TOE OF SLOPE
P.R.C.	POINT OF REVERSE CURVE	TBV	TELECOMMUNICATIONS VAULT
P.O.B.	POINT OF BEGINNING	TYP	TYPICAL
P.O.C.	POINT OF COMMENCEMENT	TRANS	TRANSFORMER PAD
	UTILITY POLE	UL	OVERHEAD UTILITY LINE
R	RADIUS	VF	VINYL FENCE
RCP	REINFORCED CONCRETE PIPE		WATER METER
R/W	RIGHT OF WAY	RWM	WATER METER
SCIR	SET IRON ROD 5/8", LB 7168	RWV	WATER VALVE
SN&D	SET NAIL AND DISK WITH DISC, LB 7168	WF	WOOD FENCE
S/W	SIDEWALK	W.C.	WITNESS CORNER
SCR.	SCREENED		SANITARY SEWER MANHOLE
T	TELECOMMUNICATIONS RISER		CORNER, AS DESCRIBED
TBM	TEMPORARY BENCHMARK		CONCRETE MONUMENT, AS DESCRIBED
			NAIL, AS DESCRIBED

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
PH. (813)234-0103 · FAX (813)234-0108

SECTION	TOWNSHIP	RANGE	COUNTY, STATE
22	48S	26E	COLLIER COUNTY, FLORIDA

ADDRESS:
8067 DREAM CATCHER CIRCLE
NAPLES, FLORIDA

PROJECT NO.: 09001818-19 | FIELD DATE: 12/09/19 | CC.: JS | DWN.: LCN | APVD.: JWS

REVISIONS	PROJECT NO.:	DESCRIPTION	DATE	DWN.	APRVD.
1	09001818-19	POWER POLE AND GUY WIRE LOCATIONS	12/10/19	LCN	JWS
2	09001818-19	ADDED EASEMENTS	03/20/20	LCN	JWS

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)

KellyJohn

From: Russell Ottenberg <russell@planeng.com>
Sent: Tuesday, March 09, 2021 1:26 PM
To: KellyJohn
Subject: FW: PDI-PL20200000231 - Olde-Cypress PUD-Amberton Townhomes Compactor - Scheduled for HEX on 03/25/2021
Attachments: 20210309_121201_resized.jpg; 20210309_121019_resized.jpg; 20210309_121027_resized.jpg; 20210309_121226_resized.jpg; Affidavit of Posting.pdf

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

John,

Good afternoon. Attached are photos of the sign that was installed as well as the Affidavit of Posting. Please let me know if you need anything else.

Sincerely,

Russell Ottenberg
Planeng, Inc.
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
O: 813.962.1752 C: 813.463.3344 F: 866.413.6206

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

SIGN POSTING INSTRUCTIONS

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s)

NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.

- - - -

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

Attachment: Attachment D - Backup Package 2-8-21 w posting (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): PDI-PL20200000231

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

Name: _____ Date: _____

Signature: _____

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: HEX Hybrid Meeting Waiver - TEG Amberton MLA (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

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Name: _____ Date: _____

Signature: _____

☑ Applicant*

☐ Legal Counsel to Applicant

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

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For Petition Number(s): PDI-PL20200000231

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

Name: _____ Date: _____

Signature: _____

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: HEX Hybrid Meeting Waiver - TEG Amberton MVP (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

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For Petition Number(s): PDI-PL20200000231

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

Name: _____ Date: _____

Signature: _____

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: HEX Hybrid Meeting Waiver - TEG Amberton WAV (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes

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Name: _____ Date: _____

Signature: _____

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: HEX Hybrid Meeting Waiver - TEG Amberton (15218 : PL20200000231 PDI Olde Cypress PUD - Amberton Townhomes Compactor)