COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

February 9, 2023

9: 00 AM

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

Note: Individual speakers will be limited to 5 minutes unless otherwise waived by the Hearing Examiner. Persons Wishing to have written or graphic materials included in the hearing report packets must have that material submitted to County staff at Andrew.Youngblood@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. * This item was continued to the January 12, 2023, HEX Meeting and further Continued to the February 9, 2023 HEX Meeting*** PETITION NO. BDE-PL20210002320 - 415 Seabee Ave - Request for a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide. The subject property is located at 415 Seabee Avenue and is further described as Lot 19, Block Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2**

B. * This item was continued to the January 12, 2023, HEX Meeting and further Continued to the February 9, 2023 HEX Meeting*** PETITION NO. BD-PL20220002146 - Request for a 35-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow a boat docking facility that will protrude a total of 55 feet into a waterway that is 338± feet wide, pursuant to Section 5.03.06 of the Land Development Code, for the benefit of property located at 167 Sunset Cay, also described as Lot 84, Port of the Islands (The Cays) Phase II, in Section 9, Township 52 South, Range 28 East, Collier County, Florida. [Coordinator: John Kelly, Planner II] Commission District 1**

C. * This item was continued to the January 12, 2023, HEX Meeting and further Continued to the February 9, 2023, HEX Meeting*** PETITION NO. BD-PL20220000501 - Request for a 2.75-foot boat dock extension and boathouse from the maximum permitted protrusion of 25 percent of the width of the waterway or 20 feet into a waterway, whichever is less, to allow construction of a boat docking facility protruding a total of 22.75 feet into a waterway that is 91± feet wide, pursuant to LDC Section 5.03.06. The subject property is located at 231 Dolphin Cove Court and is further described as Lot 8, Dolphin Cove, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner II] Commission District 2**

D. * This item was continued from the January 26, 2023, HEX Meeting*** PETITION NO. CU-PL20210001657 - Request for approval of a Conditional Use for the Collier County Water Sewer District to allow a sewage treatment plant and its expansion, superseding Resolution No. 94-533 and pursuant to subsection 2.01.03.G.1.c of the Collier County Land Development Code, on 16 ± acres located at 4931 32nd Ave SW in Section 28, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner III] Commission District 3**

E. ***** This item was continued from the January 26, 2023, HEX Meeting*** PETITION NO. NUA-PL20220004583 - Request a non-conforming use alteration pursuant to LDC Section 9.03.03.B.4 to allow replacement of an old carport that is accessory to a nonconforming single-family residence with a carport of like size for property located within a Heavy Commercial Zoning District / Immokalee Agribusiness Overlay Subdistrict (C-5/AOSD). The subject property is .24 acres located at 326 Alachua Street in Immokalee and is legally described as Lots 40 thru 42, Block 53, Newmarket Subdivision, in Section 3, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator: John Kelly, Planner II] Commission District 5**

4. Other Business

A. ***** This item was continued from the January 12, 2023, HEX Meeting and has been further continued to the February 9, 2023 HEX Meeting**** PETITION NO. ADA-PL20220004625 Motion for Reconsideration – Appeal filed by Valencia Golf and Country Club HOA, Inc. of the administrative approvals of Planned Unit Development Minor Change Petition PMC-PL20220003657 and Insubstantial Change to Construction Plans ICP-PL20220003659 regarding sidewalks on private property. The subject property is located in the Valencia Golf and Country Club – Phase 2B subdivision, part of the Orangetree Planned Unit Development in Section 23, Township 48 South, Range 27 East, Collier County, Florida. (Coordinator: Michael Bosi, Zoning Director) (Commissioner District 5)**

5. Public Comments

6. Adjourn

02/09/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 24368
Item Summary: *** This item was continued to the January 12, 2023, HEX Meeting and further Continued to the February 9, 2023 HEX Meeting*** PETITION NO. BDE-PL20210002320 - 415 Seabee Ave - Request for a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide. The subject property is located at 415 Seabee Avenue and is further described as Lot 19, Block Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 02/09/2023

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
02/01/2023 2:47 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/01/2023 2:47 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	01/11/2023 3:34 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	01/11/2023 3:34 PM
Zoning	Diane Lynch	Review Item	Skipped	01/11/2023 3:34 PM
Zoning	Diane Lynch	Review Item	Skipped	01/11/2023 3:34 PM
Zoning	Diane Lynch	Division Director	Skipped	01/11/2023 3:34 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:47 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/09/2023 9:00 AM	

SUPPLEMENTAL STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JANUARY 12, 2023

SUBJECT: BDE-PL20210002320, 415 SEABEE AVENUE - MAFFEI DOCK

PROPERTY OWNER/APPLICANT:

Massimo and Phyllis LaGrasta Maffei
11128 Palmetto Ridge Dr.
Naples, FL 34110

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC), to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide.

PROJECT STATUS:

The subject project was initially heard as Agenda Item 3.E during the October 13, 2022, regularly scheduled Collier County Hearing Examiner Meeting. When the item was opened to public speakers it was learned that one or more concerned parties had engaged the services of a local attorney, Mr. Patrick G. White. Mr. White noted that there could be procedural issues given the impact of Hurricane Ian which devastated the coastal area on September 28, 2022. The petitioner's agent suggested that a continuance might be in order as that would allow them to discuss concerns and perhaps resolve any issues.

The petitioner's agent notified Zoning staff that they had attempted to discuss issues with Mr. White; however, no meetings or productive discussions took place. As such, no suggestions as to alterations or design changes were provided. The petitioner has since re-visited their design and, to resolve any conflict with the neighboring property to the west, has made the following changes to their initial dock design:

Attachment: Supplemental Staff Report 12202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

1. The dock has been switched from a floating dock design to a fixed dock design. As a result, the gangway on the east side has been removed.

2. The larger platform area of the dock, which connects to the seawall has changed shape slightly. The floating design had this area dimensioned at 15 feet by 19 feet. The new design will be approximately 11 feet by 17 feet with a flared section leading to the finger dock.

3. The provided side setback on the dock's west side has increased by 7 feet, from 15 feet to 22 feet.

4. The protrusion of the decking of the dock has been reduced to 17 feet from the face of the seawall; the total protrusion of the dock facility remains at 32 feet from the seawall.

5. The width of the finger dock has been reduced by 2 feet, from 6 feet to 4 feet.

6. The outside lift was previously shown as an elevator lift (lift piles on only one side). This has been changed to a conventional 8-post lift.

7. The total overwater square footage previously proposed for the floating dock was approximately 505 square feet. The new fixed dock design will be approximately 331 square feet over water.

New boat dock plans were provided and are attached as Attachment F; said plans are to replace those contained within Attachment A.

E-mailed correspondence from Mr. White reveals the petitioner's agent had provided 2 alternative designs to "his clients" on December 12, 2022, and requested their comments be provided by noon on December 15, 2022. Zoning staff was not copied on said correspondence and is uncertain as to the designs provided for review. As per Mr. White, the following is his clients' response to said design alternatives:

"Although my clients are appreciative of being afforded a last-minute opportunity to review the petitioner's two revised drawings, we are of the opinion they do little to nothing to address our prior concerns and objections; and in fact, could be seen as exacerbating those concerns, almost as if intended to compel acquiescence to the petitioner's original proposal."

Zoning staff is uncertain if the revised plans being presented by the petitioner at this time incorporate any of the design elements of the two alternative designs that were provided to Mr. White and/or his clients. Staff has reviewed said revised plans and finds that, with exception of the requested 32-foot protrusion, said dock facility satisfies the requirements of the LDC. Staff further notes that were it not for the lift being proposed on the eastern side of the dock, said dock would comply with LDC requirements and be permitted without question during the building permit process. In other words, the dock would have been permitted without the outer lift and as such, it is staff's observation that adding the lift to the east side does not further inhibit the western neighbor's ability to ingress or egress their dock.

Attachment: Supplemental Staff Report 12202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20210002320 in accordance with the "Proposed Dock" plan provided within Attachment F.

New Attachments:

Attachment D – Public Correspondence (introduced during the meeting on 10/13/2022)
Attachment E – Revised Dock Design Information
Attachment F – Revised Boat Dock Plans

Attachment: Supplemental Staff Report 12202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: OCTOBER 13, 2022

SUBJECT: BDE-PL20210002320, 415 SEABEE AVENUE - MAFFEI DOCK

PROPERTY OWNER/APPLICANT:

Massimo and Phyllis LaGrasta Maffei
11128 Palmetto Ridge Dr.
Naples, FL 34110

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC), to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide.

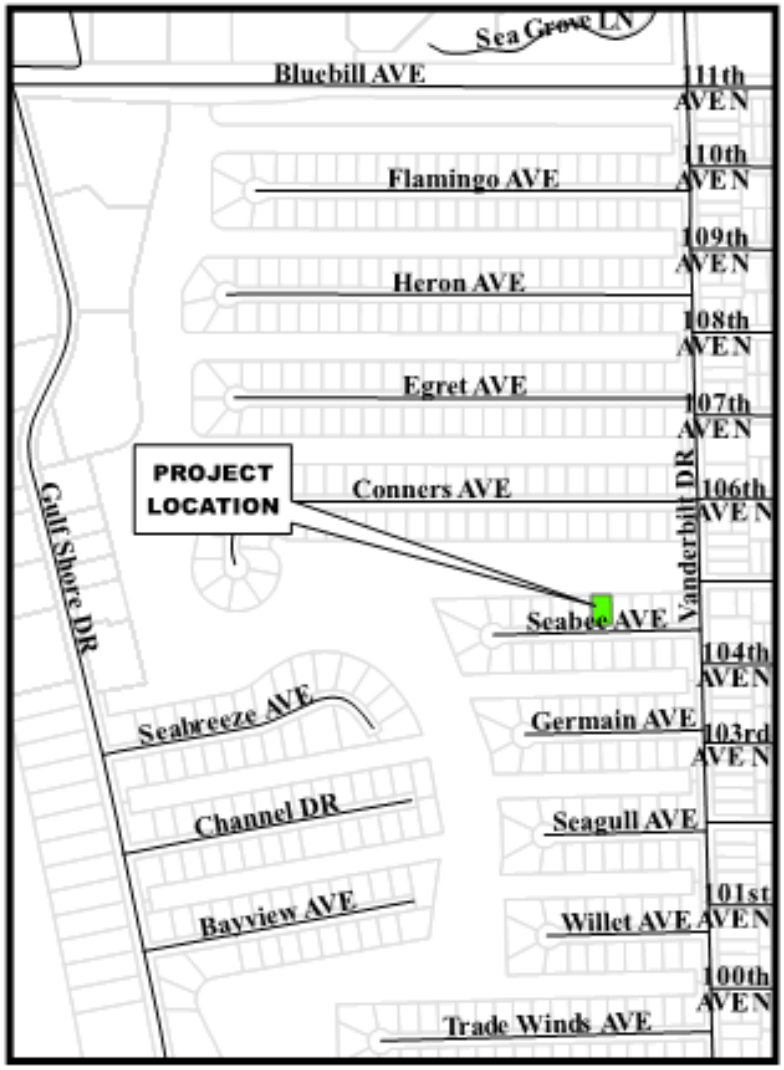
GEOGRAPHIC LOCATION:

The subject property is located at 415 Seabee Avenue, further described as Lot 19, Block Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

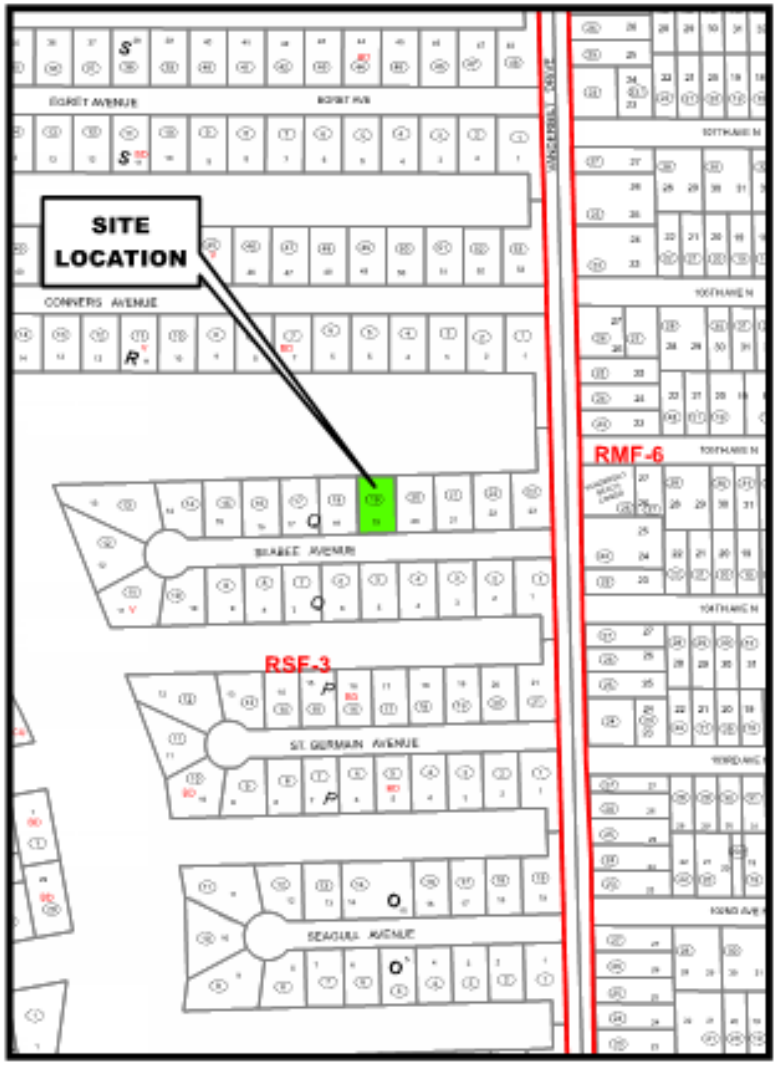
PURPOSE/DESCRIPTION OF PROJECT:

The subject property comprises 0.22 acres that has been razed, is located within a Single-Family-3 (RSF-3) Zoning District, with 80± feet of water frontage. Building Permit No. PRBD20201250795 was issued on 06/04/2021, re-issued on 07/21/2021 upon receipt of revisions, for a 3-story single-family residence that is presently under construction; the project is in "Inspect Status" with inspections being performed by a private provider. The proposed dock facility consists of an L-shaped floating dock that will be shore parallel with two boatlifts, one on the outside to moor a 31-foot vessel and a larger lift on the inside of the dock for a 36-foot vessel. The required 15-foot side/riparian setback will be satisfied on both sides of the dock facility.

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)



Location Map



Zoning Map

Petition Number: PL20210002320

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

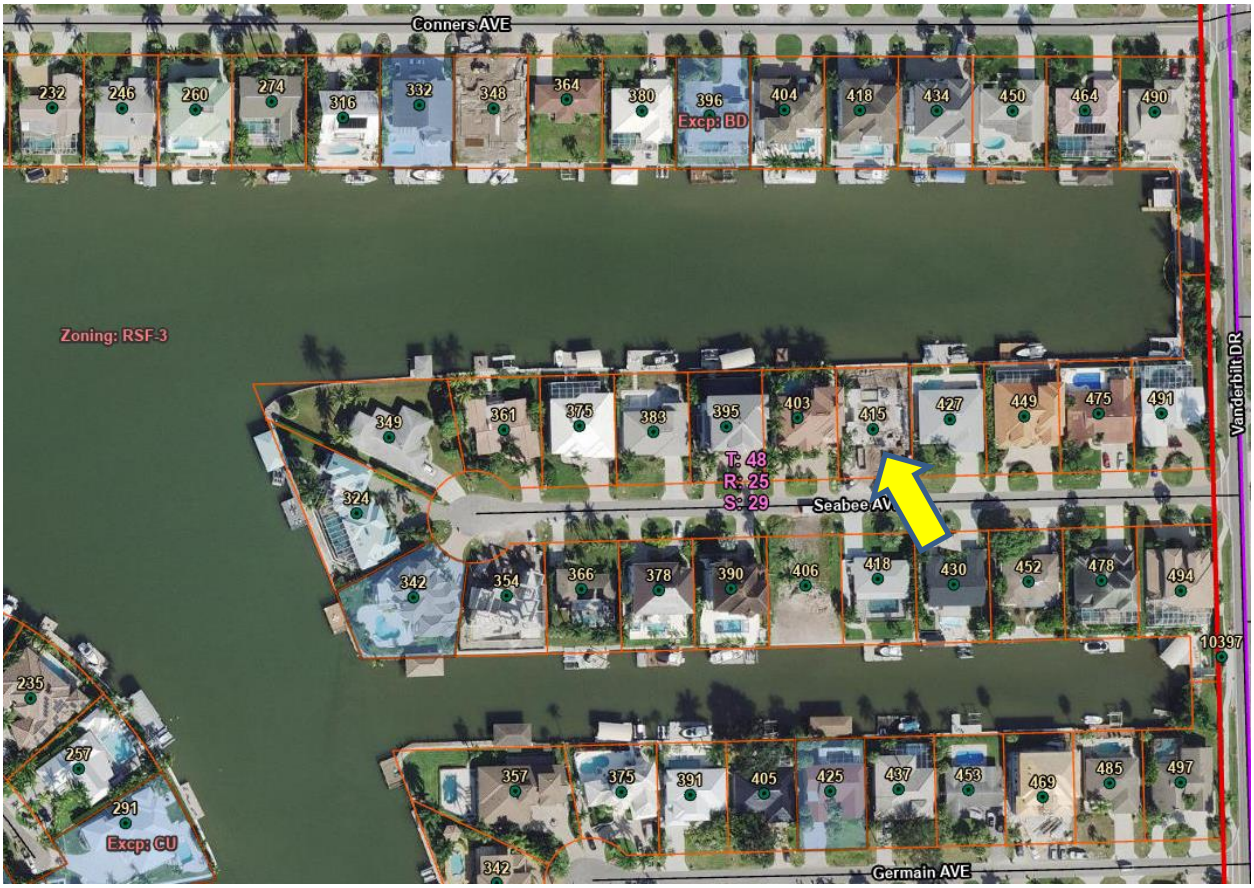
SURROUNDING LAND USE & ZONING:

North: Vanderbilt Lagoon Waterway then a single-family dwelling, Residential Single-Family-3 District (RSF-3)

East: Single-family dwelling, Residential Single-Family-3 District (RSF-3)

South: Seabee Avenue (Right-of-Way) then a Single-family dwelling, Residential Single-Family-3 District (RSF-3)

West: Single-family dwelling, Residential Single-Family-3 District (RSF-3)



Aerial – Collier County GIS

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 Vanderbilt Lagoon. The proposed docking facilities will be constructed waterward of the existing seawall. 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 10 of the Site Plan provides an aerial with a note stating that no seagrasses were observed within 200 feet.

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

This project does not require an Environmental Advisory Council Board (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within an RSF-3 Zoning District that will support a single-family dwelling, Building Permit No. PRBD20201250795, for which the LDC allows two boat slips. The proposed boat docking facility consists of a single dock with two boat lifts.

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.)**

   Criteria not met. The applicant's agent states: "See attached survey/drawings illustrating the previously existing docking facility and proposed docking facility. Water depths at this location are adequate for the proposed vessels. This criteria [sic] is therefore not met." Zoning staff doesn't disagree and therefore also finds this criterion has not been satisfied.

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

   Criterion met. The applicant's agent states: "There is no navigable channel at or adjacent to the proposed project location. Therefore, no marked or navigable channels will be affected by the proposed project and this criterion [sic] is met." Zoning staff concurs.

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

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 approximate waterway width is 213 feet wide, MHWL to MHWL. The proposed dock will protrude 32 feet from the MHWL which is 15.02 percent of the waterway; there will be 163 feet between dock facilities which means 76.53 percent of the waterway will remain free for navigation.

5. **Whether the proposed location and design of the dock facility are 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 applicant's agent provides the following statement and exhibits: "The proposed docking facility is located entirely within the applicant's riparian area and will meet the required side yard setbacks of 15 feet on both sides. With the exception of the single boat and lift which is triggering the need for this BDE petition, the entire dock facility will also be located within the allowed 20' protrusion limit. That is to say, without the lift, a BDE petition would not be necessary, and the property owner could simply apply for a building permit and construct the floating dock as shown in the exhibits. Navigation to, from, and around a U-shaped, shore parallel oriented dock vis the 30' space provided by combined side setbacks is required in almost every dock within Vanderbilt lagoon. In this case, since the proposed boatlift poses no additional obstacle to navigation beyond that of the dock by itself, there is no reason to believe that navigation to the neighboring properties will be affected adversely by the project proposed under this BDE petition.

In terms of specifics, the docking facility to the east is oriented so that ingress/egress occurs from the east (away from the subject property). This property should therefore not be affected by the project at all. The property to the west also has a dock facility which, as is typical for the area, utilizes essentially the entirety of its riparian area that falls within the side setbacks and 20' protrusion limit. This facility will moor a maximum-sized boat of 33' in length that will ingress/egress from the east (towards the facility proposed under this BDE petition). The floating dock being proposed at the subject property, which is entirely within the 20-foot protrusion limit, would require the neighbor's boat to angle somewhat in and out of the lift for proper navigation. As discussed above, this sort of angled entry and exit path is common within the general area. The lift being proposed on the outside of the floating dock would not alter this angle of ingress/egress. Therefore, we believe that no neighboring dock facilities nor public navigation will be affected by the proposed structures, and this criterion [sic] is therefore met.

It is also not uncommon throughout Vanderbilt lagoon for boats to be docked within a slip where the backing distance is significantly less than the moored vessel's total length. And while we acknowledge that ingressing [sic] and egressing from a slip in this type of situation is constricted, such is also the nature of the shore parallel dock configuration throughout Vanderbilt Lagoon. Several examples of this situation can be seen in the photos below."

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)



103 Bayview Ave – 38 ft. of boat length and 24 ft. of backing distance.



151 Bayview Ave. – 33.5 ft. of boat length and 27 ft. of backing distance.



314 Egret Ave. - 40.5 ft. of boat length and 23 ft. of backing distance.



410 Egret Ave. – 36 ft. of boat length and 25 ft. of backing distance.

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

Zoning staff does not disagree with the applicant; however, must point out that, by definition, a boat dock facility includes all slips and vessels to be moored at the dock and that a dock is a structure constructed in or over a waterway for the purpose of mooring a boat or other watercraft; therefore, although the floating dock could be constructed without a BDE, the waterward side could not be used as a slip with or without a lift and the dock would still need a useable slip. To accept the applicant's argument, Staff needs to find that the proposed interior or most landward slip is functional. Staff further notes that it appears to be the proposed dock itself (located within the 20-foot protrusion limit) and not the proposed lift or vessel on the waterward side that is the potential cause for any docking challenges that could impact the neighbor to the west. Ultimately, staff opines that the applicant is correct that the proposed dock facility would be permitted by the County with a single slip which would pose the same docking challenges to the western neighbor; thus, staff is compelled to find that this criterion has been satisfied as it is located within the required side/riparian setback.

Secondary Criteria:

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

   Criterion met. The applicant states, in part: "The Vanderbilt Lagoon waterway is fronted by a network of linear streets, canal, and docks. This grid configuration of properties, combined with the 20' protrusion limitation for docks (as defined by Collier County's Land Development Code) in this area of the canal, all but requires the orientation of docks to be constructed in a shore parallel configuration. As a result, most docks present on standard canal lots within Vanderbilt lagoon are more or less uniform in utilizing this shore parallel mooring configuration, where the full 20' of protrusion and 40' to 50' area (for typical sized lots) within the riparian side setbacks are preempted. The subject property has 50' of riparian area between its 15' riparian setbacks. However, this shore-parallel configuration makes full use of the riparian area difficult or not possible should the applicant want to moor a boat that is larger than the combined 15' side setbacks of the applicant and their neighbor. This is namely because, although the applicant's vessel might fit within its riparian area, the neighboring docking facilities may block the needed ingress or egress path to the vessel's slip…" Zoning staff concurs that the neighboring dock facilities must be taken into account when looking at the waterway as a whole and further concurs that the actual length of owned shoreline factors into the proposed boat dock facility design; therefore, this criterion has been satisfied.

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

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

Criterion met. The applicant states: "The proposed facility will utilize approximately 505 square feet of 'decking', which is located entirely within the normal protrusion limit of 20' from the mean-high water line. This amount of structure is in-line with nearly all neighboring facilities in the area. Both contiguous neighbors at 403 and 427 Seabee Ave have comparably sized docks respectively with approximately 560 square feet and 490 square feet of decking, as seen in the photos below.





Additionally, the previous dock on this property was also approximately 500 square feet in area. The access walkway of the proposed dock is 6' wide and is typical for floating docks and for other dock structures in the area as well. The larger area on the east side of the facility will be used to provide space for the gangway and to provide storage space for recreational items such as dock boxes, kayaks or paddleboards, a fish cleaning station, etc. Lastly, this square platform will provide structural stability to the access walkway, similar to an outrigger on a sailboat. From an engineering standpoint, long skinny floating docks are never advisable because of their instability, known as the canoe effect. For the reasons listed above, and because no submerged resources are present in the area, we believe the decking proposed is not excessive and that this criterion [sic] is met." Zoning staff is convinced that there is no decking beyond the allowable 20-foot protrusion limit and that the landward of the protrusion limit has been engineered to provide stability for the floating dock; therefore, this criterion is satisfied.

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

Criterion not met. The combined length of the proposed vessels, 67 feet, will exceed 50 percent of the property's 80-foot shoreline.

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

Criterion met. The applicant's agent states: "Criteria #4 is aimed at whether or not the facility will have a 'major impact' on the waterfront views of the neighbors. Neither the use nor the number of vessels proposed is excessive beyond what the normal building code

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

would allow. The proposed structures are also located entirely within the applicant's riparian area and riparian setbacks and no decking is proposed outside the normal protrusion limit. Although the adjective 'major' is, in this context, a subjective term, our opinion is that the proposed structures will not constitute an impact on the neighbors' views at all beyond what is typically allowed. And the structures will certainly not constitute a major impact.

Additionally, the right of view of riparian owners is restricted to the space within their respective riparian areas. From this perspective, the views of the neighbors won't be changing at all, and impacts on their legally allotted views will not be affected. If the views outside the neighbors' riparian areas are considered, then it should be noted that nearly every house on the project's site's canal is already built out with a dock and boat(s). The proposed facility consists of a private, recreational 2-vessel dock which will serve the same use and purpose as everyone else. Therefore, because the use of the property is not changing, and because both vessels are located entirely within the owner's riparian area, our opinion is that the project should not have an impact on the views of neighboring property owners, and this criterion [sic] is met."

To evaluate this criterion, Zoning staff must be mindful that both the applicant and their neighbors have rights that must be applied equally and fairly. It is staff's understanding that a waterfront property owner has the right to an unobscured view within their riparian area; however, rights to a view outside of said area riparian area are limited to the extent that a neighbor should not have their rights to full use of their waterfront property (to include docks) infringed upon. Given that the proposed dock facility has been designed to be fully within the riparian area of the subject property, and that the required 15-foot side/riparian setbacks are satisfied on both sides, staff finds that the proposed dock has been fully minimized beyond the 20-foot thereby minimizing any impact to views.

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

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

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

Criterion is not applicable. The proposed project is for a single-family residential boat dock facility. Section 5.03.06.E.11, Manatee Protection Plan, is not applicable for this boat dock proposal.

Staff analysis finds this request complies with four of the five primary criteria and five of the six secondary criteria with the sixth criterion being not applicable. As of the date of this Staff Report, no public opposition has been received.

Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

CONCURRENT LAND USE APPLICATIONS:

There are no known concurrent land use petitions.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. An aggrieved non-party may appeal a decision of the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20210002320 in accordance with the "Proposed Dock" plan provided within Attachment A.

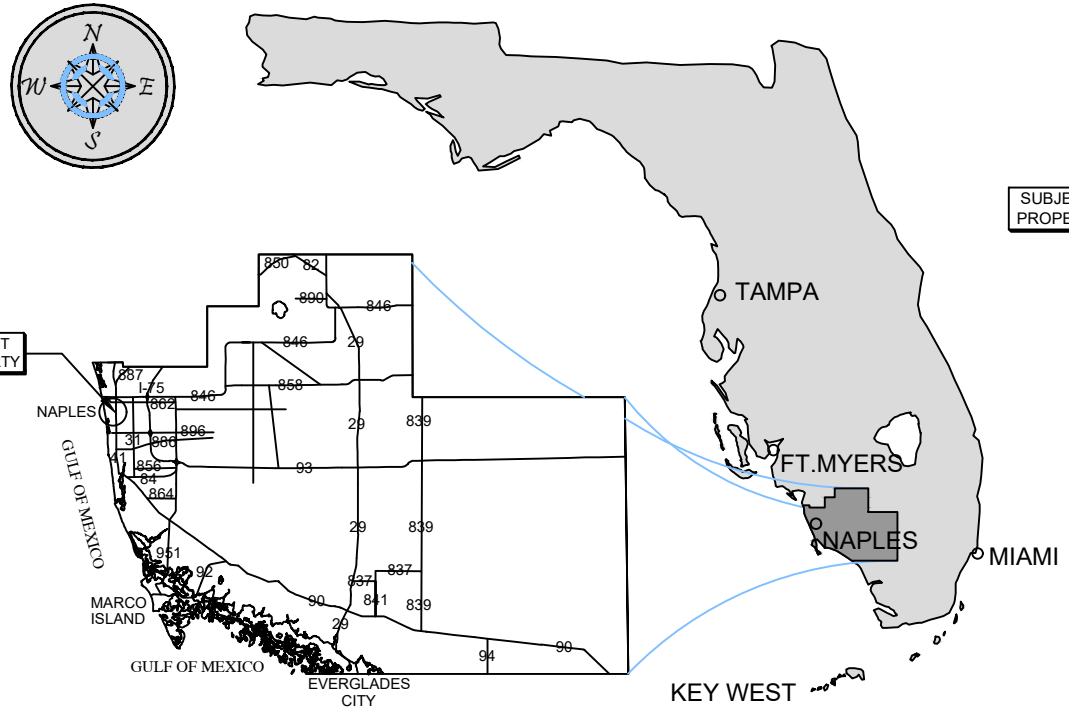
Attachments:

A. Proposed Dock Plans
B. Public Hearing Sign Posting
C. Applicant's Backup; Application and Supporting Documents

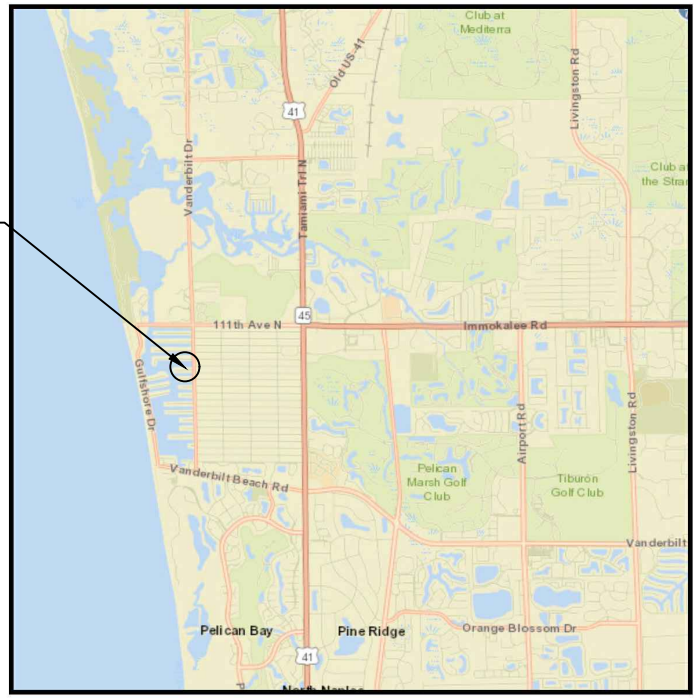
Attachment: Staff Report 09202022 (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg LOCATION MAP 8/4/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 415 SEABEE AVE
NAPLES, FL 34108

<> LATITUDE: N 26.266570
<> LONGITUDE: W -81.818745

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

415 SEABEE AVE

LOCATION MAP

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg EXISTING CONDITIONS 8/4/2022



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: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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415 SEABEE AVE

EXISTING CONDITIONS

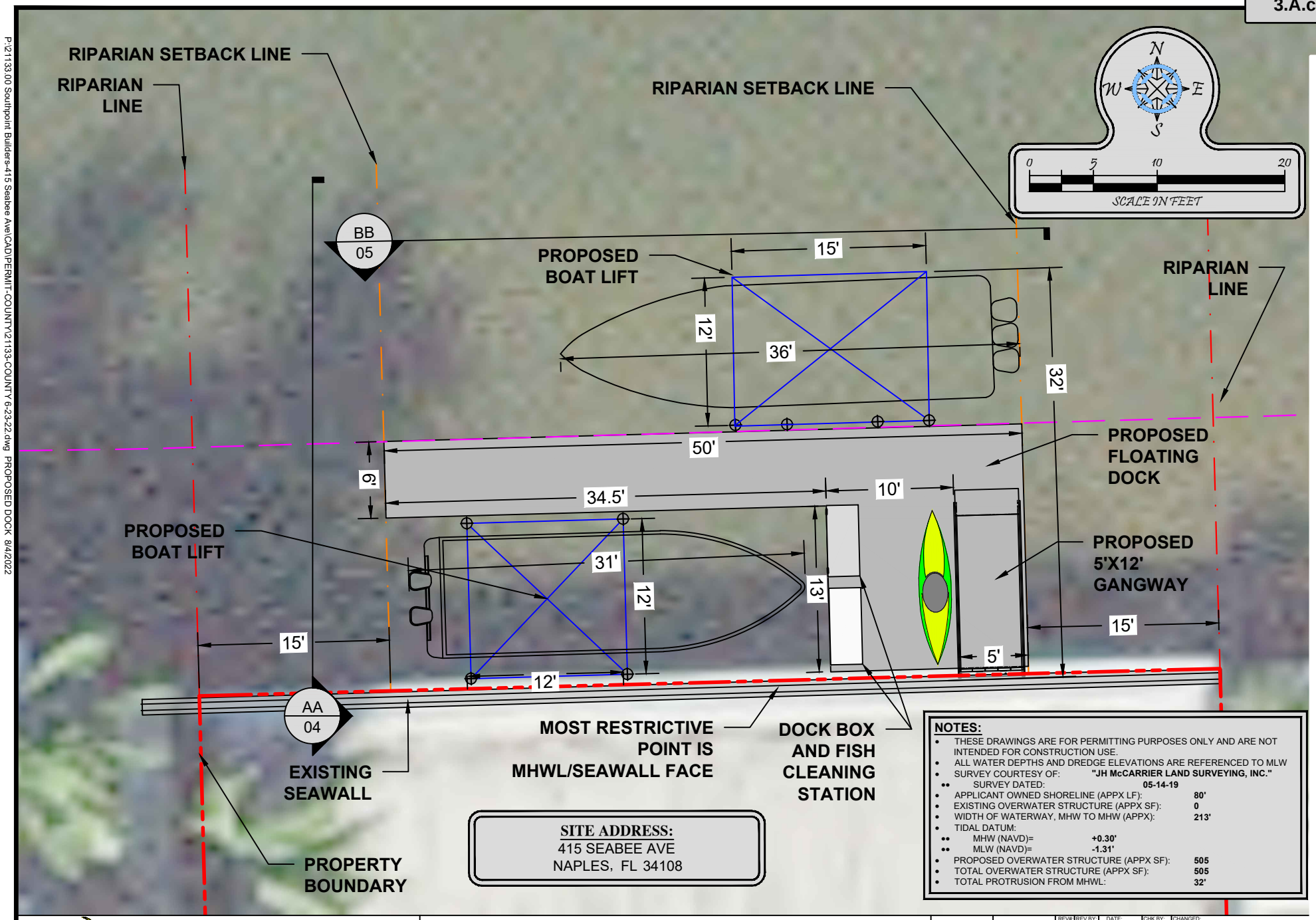
RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	02 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg PROPOSED DOCK 8/4/2022



SITE ADDRESS:
415 SEABEE AVE
NAPLES, FL 34108

NOTES:

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- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **32'**

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3584 Exchange Ave. Naples, FL 34104-3732
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415 SEABEE AVE

PROPOSED DOCK

RY NO. 5875

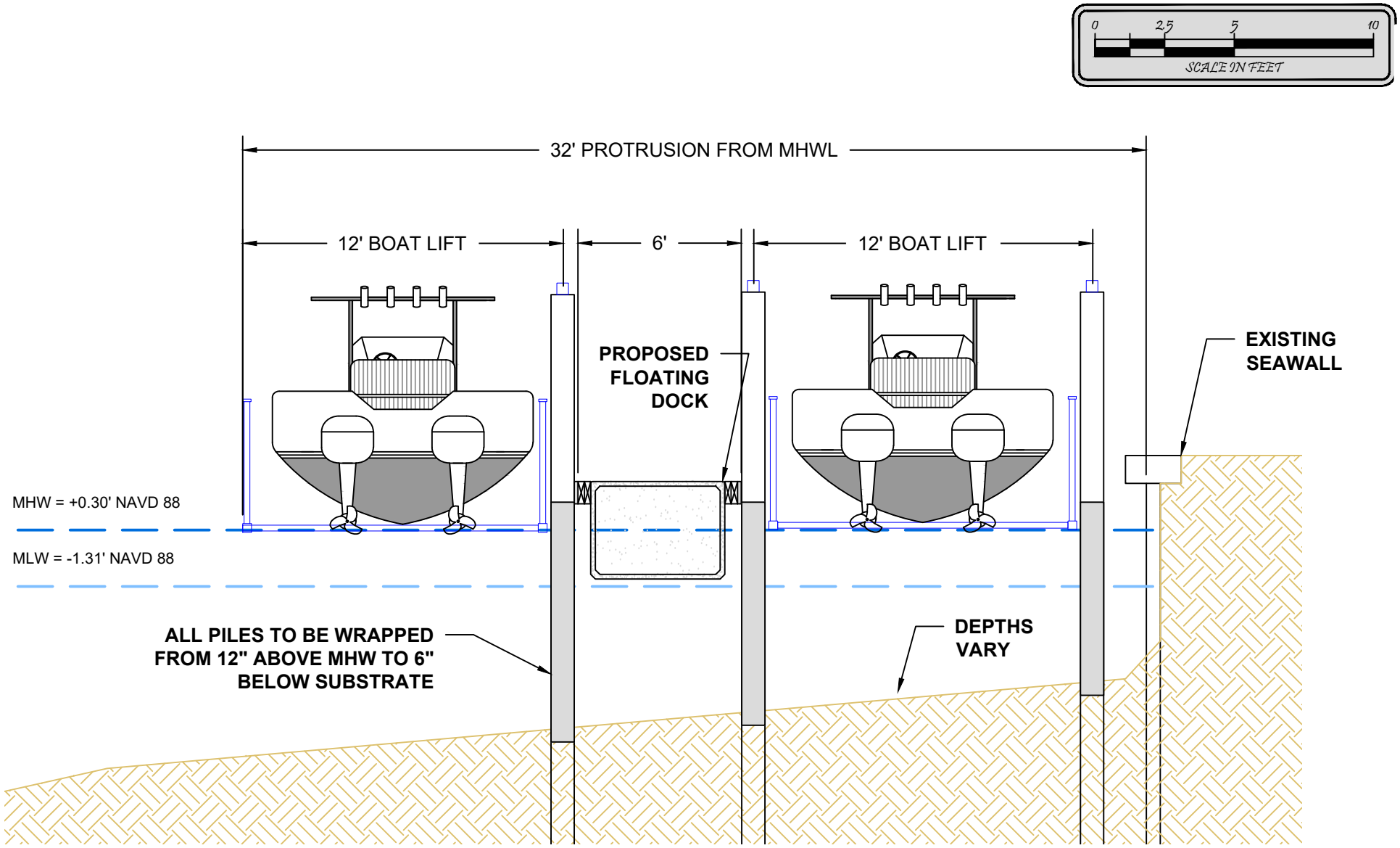
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JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	03 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg CROSS SECTION AA 8/4/2022



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415 SEABEE AVE

CROSS SECTION AA

RY NO. 5875

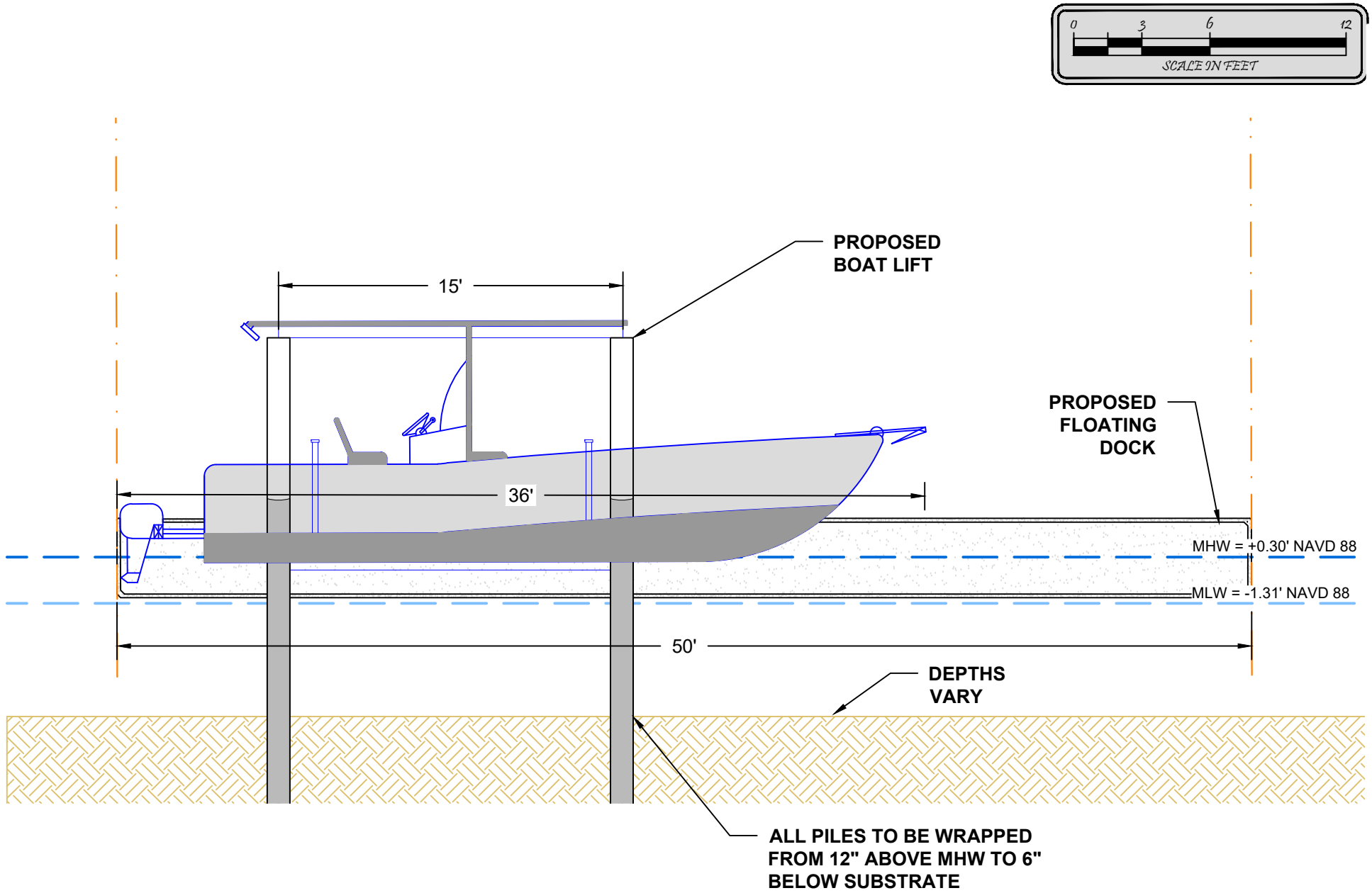
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JOB NO.:	21133	4.	-	-	-	-
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SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg CROSS SECTION BB 8/4/2022



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415 SEABEE AVE

CROSS SECTION BB

RY NO. 5875

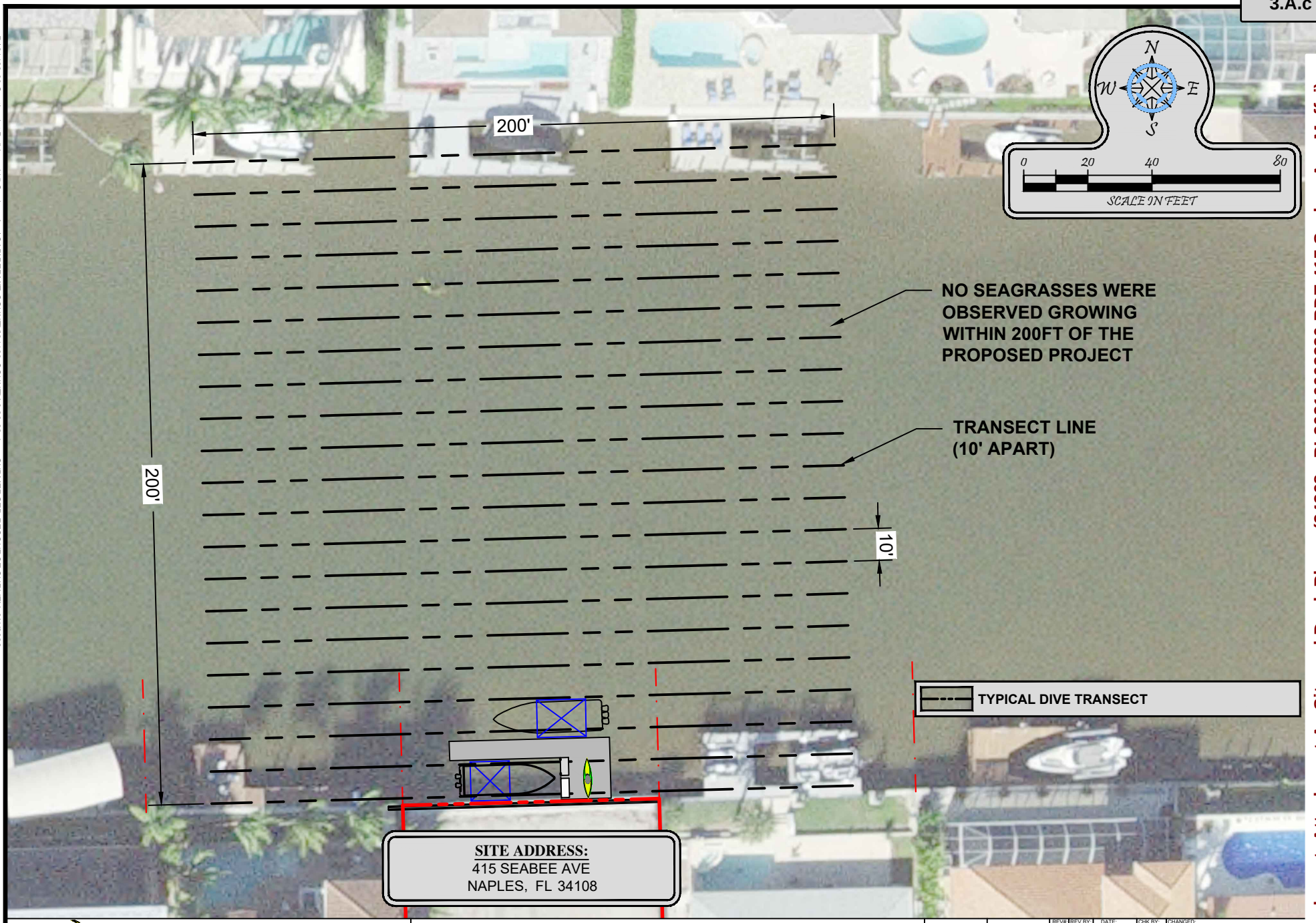
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SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg SUBMERGED RESOURCE SURVEY 8/4/2022



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415 SEABEE AVE

SUBMERGED RESOURCE SURVEY

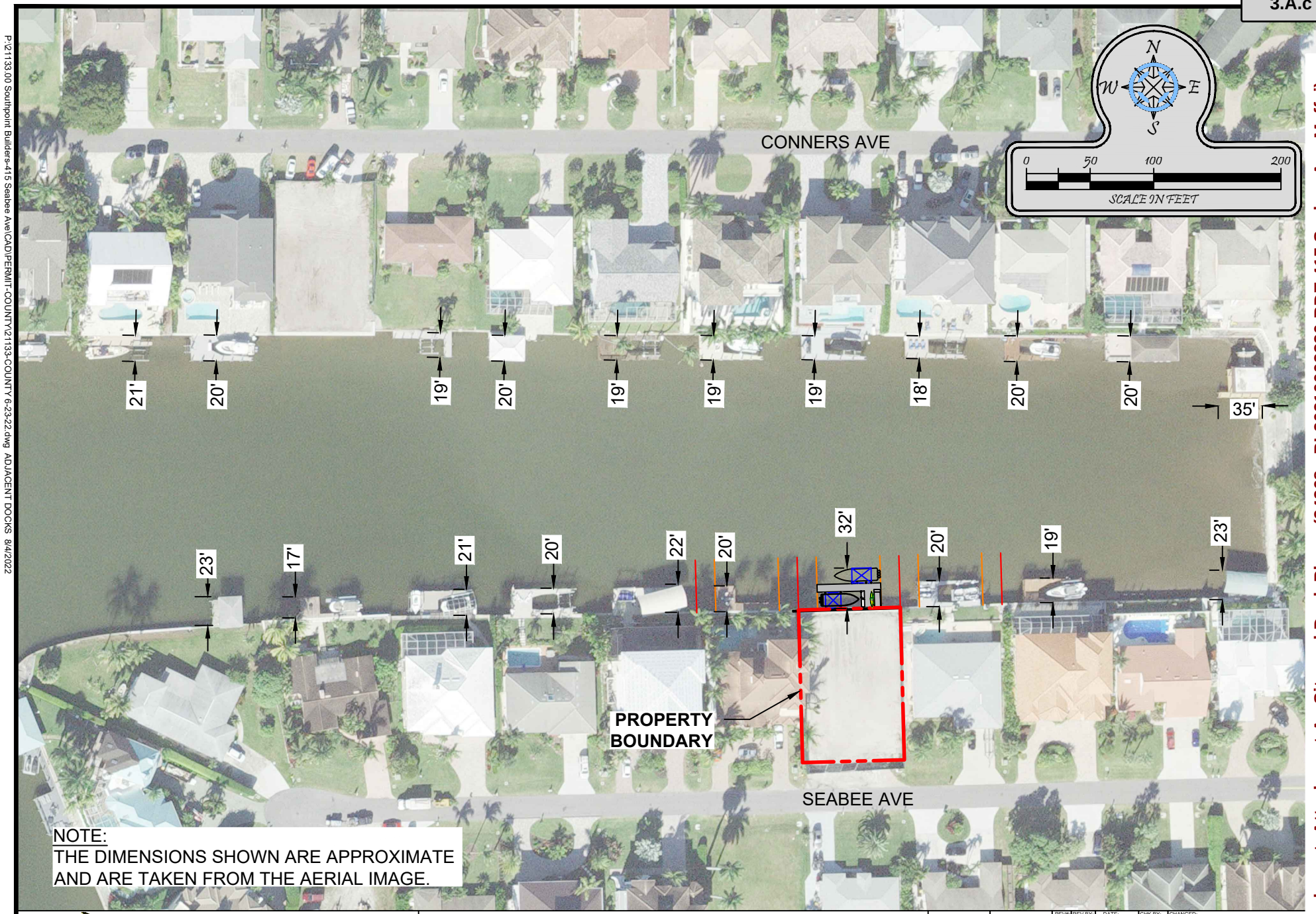
RY NO. 5875

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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	06 OF 10	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)



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

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415 SEABEE AVE

ADJACENT DOCKS

RY NO. 5875

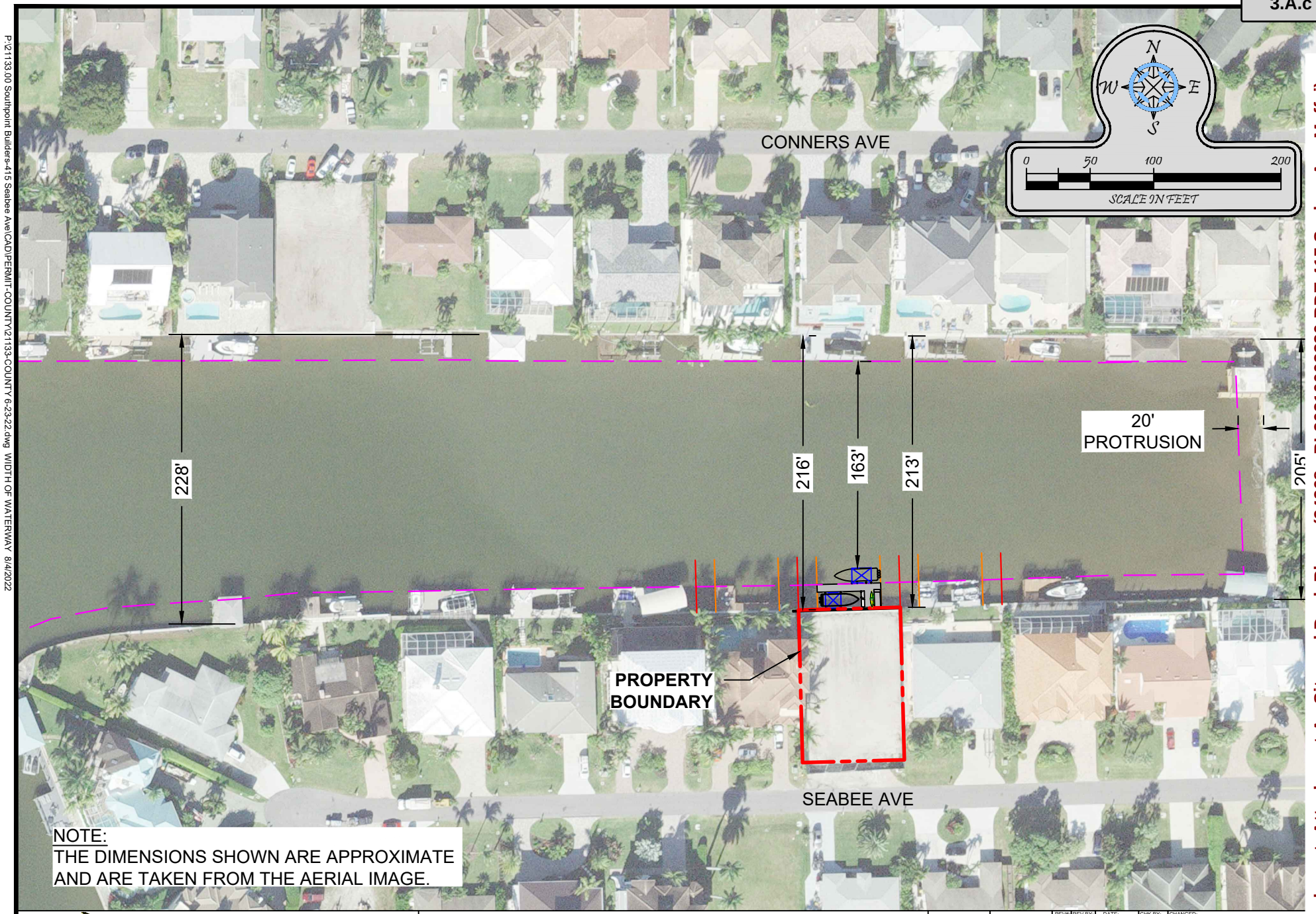
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
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SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg ADJACENT DOCKS 8/4/2022

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)



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415 SEABEE AVE

WIDTH OF WATERWAY

RY NO. 5875

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
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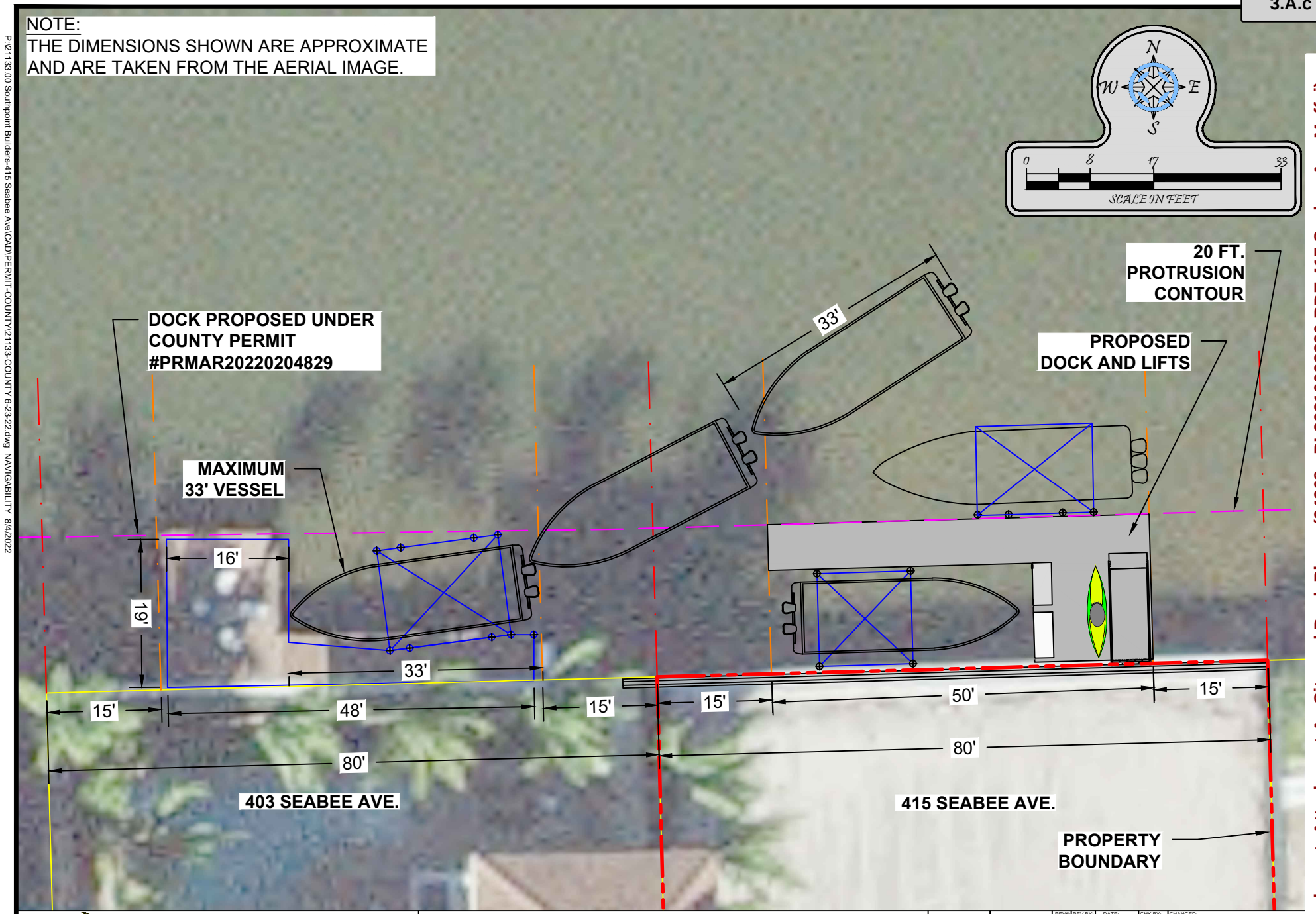
SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg WIDTH OF WATERWAY 8/4/2022

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg NAVIGABILITY 8/4/2022

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
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415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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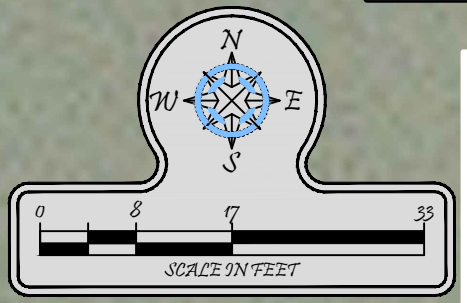
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg NAVIGABILITY (2) 8/4/2022

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



PROPOSED DOCK AND LIFTS

EXISTING DOCK

20 FT. PROTRUSION CONTOUR

32'

16'

20'

15'

50'

15'

15'

50'

15'

80'

80'

415 SEABEE AVE.

PROPERTY BOUNDARY

427 SEABEE AVE.

Turrell, Hall & Associates, Inc.
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415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

KellyJohn

From: KellyJohn
Sent: Monday, October 3, 2022 5:06 PM
To: KellyJohn
Subject: BDE-PL20210002320 - 415 Seabee Ave - HEX Sign Posting 10/3/2022
Attachments: Photo 1.jpg; Photo 2.jpg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on October 13, 2022, at approximately 1:55PM this date. Said sign was posted to the front of the subject property immediately adjacent to the nearest public right-of-way as evidenced by the attached photos.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment B - Public Hearing Sign Posting (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)





Attachment: Attachment B - Public Hearing Sign Posting (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

MAFFEI DOCK
415 SEABEE AVENUE
NAPLES, FL 34108

BDE PETITION
#PL20210002320
AUGUST 2022

PREPARED BY:

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

BDE. PL202100
415 SEABEE AVE

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR EMAIL

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

Signature of Agent Representative

9/7/2022
Date

Nick Pearson
Printed Name of Signing Agent Representative

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Application Form

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Massimo Maffei and Phyllis Maffei

Name of Applicant if different than owner: _____

Address: 11128 Palmetto Ridge Dr **City:** Naples **State:** FL **ZIP:** 34110

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

E-Mail Address: _____

Name of Agent(s): Nick Pearson

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: Nick@THAnaples.com

PROPERTY LOCATION

Section/Township/Range: 29 / 48S / 25E **Property I.D. Number:** 27589360008

Subdivision: Conner's Vanderbilt Beach Est **Unit:** 2 **Lot:** 19 **Block:** Q

Address/ General Location of Subject Property:
415 Seabee Avenue

Current Zoning and Land use of Subject Property:
RSF-3

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-3	N/A / open water
S	RSF-3	single-family residential
E	RSF-3	single-family residential
W	RSF-3	single-family residential

DESCRIPTION OF PROJECT

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

SITE INFORMATION

1. **Waterway Width:**
   213 ft. Measurement from ☐ plat ☐ survey ☒ visual estimate
   ☒ other (specify) GIS
2. **Total Property Water Frontage:**
   80 ft.
3. **Setbacks:**
   Provided: 15 ft.
   Required: 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   32 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 31 ft.
   2. 36 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   Both neighboring docks to the east and west protrude 20' into the waterway (403 and 427 Seabee Ave.)
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.22 Acres

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

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SECONDARY CRITERIA

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

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

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

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

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

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

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ Dock Extension
☐ Boathouse
Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Collier County

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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: ENVIRONMENTAL
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	Other:

PAID ☑ PRE-APP Meeting Fee $500.00

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent

8/2/2022
Date

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Narrative Statement

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

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

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

415 Seabee Ave. BDE Petition #PL20210002320
February 16, 2021
Narrative Description of Project

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

The property at 415 Seabee Ave, owned by Massimo and Phyllis Maffei since July 2019, is a conventional 80′ x 120′ rectangular shaped lot located in the Conner's Vanderbilt Beach Estate subdivision of Naples. The parcel is currently the construction site of a single-family residence by the owners. The parcel currently has an 80′ seawall shoreline and no docking facility. A dock was present until late 2020, when it was demolished in preparation for a new, reconfigured dock. The waterway on which this property occurs is a man-made waterway, dredged entirely from uplands. The lot is zoned RSF-3, which is intended for development with single-family residences.

The proposed dock consists of an L-shaped floating dock that will span 50′ from riparian setback to riparian setback. The access walkway which will be used for loading and unloading from the applicants' boats will be 6′ in width. The end segment where the gangway will be located, will provide an approximately 10′ x 13′ platform for storage of marine related items (kayaks, dock box, fish cleaning station). Two boatlifts are also proposed as part of this BDE petition. A smaller lift will occur on the inside of the dock and a larger elevator lift will be located on the outside of the floating dock. The larger lift is the only portion of the project which will protrude beyond the typical 20′ protrusion limit. The smaller lift will moor an approximately 31′ vessel and the larger lift will moor an approximately 36′ vessel. Total protrusion of the facility into the waterway will amount to approximately 32′ from the MHWL, or 12′ beyond the typically permitted 20′ of protrusion. Total over-water structure proposed would amount to approximately 505 square feet, which is comparable to the surrounding structures, despite the additional protrusion proposed.

All structures proposed would be located within the applicant's riparian setbacks and have been designed so as to not affect the ingress or egress paths from neighboring docks or public navigability in general. The neighbor to the east ingresses from the east and so will not be affected by the structures as proposed. The neighboring to the west has a dock with an ingress/egress path also from the east. However, the structure has been designed so that this neighbor will not be affected by any structures protruding beyond the typically allowed 20′ of protrusion either.

Considering that there are also no seagrasses growing within 200′ of the proposed project so environmental impacts by the designed structure are non-existent. We believe that this BDE would therefore allow the property owner to make reasonable use of the waterway and docking facility for mooring and other water-based recreational activities while also maintaining the ability to safely ingress and egress with either of the applicant's vessels.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Property Information

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Collier County Property Appraiser
Property Summary

Parcel No	27589360008	Site Address *Disclaimer	415 SEABEE AVE	Site City	NAPLES	Site Zone *Note	3410

Name / Address	MAFFEI, MASSIMO
	PHYLLIS LAGRASTA MAFFEI
	11128 PALMETTO RIDEGE DR

City	NAPLES	State	FL	Zip	34110

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A29	233800 Q 193A29	29	48	25	0.22

Legal	CONNER'S VANDERBILT BCH EST UNIT 2 BLK Q LOT 19

Millage Area	154	Millage Rates	*Calculations	
Sub./Condo	233800 - CONNERS VANDERBILT BCH EST #2	School	Other	Total
Use Code	0 - VACANT RESIDENTIAL	5.016	6.5976	11.6136

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
07/11/19	5664-1620	$ 915,000
04/30/10	4563-1503	$ 625,000
09/13/06	4104-1530	$ 1,200,000
05/04/04	3555-1209	$ 700,000
07/14/00	2698-2420	$ 0
02/19/99	2514-2381	$ 245,000
02/19/99	2514-2379	$ 0
06/10/92	1724-921	$ 222,300
08/01/89	1462-1085	$ 0

2020 Certified Tax Roll

(Subject to Change)

	Land Value	$ 733,4
(+)	Improved Value	$ 181,0
(=)	Market Value	$ 914,4
(=)	Assessed Value	$ 914,4
(=)	School Taxable Value	$ 914,4
(=)	Taxable Value	$ 914,4

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Collier County Property Appraiser
Property Detail

Parcel No	27589360008	Site Address *Disclaimer	415 SEABEE AVE	Site City	NAPLES	Site Zone *Note	34

Name / Address	MAFFEI, MASSIMO
	PHYLLIS LAGRASTA MAFFEI
	11128 PALMETTO RIDEGE DR

City	NAPLES	State	FL	Zip	34110

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1974	COUNTY	73-3185	12/06/74			
1975	COUNTY	74-142	01/13/75			
2005	COUNTY	0405-2848				DOCK
2005	COUNTY	0406-2132	09/16/04			POOL
2005	COUNTY	0407-1450	08/16/04			ROOF
2005	COUNTY	0407-2510	09/16/04			SCREEN ENCLOSUR
2008	COUNTY	0702-2207				DOCK
2021	COUNTY	PRBD20200520647	10/27/20		10/19/20	SEA WALL
2021	COUNTY	PRBD20200726848	05/24/21		05/21/21	RESIDENCE, DEMOLITION

Land

#	Calc Code	Units
10	RESIDENTIAL FF	9600

Building/Extra Features

#	Year Built	Description	Area	Ac Ar
10	2020	SEAWALL	80	8(

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

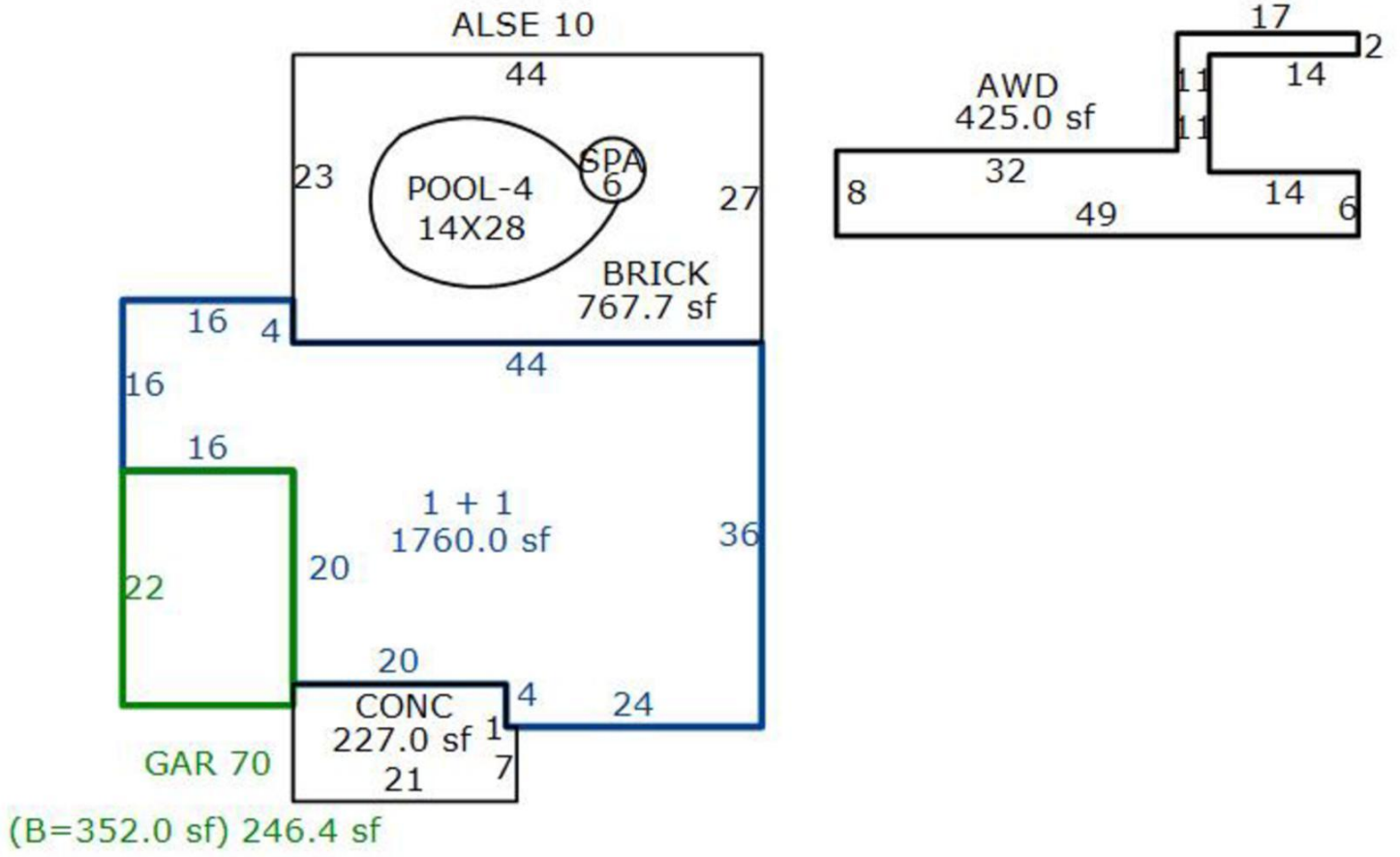
Collier County Property Appraiser
Property Aerial

Parcel No	27589360008	Site Address *Disclaimer	415 SEABEE AVE	Site City	NAPLES	Site Zone *Note	34



Open GIS in a New Window with More Features.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :



Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Property Ownership Disclosure Form

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Massimo and Phyllis Maffei 11128 Palmetto Ridege Dr	100

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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



Agent/Owner Signature

2/15/2022
Date

Nick Pearson
Agent/Owner Name (please print)

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Property Deed

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

INSTR 5754760 OR 5664 PG 1620 E-RECORDED 8/19/2019 3:32 PM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $6,405.00 REC $18.50
CONS $915,000.00

Consideration: $915,000.00
Documentary Stamps: $6,405.00
Recording Fee: $18.50

Prepared by:
James F. Morey, Esq.
Bond, Schoeneck & King, PLLC
4001 Tamiami Trail North Suite 105
Naples, FL 34103

File Number: **406977**

Parcel Identification No. **27589360008**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11 day of **July, 2019** between **William G. Howard and Jill A. Howard, husband and wife** whose post office address is **P.O. Box 388, Buckner, KY 40010** of the County of **Oldham**, State of **Kentucky**, grantor*, and **Massimo Maffei and Phyllis LaGrasta Maffei, husband and wife** whose post office address is **11128 Palmetto Ridge Drive, Naples, FL 34110** of the County of **Collier**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County**, **Florida**, to-wit:

> **Lot 19, Block Q, Unit No. 2 Conner's Vanderbilt Beach Estates, according to the Plat thereof recorded in Plat Book 3, Page 17, of the Public Records of Collier County, Florida.**
>
> **Subject to (a) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

NOT A CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 : PL20210002320

Signed, sealed and delivered in our presence (as to both):

Dwaina Richmond
(Signature of Witness #1)
Print Name: Dwaina Richmond

William Howard (Seal)
William G. Howard

Debora Wisdom
(Signature of Witness #2)
Print Name: Debora Wisdom

Jill A. Howard (Seal)
Jill A. Howard

State of Kentucky
County of Oldham

The foregoing instrument was acknowledged before me this 11 day of July, 2019 by William G. Howard and Jill A. Howard, who [✓] are personally known or [_] have produced _____ driver's licenses as identification.

[Notary Seal]

Notary Public

Printed Name: Raylene Blair

My Commission Expires: 4/12/2020

WEB CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 : PL20210002320

Addressing Checklist

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

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

ADDRESSING CHECKLIST

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

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

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

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

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

Conner's Vanderbilt Beach Est # 2 T48, R25, S29

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

27589360008

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

415 Seabee Avenue, Naples, FL, 34108

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

CURRENT PROJECT NAME *(if applicable)*

_____

PROPOSED PROJECT NAME *(if applicable)*

415 Seabee Avenue - BDE petition name not yet approved

PROPOSED STREET NAMES *(if applicable)*

_____

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

SDP___-____ or AR or PL # _____

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

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(239) 252-2400 FAX (239) 252-5724

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

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

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

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

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

FOR STAFF USE ONLY

Folio Number 27589360008

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: L.L.H. **Date:** 08/27/2021

Updated by: **Date:**

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Affidavit of Authorization

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Massimo Maffei (print name), as owner (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

_____ 1-13-2022

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 13th day of January, 2021, by (printed name of owner or qualifier) Massimo Maffei.

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

[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Victoria Burns

VICTORIA D BURNS
Notary Public – State of Florida
Commission # GG 182731
My Comm. Expires Mar 13, 2022
Bonded through National Notary Assn.

Notary Seal

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 : PL20210002320

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210002320

I, Phyllis Maffei (print name), as owner (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

10-28-2021 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 28th day of October, 2021, by (printed name of owner or qualifier) Phyllis Maffei.

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

[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Victoria Burns

VICTORIA D BURNS
Notary Public – State of Florida
Commission # GG 182731
My Comm. Expires Mar 13, 2022
Bonded through National Notary Assn.

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

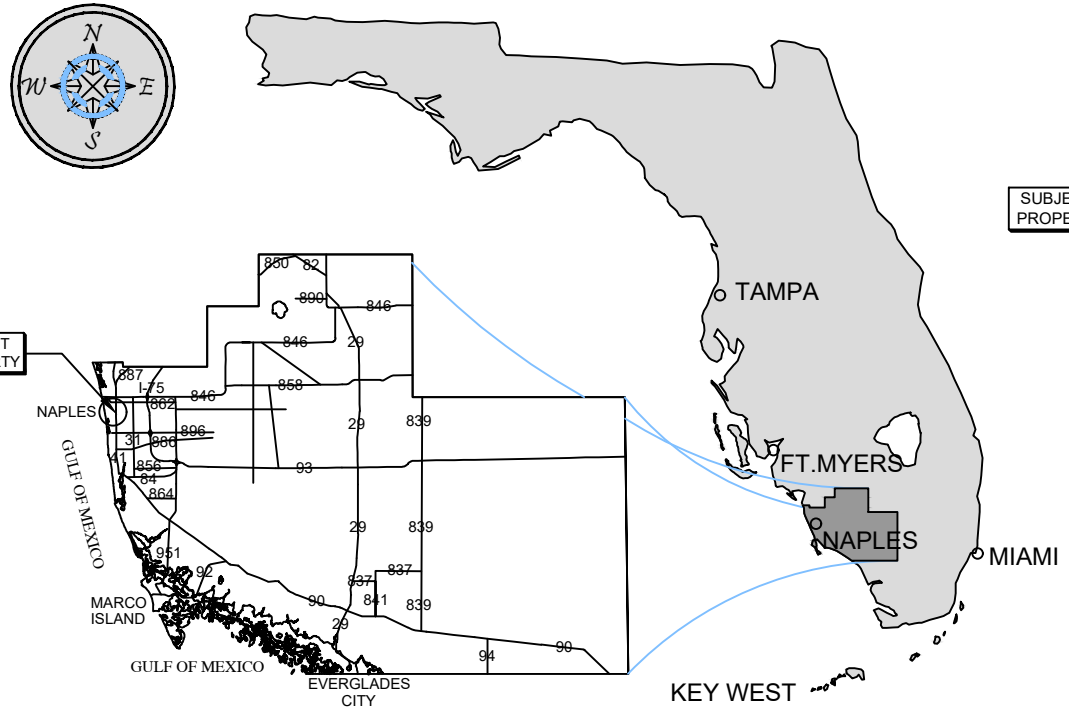
Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 : PL20210002320

BDE Drawings / Exhibits

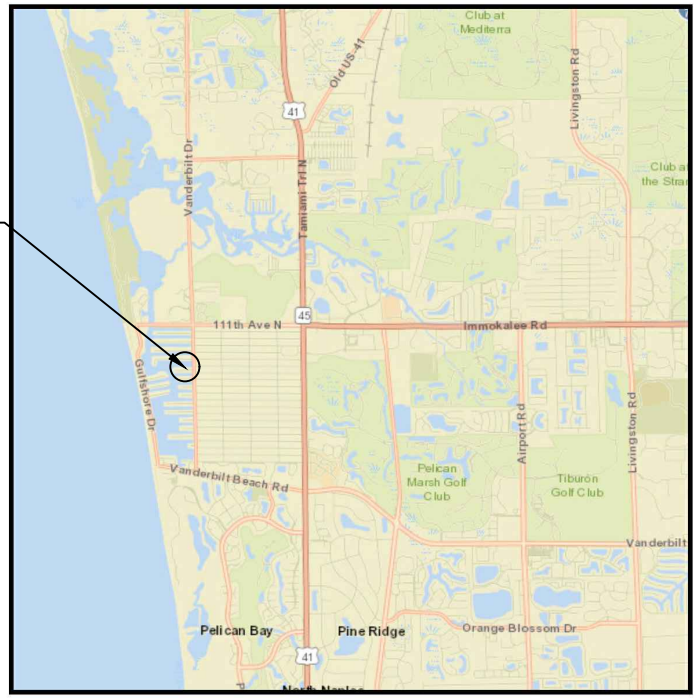
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P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg LOCATION MAP 8/4/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 415 SEABEE AVE
NAPLES, FL 34108

<> LATITUDE: N 26.266570
<> LONGITUDE: W -81.818745

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

415 SEABEE AVE

LOCATION MAP

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg EXISTING CONDITIONS 8/4/2022



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: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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415 SEABEE AVE

EXISTING CONDITIONS

RY NO. 5875

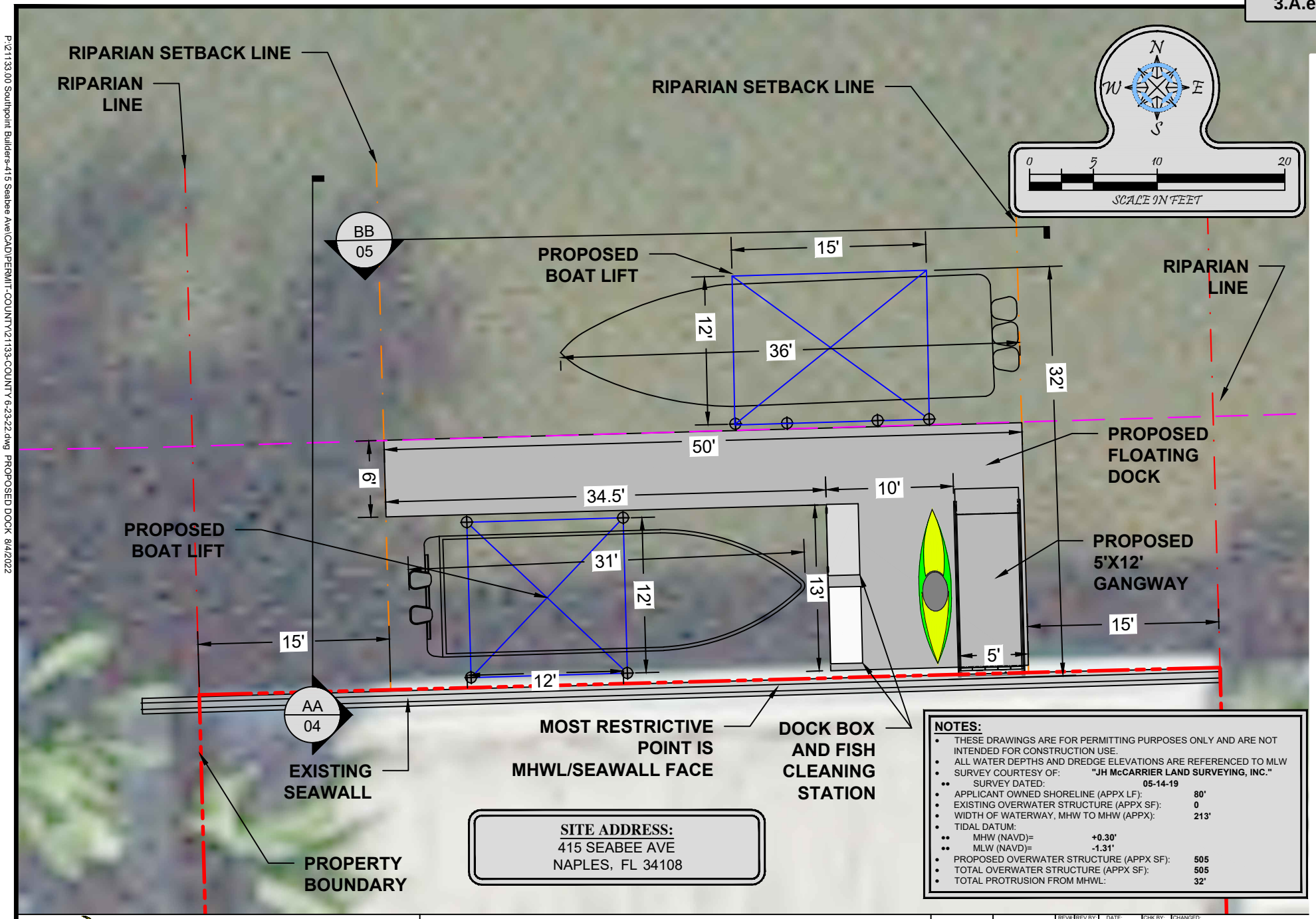
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JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	02 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg PROPOSED DOCK 8/4/2022



SITE ADDRESS:
415 SEABEE AVE
NAPLES, FL 34108

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- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **32'**

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415 SEABEE AVE

PROPOSED DOCK

RY NO. 5875

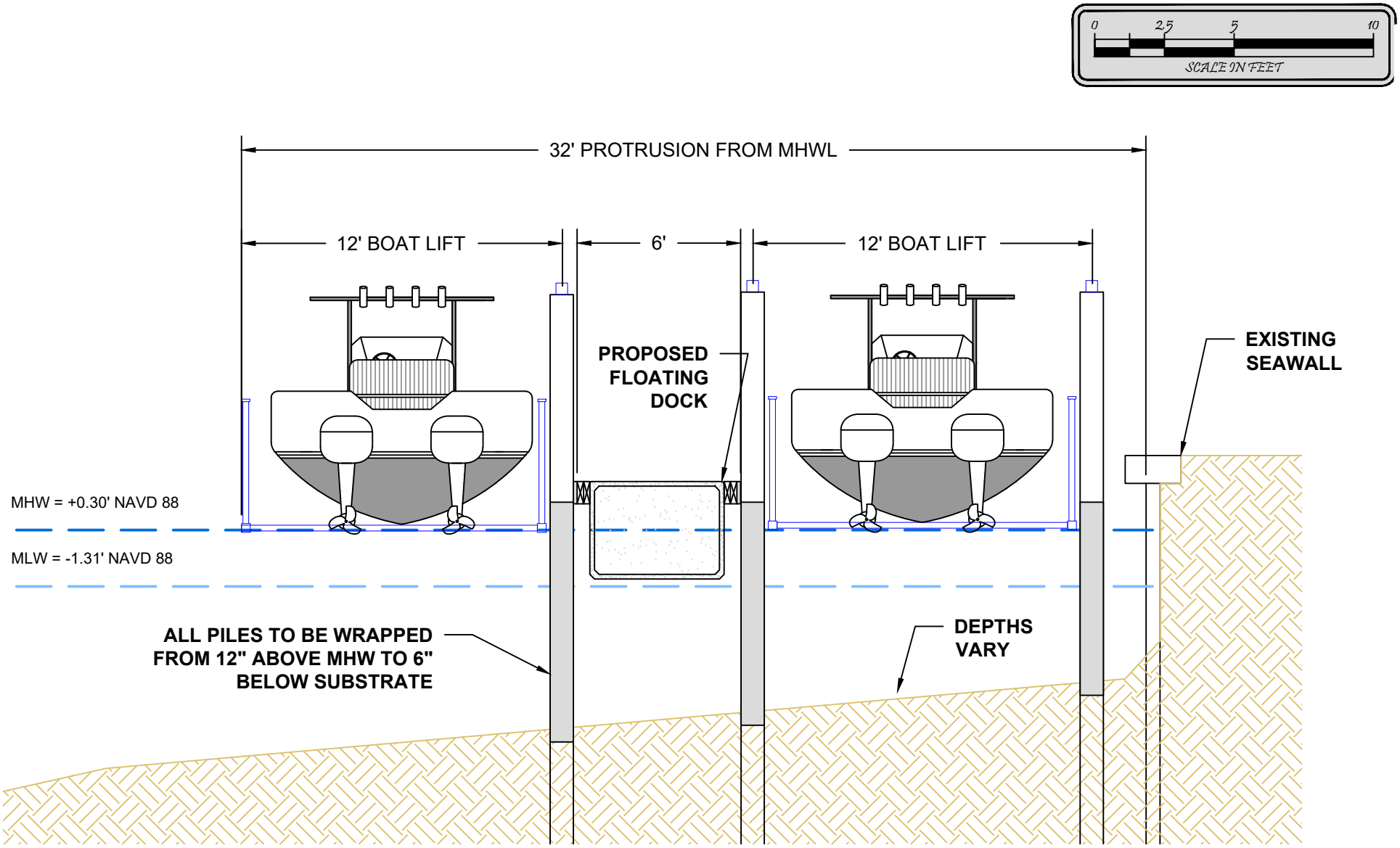
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JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	03 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg CROSS SECTION AA 8/4/2022



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415 SEABEE AVE

CROSS SECTION AA

RY NO. 5875

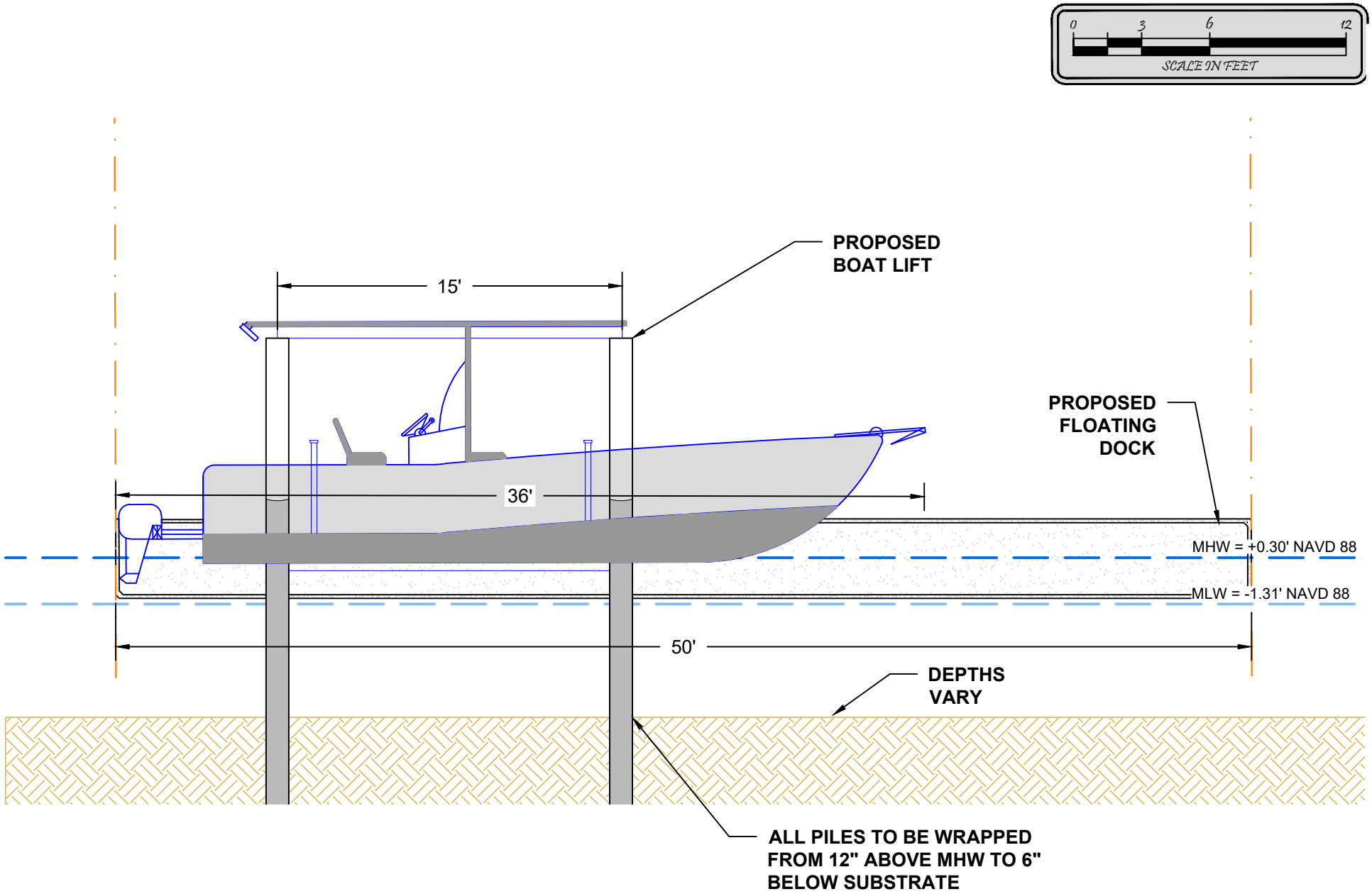
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JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	04 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg CROSS SECTION BB 8/4/2022



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415 SEABEE AVE

CROSS SECTION BB

RY NO. 5875

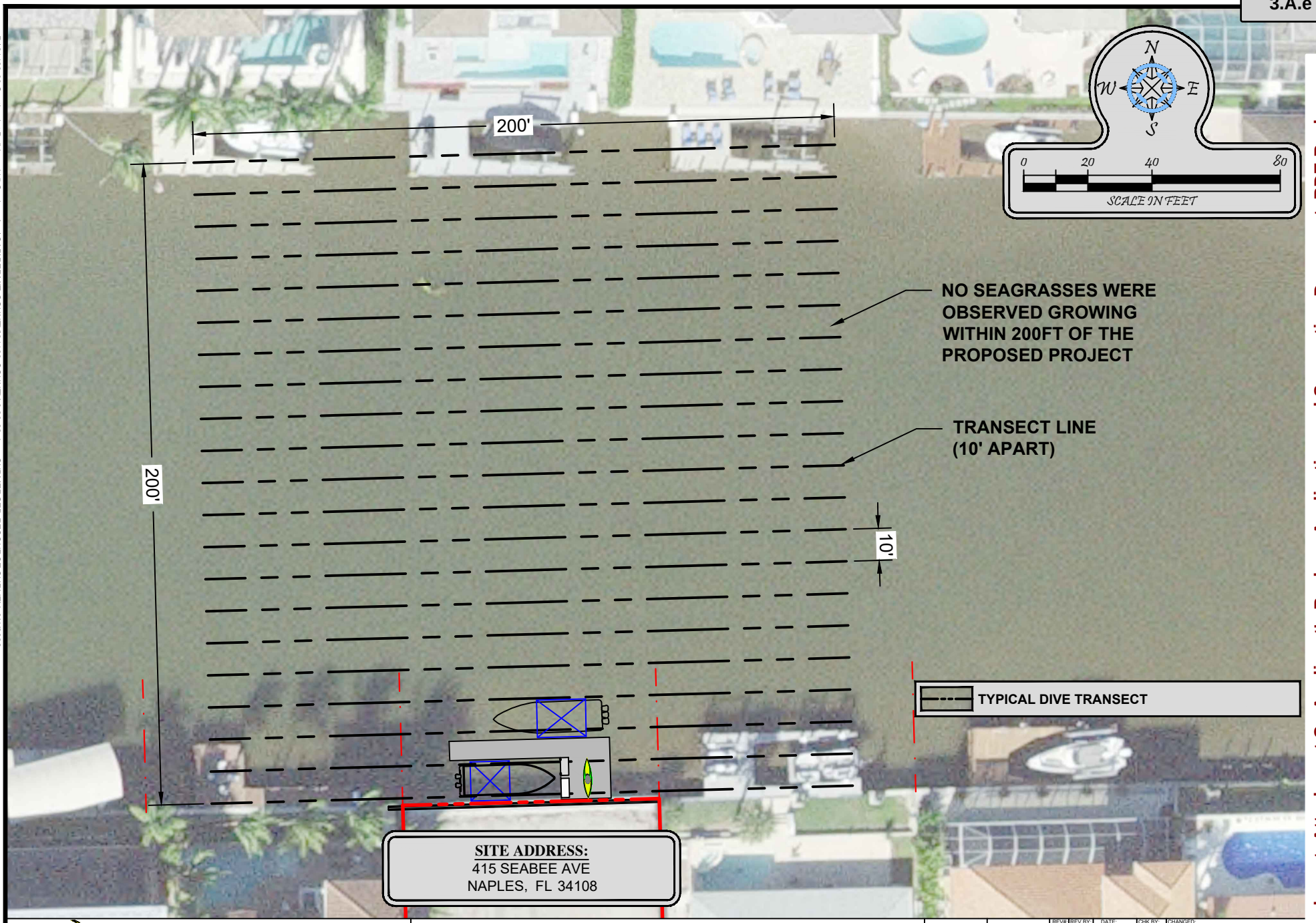
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SHEET NO.:	05 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg SUBMERGED RESOURCE SURVEY 8/4/2022



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415 SEABEE AVE

SUBMERGED RESOURCE SURVEY

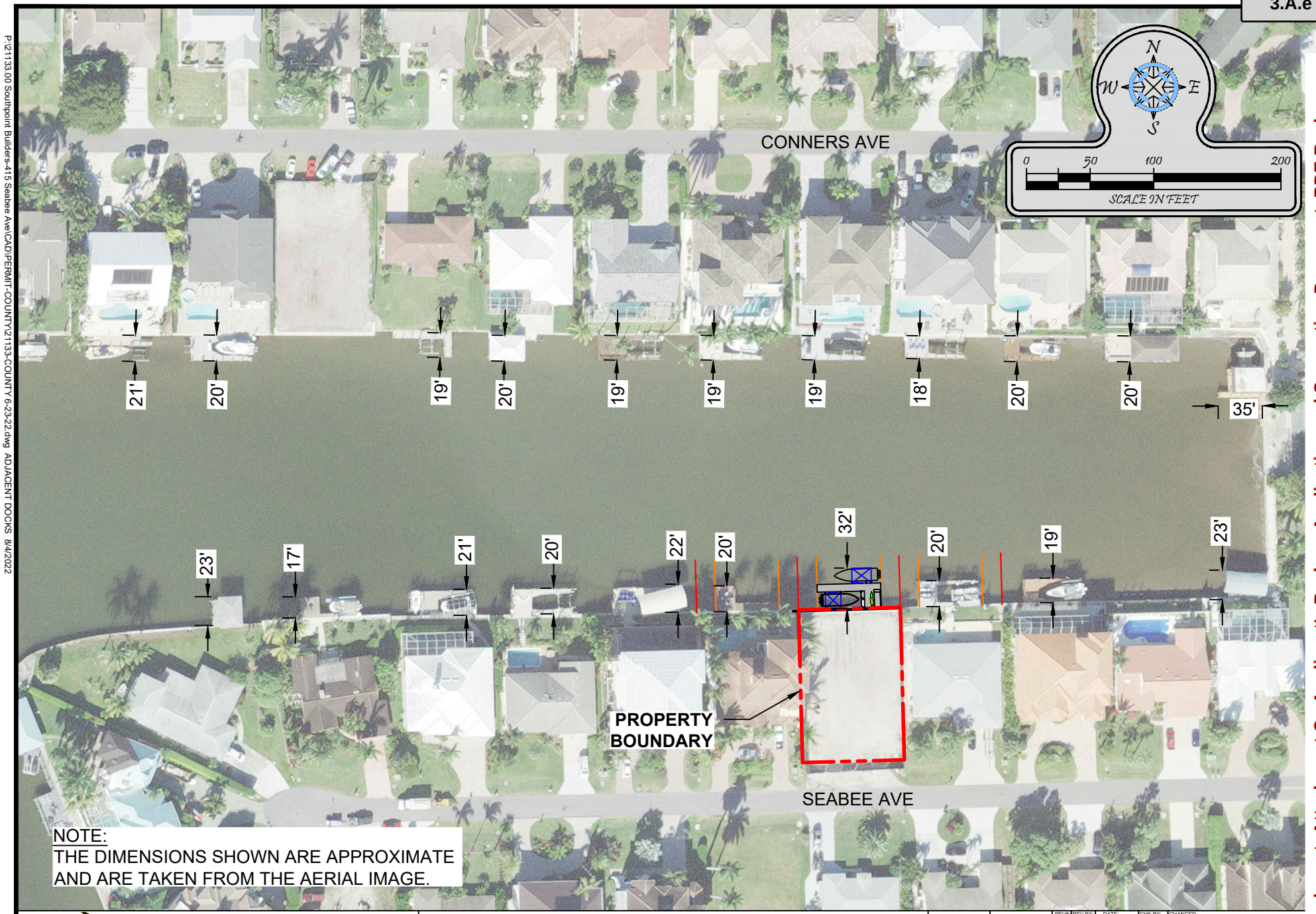
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CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	06 OF 10	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -



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415 SEABEE AVE

ADJACENT DOCKS

RY NO. 5875

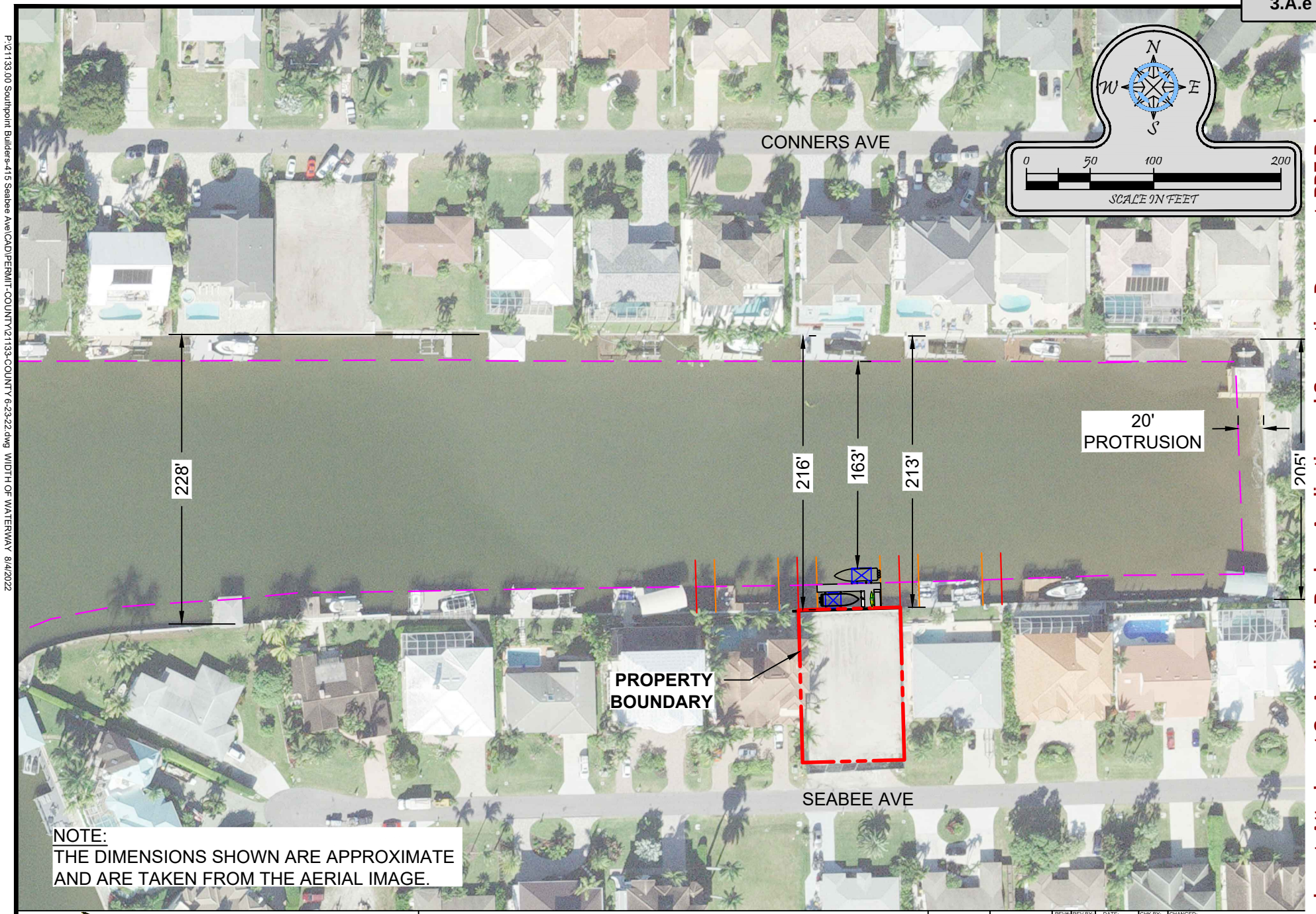
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg ADJACENT DOCKS 8/4/2022

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -



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415 SEABEE AVE

WIDTH OF WATERWAY

RY NO. 5875

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
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JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	08 OF 10	5.	-	-	-	-

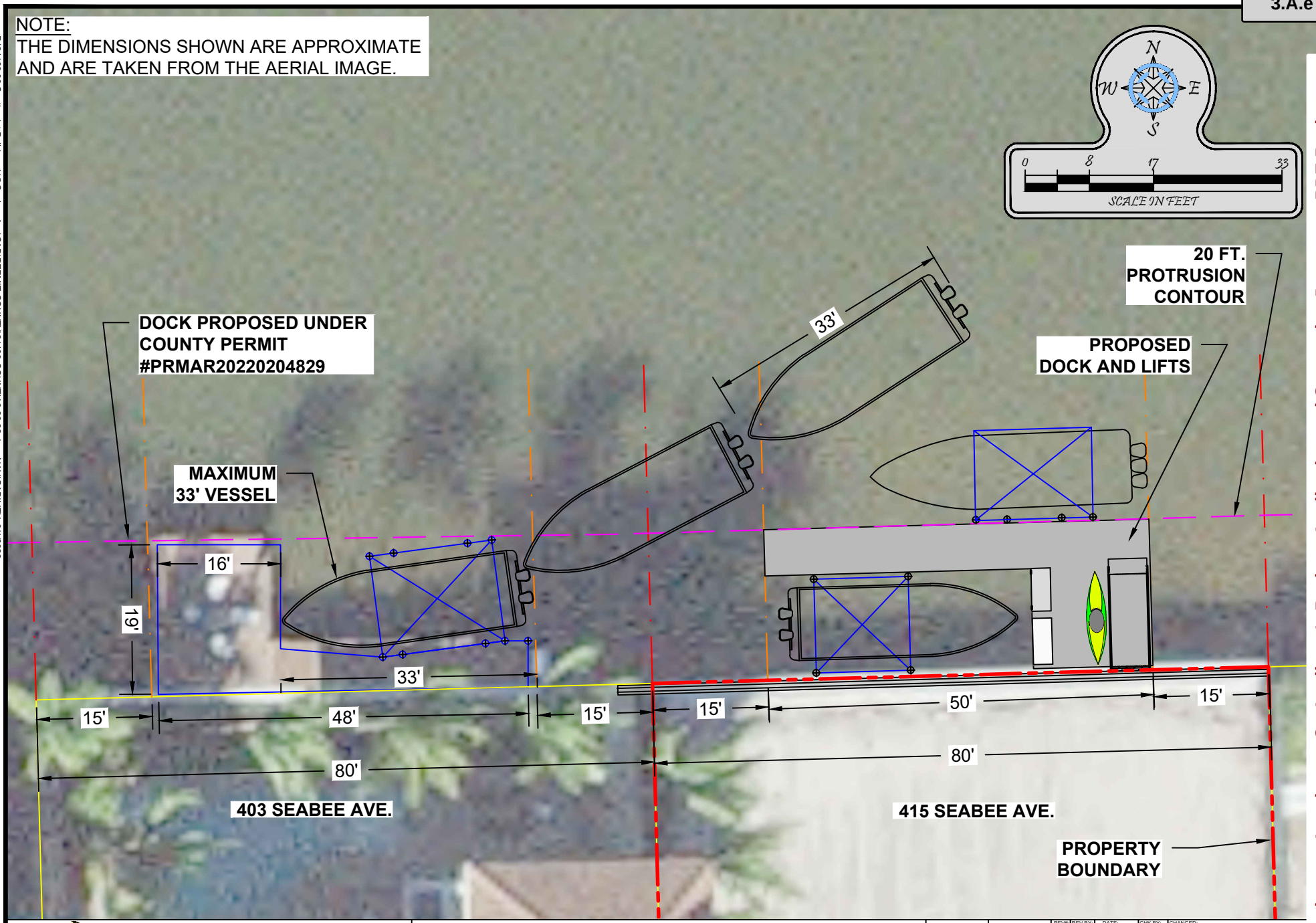
SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg WIDTH OF WATERWAY 8/4/2022

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg NAVIGABILITY 8/4/2022

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



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415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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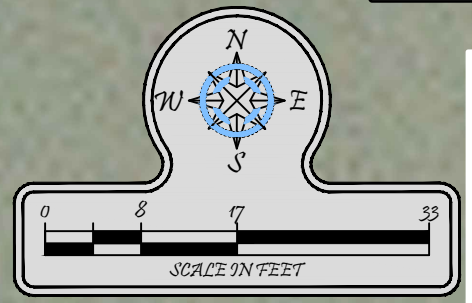
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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg NAVIGABILITY (2) 8/4/2022

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



PROPOSED DOCK AND LIFTS

EXISTING DOCK

20 FT. PROTRUSION CONTOUR

32'

16'

20'

15'

50'

15'

15'

50'

15'

80'

80'

415 SEABEE AVE.

PROPERTY BOUNDARY

427 SEABEE AVE.

Turrell, Hall & Associates, Inc.
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415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

Primary Criteria

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

PRIMARY CRITERIA

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

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

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed project consists of single dock with 2 boat lifts. This criteria is therefore 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.)

   See attached survey/drawings illustrating the previously existing docking facility and proposed docking facility. Water depths at this location are adequate for the proposed vessels. This criteria is therefore not met.

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

   There is no navigable channel at or adjacent to the proposed project location. Therefore, no marked or navigable channels will be affected by the proposed project and this criteria is met.

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

   The proposed docking facility will protrude 32' into the waterway in a location where the width of waterway is approximately 213' across. Meaning, the project will take

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

up 15% of the waterway with 85% of the waterway left for navigability and construction on the opposite side of the waterway. This criteria is therefore met.

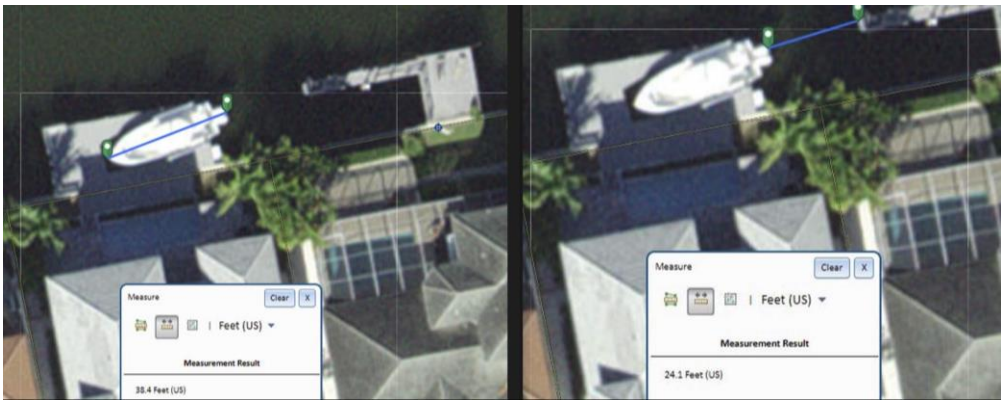
5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

The proposed docking facility is located entirely within the applicant's riparian area and will meet the required side yard setbacks of 15-feet on both sides. With the exception of the single boat and lift which is triggering the need for this BDE petition, the entire dock facility will also be located within the typically allowed 20' protrusion limit. That is to say, without the lift, a BDE petition would not be necessary, and the property owner could simply apply for a building permit and construct the floating dock as shown on the exhibits. Navigation to, from, and around a U-shaped, shore-parallel oriented dock via the 30' space provided by combined side setbacks is required in almost every dock within Vanderbilt lagoon. In this case, since the proposed boatlift poses no additional obstacle to navigation beyond that of the dock by itself, there is no reason to believe that navigation to the neighboring properties will be affected adversely by the project proposed under this BDE petition.

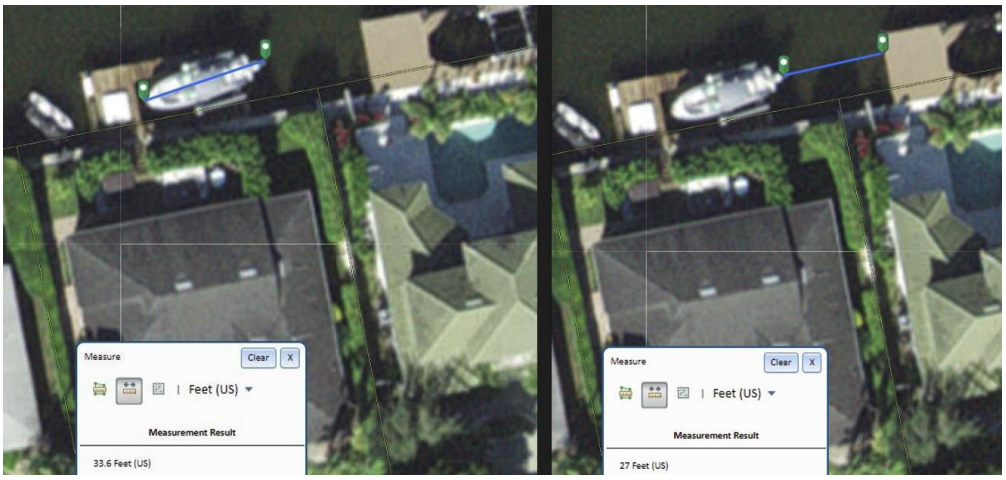
In terms of specifics, the docking facility to the east is oriented so that ingress/egress occurs from the east (away from the subject property). This property should therefore not be affected by the project at all. The property to the west also has a dock facility which, as is typical for the area, utilizes essentially the entirety of its riparian area that falls within the side setbacks and 20' protrusion limit. This facility will moor a maximum sized boat of 33' in length that will ingress/egress from the east (towards the facility proposed under this BDE petition). The floating dock being proposed at the subject property, which is entirely within the 20-foot protrusion limit, would require the neighbor's boat to angle somewhat in and out of the lift for proper navigation. As discussed above, this sort of angled entry and exit path is common within the general area. The lift being proposed on the outside of the floating dock would not alter this angle of ingress/egress. Therefore, we believe that no neighboring dock facilities nor public navigation will be affected by the proposed structures, and this criteria is therefore met.

It is also not uncommon throughout Vanderbilt lagoon for boats to be docked within a slip where the backing distance is significantly less than the moored vessel's total length. And while we acknowledge that ingressing and egressing from a slip in this type of situation is constricted, such is also the nature of the shore parallel dock configuration throughout Vanderbilt lagoon. Several examples of this situation cane be seen in the photos below.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :



103 Bayview Ave – 38 ft. of boat length and 24 ft. of backing distance.



151 Bayview Ave. – 33.5 ft. of boat length and 27 ft. of backing distance.



314 Egret Ave. - 40.5 ft. of boat length and 23 ft. of backing distance.



410 Egret Ave. – 36 ft. of boat length and 25 ft. of backing distance.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Secondary Criteria

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

SECONDARY CRITERIA

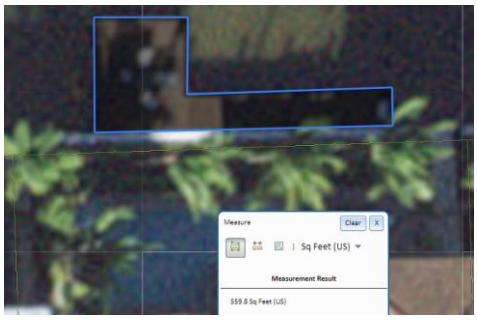
1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline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

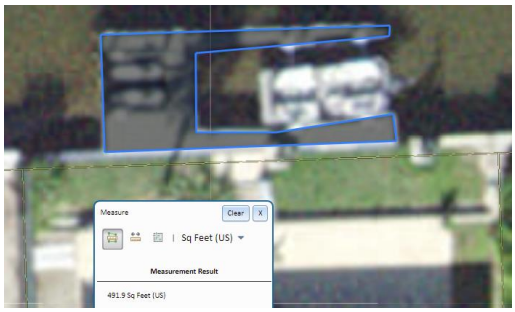
   The Vanderbilt Lagoon waterway is fronted by a network of linear streets, canals, and docks. This grid configuration of properties, combined with the 20' protrusion limitation for docks (as defined by Collier County's Land Development Code) in this area of the canal, all but requires the orientation of docks to be constructed in a shore parallel configuration. As a result, most docks present on standard canal lots within Vanderbilt lagoon are more or less uniform in utilizing this shore parallel mooring configuration, where the full 20' of protrusion and 40' to 50' area (for typical sized lots) within the riparian side setbacks are preempted. The subject property has 50' of riparian area between its 15' riparian setbacks. However, this shore-parallel configuration makes full use of the riparian area difficult or not possible should the applicant want to moor a boat that is larger than the combined 15' side setbacks of the applicant and their neighbors. This is namely because, although the applicant's vessel might fit within its riparian area, the neighboring docking facilities may block the needed ingress or egress path to the vessel's slip. While a shore-perpendicular design configuration would likely solve the issue of such potential navigational interference, the associated increased deviation from Collier County's protrusion regulations make this an undesirable alternative. As a result, in this case the applicant has instead elected to proceed with utilizing a shore-parallel dock design configuration to preserve consistency, while acknowledging the navigational challenges arising from neighboring properties that are inherently involved. This criteria is therefore met. Should staff prefer a shore-perpendicular design, this can be offered as an alternative.

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 facility will utilize approximately 505 square feet of "decking", which is located entirely within the normal protrusion limit of 20' from the mean-high water line. This amount of structure is in-line with nearly all neighboring facilities in the area. Both contiguous neighbors at 403 and 427 Seabee Ave have comparably sized docks respectively with approximately 560 square feet and 490 square feet of decking, as seen in the photos below.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :





Additionally, the previous dock on this property was also approximately 500 square feet in area. The access walkway of the proposed dock is 6' wide and is typical for floating docks and for other dock structures in the area as well. The larger area on the east side of the facility will be used to provide space for the gangway and to provide storage space for recreational items such as a dock box, kayaks or paddleboards, a fish cleaning station, etc. Lastly, this square platform will provide structural stability to the access walkway, similar to an outrigger on a sailboat. From an engineering standpoint, long skinny floating docks are never advisable because of their instability, known as the canoe effect. For the reasons listed above, and because no submerged resources are present in the area, we believe the decking proposed is not excessive and that this criteria 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 length of both vessels together do exceed 50% of the property's shoreline. This criteria is therefore 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.)

   Criteria #4 is aimed at whether or not the facility will have a "major impact" on the waterfront views of the neighbors. Neither the use nor number of vessels proposed is excessive beyond what the normal building code would allow. The proposed structures are also located entirely within the applicant's riparian area and riparian setbacks and no decking is proposed outside the normal protrusion limit. Although the adjective "major" is, in this context, a subjective term, our opinion is that the proposed structures will not constitute an impact on the neighbors views at all beyond what is typically allowed. And the structures will certainly not constitute a major impact.

   Additionally, the right of views of riparian owners are restricted to the space within their respective riparian area. From this perspective, the views of the neighbors won't be changing at all, and impacts to their legally allotted views will not be affected. If the views outside the neighbors' riparian areas are considered, then it

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

should be noted that nearly every house on the project's site's canal is already built out with a dock and boat(s). The proposed facility consists of a private, recreational 2-vessel dock which will serve the same use and purpose as everyone else. Therefore, because the use of the property is not changing, and because both vessels are located entirely within the owners riparian area, our opinion is that the project should not have an impact on the views of neighboring property owners and this criteria is met.

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

   There are no seagrass beds present within 200' of the property nor the neighboring properties. This criteria is therefore 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 project is for a private, recreational 2-slip dock associated with a single-family residence in Vanderbilt Lagoon, and so this criteria is, according to county staff, not applicable.

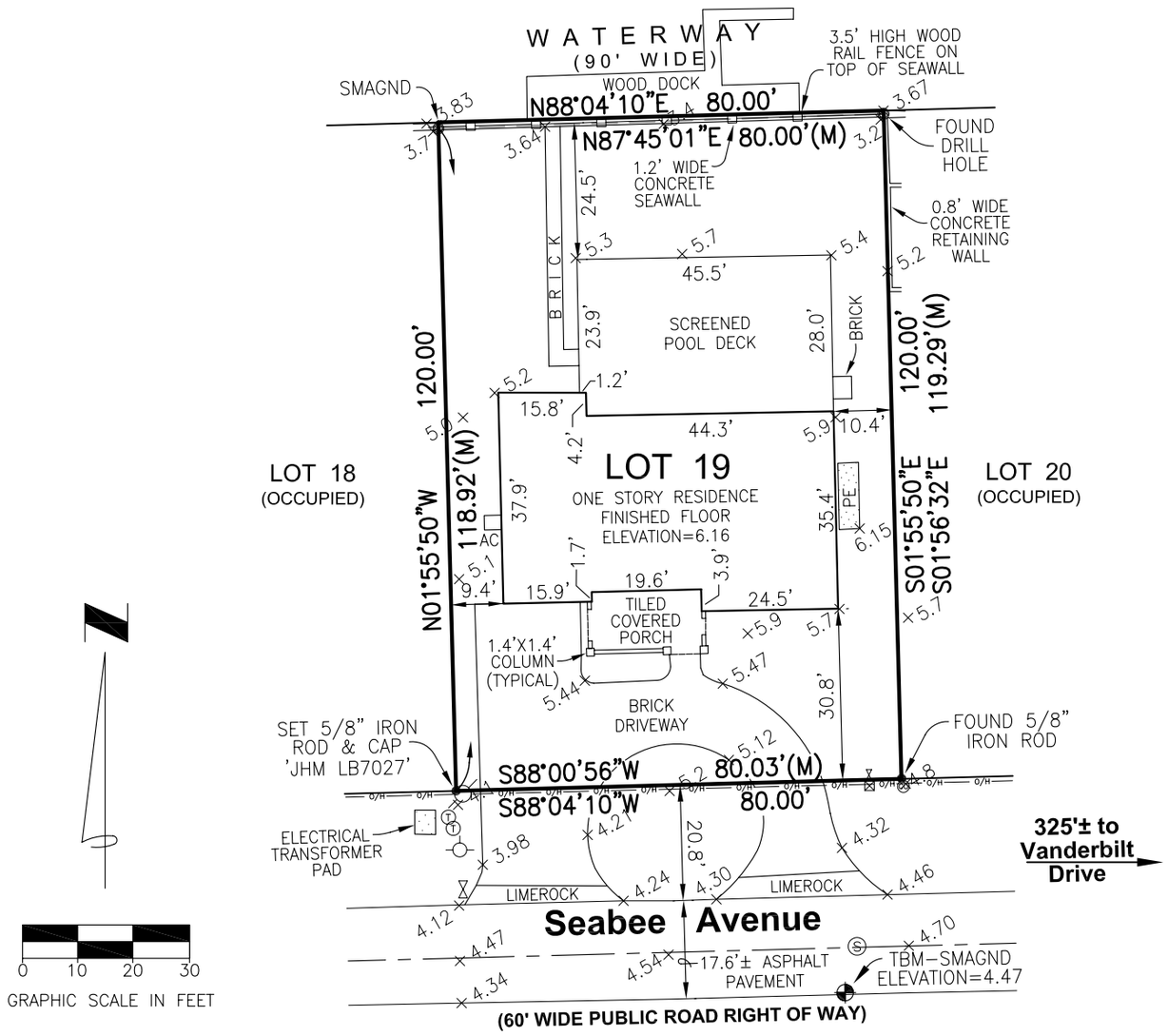
Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Professional Survey

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

LEGEND

+5.3	DENOTES SPOT ELEVATION	SMAGND	DENOTES SET MAG NAIL & DISC STAMPED 'JHM LB7027'
SEWER	DENOTES SEWER CLEANOUT	TBM	DENOTES TEMPORARY BENCHMARK
T	DENOTES TELEPHONE RISER	PE	DENOTES POOL EQUIPMENT
	DENOTES FIRE HYDRANT	AC	DENOTES AIR CONDITIONER
	DENOTES GATE VALVE	S	DENOTES SANITARY SEWER MANHOLE
	DENOTES POWER POLE		DENOTES WATER METER W/BACKFLOW PREVENTER
O/H	DENOTES OVERHEAD WIRES	(M)	DENOTES MEASURED
	DENOTES CONCRETE		



LEGAL DESCRIPTION

LOT 19, BLOCK "Q", **'UNIT NO. 2 CONNER'S VANDERBILT BEACH ESTATES'**, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

SURVEYOR'S NOTES

1) UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
2) BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED EAST LINE OF LOT 19, BLOCK Q, AS S01°56'32"E.
3) THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4) SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
5) SUBJECT PROPERTY LIES IN ZONE AE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 12021C0189H, DATED 05/16/2012 (BASE FLOOD ELEVATION = 10).
6) THE ACCURACY OF THIS SURVEY HAS MET OR EXCEEDED THE MINIMUM REQUIREMENTS FOR A SUBURBAN SURVEY AS SET FORTH IN THE STANDARDS OF PRACTICE [CHAPTER 5J-17.051(3)(b)15.b.ii], FLORIDA STATUTES.
7) ELEVATIONS SHOWN HEREON RELATE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
8) BEARINGS AND DISTANCES ARE PER PLAT UNLESS OTHERWISE NOTED.

CERTIFIED TO:

MASSIMO and PHYLLIS MAFFEI
SANIBEL CAPTIVA COMMUNITY BANK
FLORIDA HOMETOWN TITLE & ESCROW, LLC
WESTCOR LAND TITLE INSURANCE COMPAN

Judith H. McCarrier License Number 6021 STATE OF FLORIDA Professional Surveyor and Mapper

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021

J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027

2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone:(239) 277-7821

PROJECT
BOUNDARY SURVEY W/SPOT ELEVATIONS
LOT 19, BLOCK Q,
'UNIT NO. 2 CONNER'S VANDERBILT BEACH ESTATES'

ADDRESS
415 SEABEE AVENUE
NAPLES, FL 34108

CLIENT
MASSIMO and PHYLLIS MAFFEI
11128 PALMETTO RIDGE DRIVE
NAPLES, FL 34110
PHONE: (239) 348-9299

REVISIONS
5/21/19 ADD FNC,PP+REV LOC OF SMAGND

F.B. / PG.: ConnersVanderbiltBchEst-L19.survey

SCALE 1"=30'	DATE MAY 14, 201
FILENAME ConnersVanderbiltBch_415Seabee.dwg	PROJECT NO. 19-034
DRAWN BY JWM	CHECKED BY JHM

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

Submerged Resource Survey

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

415 SEABEE AVE.
NAPLES, FL 34108
FOLIO #27589360008

SUBMERGED RESOURCE SURVEY REPORT
SEPTEMBER 2021

PREPARED BY:

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

Table of Contents

1 **Introduction** 1
2 **Objective** 2
3 **Methodology** 3
4 **Results** 4
5 **Conclusion** 5
6 **Photos** ..... Error! Bookmark not defined.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 415 Seabee Ave. in Naples, FL 34108 that can be identified by folio #27589360008. This resource survey will provide planning assistance to both the property owner and regulating agencies during any review processes for the proposed project.

The subject property consists of a 0.22-acre parcel that can be found in Naples along Vanderbilt Channel that connects to the Gulf of Mexico through Wiggins Pass. The cleared parcel currently contains an existing seawall measuring 80 linear feet. The property is neighbored to the east and west by single family residences, to the north by a manmade canal, and to the south by Seabee Avenue. Nearly all surrounding lots contain docking facilities (with boatlifts) with the same use as that which is proposed.

The SRS was conducted on September 22, 2021, between approximately 2:00 p.m. and 3:00 p.m. Site conditions consisted of cloudy skies with a slight breeze. Water clarity was adequate and allowed approximately 12-18 inches of visibility. The ambient air temperature was approximately 83 degrees Fahrenheit and wind speeds averaged 6 mph from the north. The average ambient water temperature was approximately 86 degrees Fahrenheit. High tide occurred during the site visit at approximately 2:34 p.m. and reached approximately 2.50 feet above the Mean Low Water Mark. Low tide was achieved before the site visit at approximately 8:46 a.m., reaching approximately 0.30 feet above the Mean Low Water Mark. It then was again achieved following the site visit at approximately 9:09 PM, reaching 0.6 feet above the MLW mark.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

2 OBJECTIVE

The objective of the SRS was to identify and locate any existing submerged resources within 200 feet of the proposed docking facility expansion. Ordinarily, if seagrasses are present within the vicinity of a project area, an analysis will be required regarding species, percent coverage, and impacts projected by the proposed project. The presence of seagrasses may be ample cause for re-configuration of the design for projects over surface waters in order to minimize impacts. The general scope of work performed during a typical submerged resource survey is summarized below:

- THA personnel will conduct a site visit and swim a series of transects within the project site in order to verify the location of any submerged resources.
- THA personnel will identify submerged resources within the vicinity of the site and produce an estimate of the percent coverage of any resources found.
- THA personnel will delineate the approximate limits of any submerged resources observed via a handheld GPS device.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire property shoreline for the proposed dock installation but also the area within 200 ft. of the proposed site. The components utilized for this survey included:

- Reviewing aerial photography of the surveyed area.
- Establishing survey transect lines (spaced approximately 10 feet apart) overlaid onto aerials. (See attached Exhibits)
- Physically swimming the transects, GPS locating the limits of any submerged resources found, and determining the percent coverage within the area.
- Documenting and photographing all findings

The surveyed area was evaluated systematically by following the established transect lines throughout the project site as shown on the attached exhibit. Neighboring properties, docking facilities, and other landmarks provided reference markers which assisted in maintaining correct positioning over each transect.

During this SRS, one THA staff member swam the transect lines using snorkel equipment while a second remained on the shore taking notes and compiling findings on an aerial of the project site. Ordinarily, if any resources are found, they are photographed, GPS located, delineated, and analyzed for percent coverage within the area via a half meter square quadrat.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

4 RESULTS

The substrate found within the surveyed area consists of sandy material and sparse shell debris. Depths increased gradually with distance from the shoreline to the middle of the waterway from approximately three to seven feet. During the submerged portion of the survey, no seagrasses, oysters, or other resources were observed in any capacity. Accordingly, no impacts to submerged resources are expected to occur as the result of the proposed project. A list of species observed during the SRS can be seen below in Table 1.

Table 1: Observed species of wildlife and vegetation within the vicinity of the project site

Common Name	**Scientific Name**
Eastern mudminnow	*Umbra pygmaea*
Sheepshead	*Archosargus probatocephalus*

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

5 CONCLUSION

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded no results. No seagrasses or other resources were observed anywhere within the vicinity of the project site. Accordingly, negative impacts to submerged resources are not expected as a result of any dock project.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

6 PHOTOS

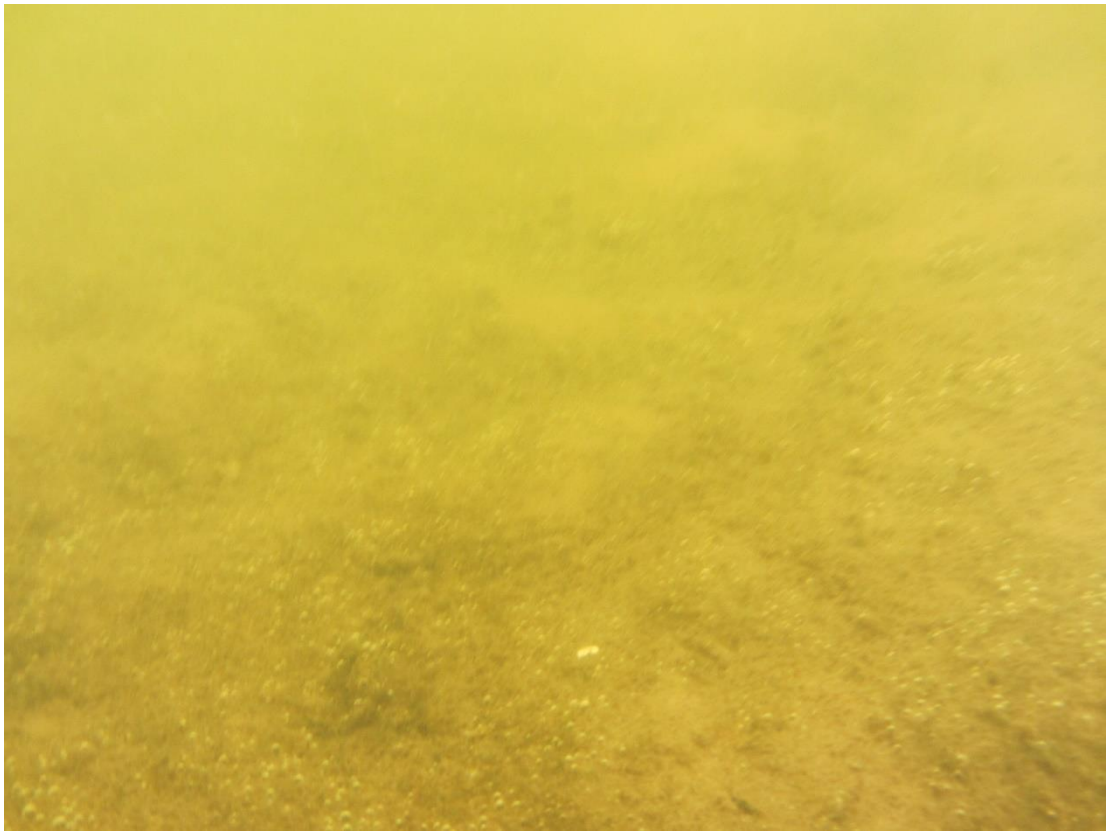
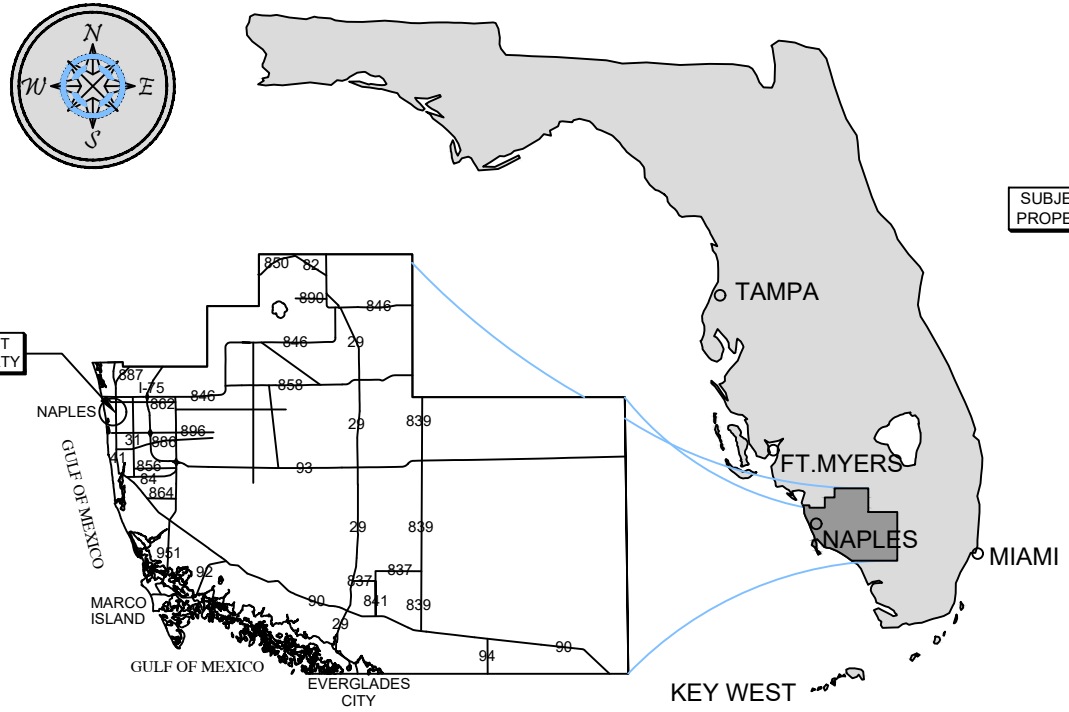


Photo 1: View of the silty sand substrate observed on the seafloor.

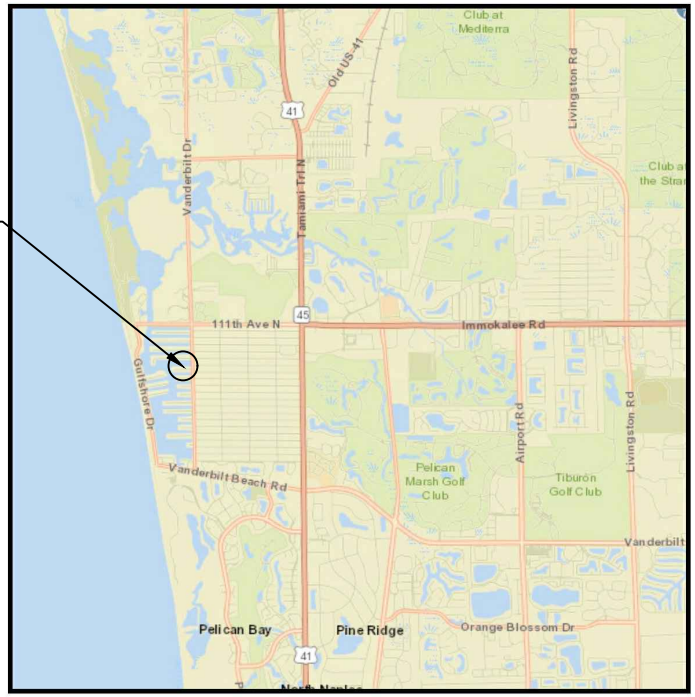
Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (24368 :

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY.dwg LOCATION MAP 2/15/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 415 SEABEE AVE
NAPLES, FL 34108

<> LATITUDE: N 26.266570
<> LONGITUDE: W -81.818745

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

415 SEABEE AVE

LOCATION MAP

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	01 OF 04	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY.dwg EXISTING CONDITIONS 2/15/2022



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: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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415 SEABEE AVE

EXISTING CONDITIONS

RY NO. 5875

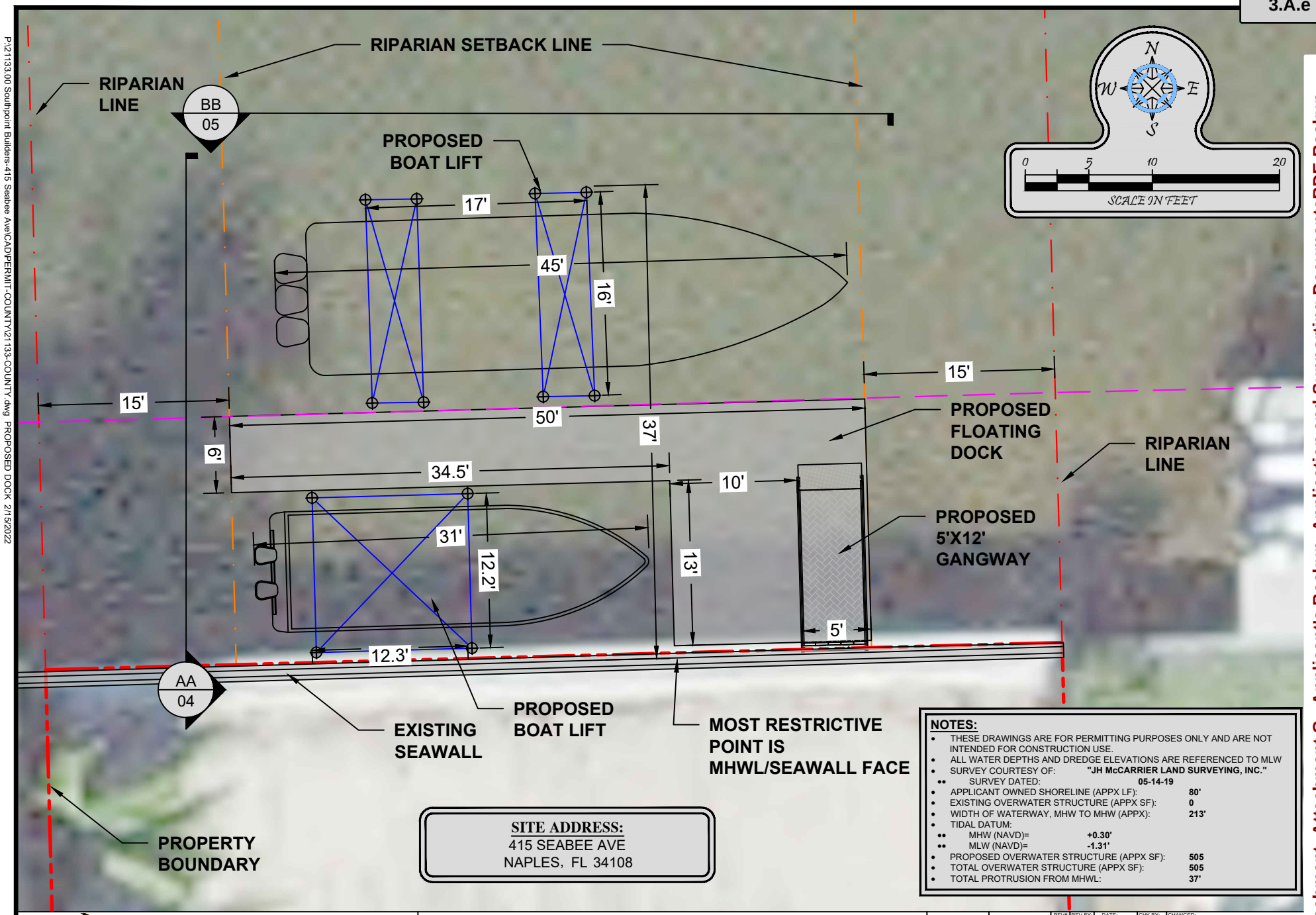
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DRAWN BY:	RMJ	2.	-	-	-	-
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JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	02 OF 04	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY.dwg PROPOSED DOCK 2/15/2022



SITE ADDRESS:
415 SEABEE AVE
NAPLES, FL 34108

NOTES:

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  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **37'**

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415 SEABEE AVE

PROPOSED DOCK

RY NO. 5875

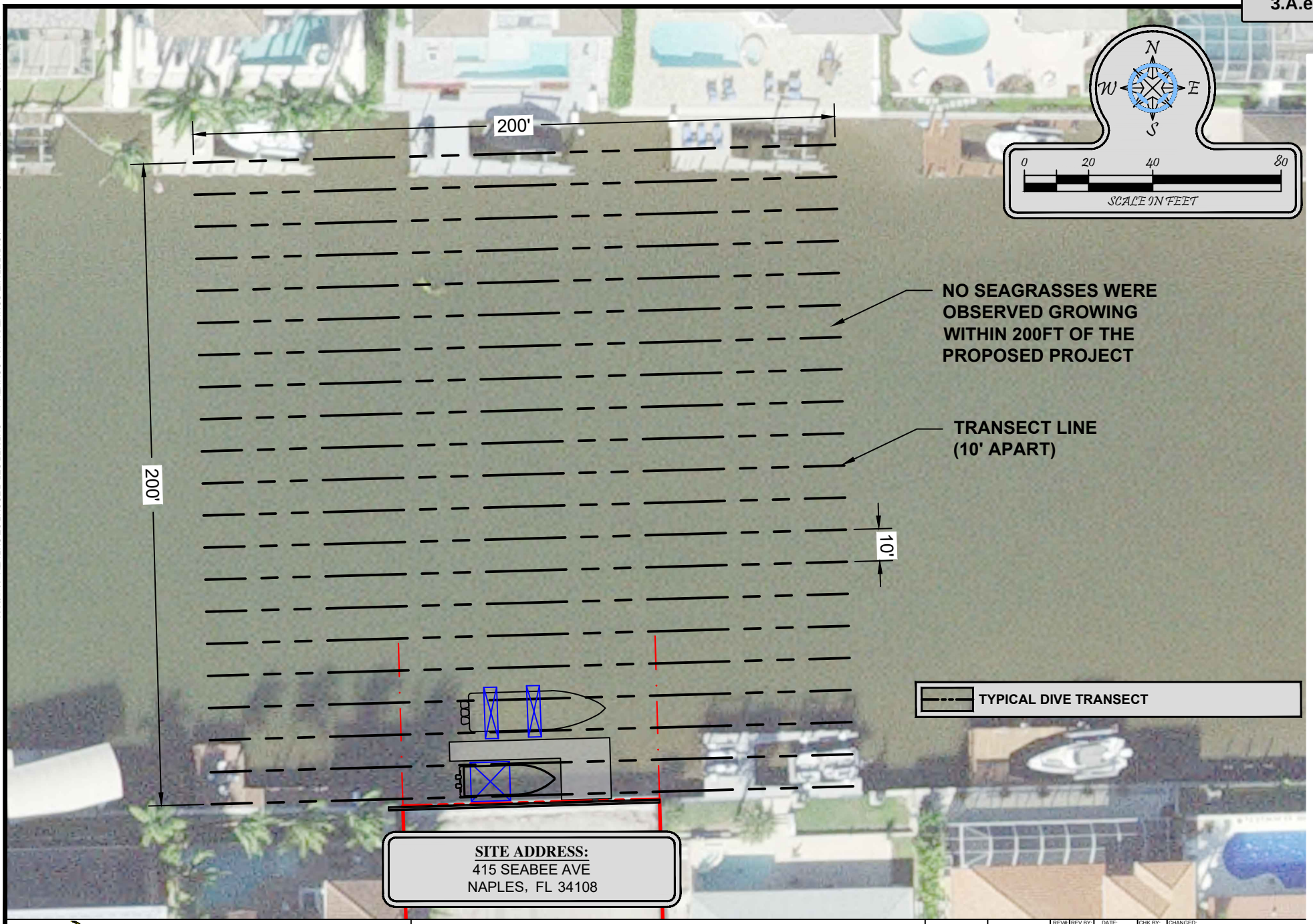
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DRAWN BY:	RMJ	2.	-	-	-	-
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SHEET NO.:	03 OF 04	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY.dwg SUBMERGED RESOURCE SURVEY 2/15/2022



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415 SEABEE AVE

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	04 OF 04	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

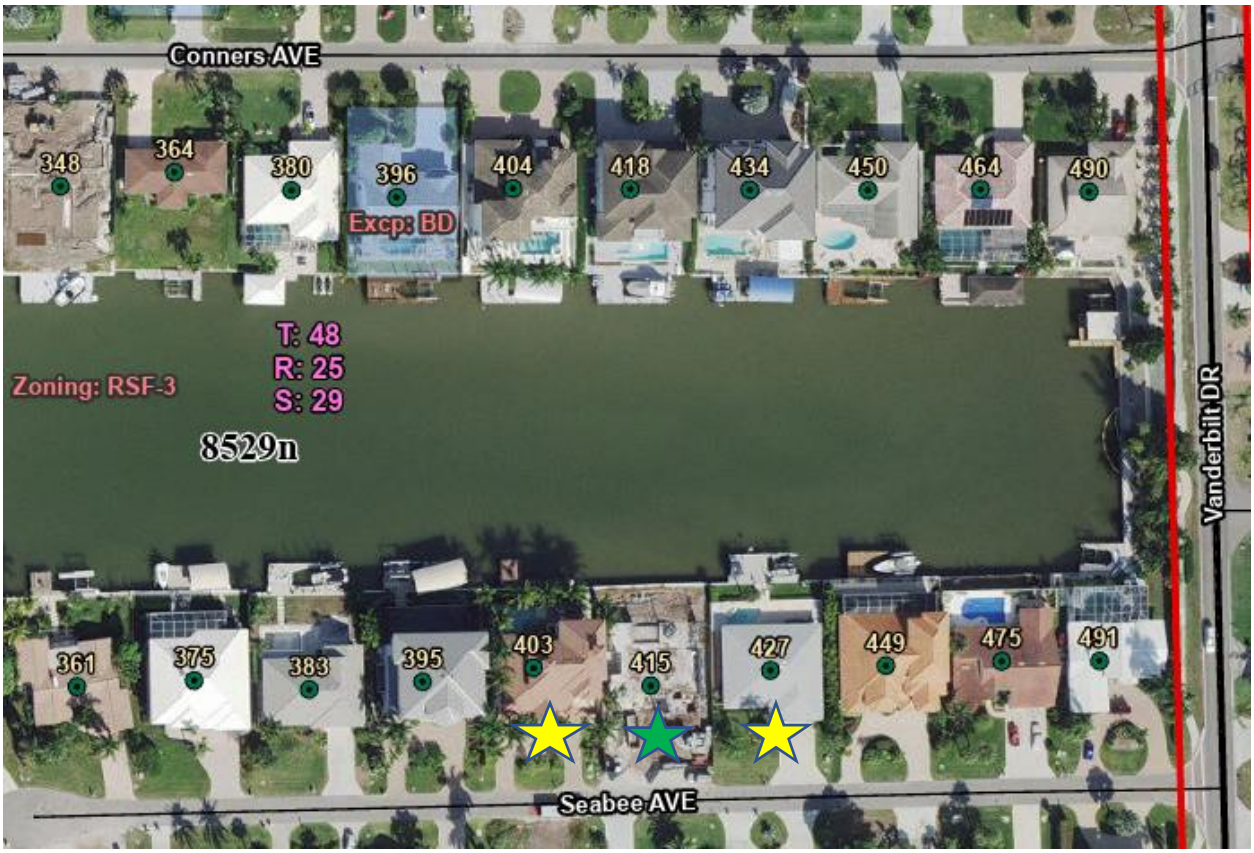
Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

Hearing Examiner – October 13, 2022

Agenda Item 3.E

BDE-PL20210002320

Attachment D – Public Correspondence



Collier County GIS

Applicant/Petitioner – 415 Seabee Avenue

Letters of Objection – 403 Seabee Avenue (L. deSoto)
– 427 Seabee Ave (G. Dunn)
– (S. Dunn)

Attachment: Attachment D - Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: LINDA DESOTO <linda.desoto@verizon.net>
Sent: Friday, October 7, 2022 10:02 AM
To: KellyJohn
Cc: "Patrick White ESQ."
Subject: Formal Complaint Letter for Boat Extension 415 Seabee 10/13/22
Attachments: Linda's Formal Objection Hearing Boat Dock on 101322-.docx

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.

Dear Mr. Kelly:
I am sending you my formal complaint letter again. I've sent it several times but, I guess you aren't receiving it. Please confirm you are receiving it this time for the hearing.
Thank you.

Kindest Regards,

Linda deSoto

Email: LindadeSoto@me.com
310-753-5580

Attachment: Attachment D - Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

Linda Jane deSoto
BDS & Partners, LLC
Owner
403 Seabee Avenue
Naples, FL 34108

10/1/22

RE: Public Hearing will be held on October 13, 9:00AM
2800 Horse Shoe Drive, Naples Florida
(Boat Dock Extension) Petition PL20210002320
Subject: Proposed 32' dock 415 Seabee Avenue, Naples, FL 34108

To All Parties:

As a resident located at 403 Seabee Avenue, Naples, FL 34108, I reside directly next door to the west of the above captioned property. It has been brought to my attention that the owner of this home at 415 Seabee is requesting a variance from the normal allowed boat dock extensions. The variance he desires extends far into the canal which, will render it very difficult, if not impossible for me to park my own boat in my dock/boat lift.

The request is for a 17-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by:
Section 5.03.06 of the Collier County Land development Code for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 37 feet into a waterway that is 213+- feet wide. The subject property is located at 415 Seabee Avenue and is further described as Lot 19, Bock Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East, Collier County Florida.

(PL20210002320)(415 Seabee) shows a drawing where he appears to be adhering to the rules of the permitting process: 15' on either side, 50' in the center and 20' into the canal. This variance permit will allow him to have two boats. However, once you put two boats in this dock, it will protrude approximately 32' into the canal which, will impinge on my ability to access my dock. I currently have a valid permit for my dock and boat lift being built in November 2022 by Greg Orick Marine Construction.

My Points of Rebuttal include but are not limited to:

1. **INABILITY TO PARK MY OWN BOAT**: It is my understanding, that although his lift is 20' from the sea wall, when he puts a boat on the lift, he will be encroaching approximately 32' to 37'which, is why he's asking for the variance for the 24' dock extension rule. I have been advised by many experts that I will NOT be able to get into my own boat lift and slip. (See 403 & 415 Seabee Site and dock plants) below. Like most boat owners, I must enter my dock from the East side which, is already a very tight fit and not easy to navigate especially, with the winds and low tides. I have plans to reconstruct my dock taking place November 2022 which, will be at an angle to help ease the already difficult burden of parking. (See attached diagram).

2. **PROPERTY VALUES WILL GO DOWN:** This will dramatically affect the value of my property and the other neighbors. It will affect the enjoyment of owning a boat as I or future owners will not be able to park in the lift. The cost of my boat lift, dock and permit are approximately $35,000. (See Signed Orick Contract) If I or any other neighbors go to sell

Attachment: Attachment D - Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

their home with this dock allowed, it would be expected that the value of their property would certainly go down in value dramatically.

3. **VIEW LINE AFFECTED-LAND USE CODES:** My view line will be majorly affected with this current proposal which, is part of the land use codes prohibiting this type of encroachment. The beautiful views I planned on when purchasing my home will be affected negatively for sure.

4. **NORMAL SAFE PARKING:** I should state my intention that all residents should be required to stay within the norms of the others in the canal which is 20'-22' dock parking parallel.

5. **PILING SUPPORT:** 415 Seabee- Does Max Maffei's proposed boat lift have support from both sides to hold a 34' boat which he is proposing? There does not seem to be any pilings shown on the sketch.

6. **DANGER:** This proposed dock will be a dangerous hazard, especially at night. It will need to be lit up to prevent accidents since this dock protrudes more than the average boat dock in Conners. It will make it much more difficult to navigate. 24/7 night lighting will need to be installed to prevent accidents from boaters, paddle boarders who do not see his dock.

7. **DOMINO EFFECT OF PROBLEMS FOR THE CANALS**: I am also concerned about the domino effect this will have if he is allowed obtain this permit with this variance. If this passes, many other future boat owners will feel they can do it too. The canals will not be condusive to easy, safe boating. It could become a navigating nightmare and dangerous, especially at night. There will need to be lights on constantly, at night obviously, not good for sea-life either thus causing more problems.

8. **NOT FAIR TO OTHERS:** The other issue is, I do not know of any other docks, this size, protruding into the water. This is not fair to the other neighbors who are adhering to the rules. Why should anyone be able to get this variance when the rest of the neighborhood is adhering to the rules which are proven to be the best answers for the canals for many years.

9. **REDESIGN OF MY OWN DOCK:** If this permit variance is allowed to go through, I will have to redesign my own dock in a similar fashion extending out too so I will be able to get a boat in my dock. I will be upsetting my neighbors which, I do not want to do. I enjoy having good relations with my neighbors. I have been advised by a marine consultant, that the way the dock is designed now at 415 Seabee, I will only be able to get certain types of boats in the dock which is unfair to me. *He had this to say, "Linda, looking at the plans, either their plot line is incorrect, or part of your house is on his property. **IF** you are getting a twin engine BW Vantage 320, **AND** your neighbor keeps his outside boat as far back as in the drawings, there will be a minimum of 5 to 6 ft. of clearance when you make your approach to your lift. Easy for an experienced operator, and very easy if you are getting joystick control, or bow thruster. Yes, if he has a 31 ft. boat in the inside lift space, he cannot get it out without contact to your boat...according to the drawings. Yes, that is bad. On the other hand, if he has a smaller boat (26' to 28') he can do it. It would be wonderful if you could get him to eliminate 2 ft. off of the length of his floating dock. That would make it easier for him, and you!"*

   If my neighbor does not park his boat correctly or buys a larger boat than indicated or a future owner does not comply with the size of the boat indicated he is putting on his docks, I, nor anyone who buys my home, will NOT BE ABLE TO PARK A BOAT. I will be in a position of redesigning my dock which costs more money, headache, time, etc. I might even have to sue him or a future owner because my dock will be obsolete. Either way, this is not a solution

Attachment: Attachment D - Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

for compromise. He is extending his dock far more than is needed so he can have two boats. I am asking for one boat dock like all the others in the neighborhood and the ability to buy whichever boat I wish. Why should I have to buy a special kind of boat so he can fit two boats in his dock.

10. **PUBLIC ADVERTISEMENT:** Due to the recent hurricane, the public advertisements were blown away, taken down or swept away by the sea due to the huge catastrophic, once in a lifetime hurricane. Therefore, not enough advertisement has been provided nor time to give the community of neighbors' time to respond with their rebuttals to this permit variance. It is being put through the system without ample feedback from all the neighbors who have an opinion due to not knowing about the hearing or having the ability to show up to the hearing because they are in complete survival mode. Some of these people on the canal have no home left at all. Here is what one of my neighbors had to say, "Looks good Linda. I won't be at the meeting too much upside down in our lives right now.
We are homeless temporarily." Another neighbor, Mr. Gonnering across the canal on said, "My wife and I are exhausted. Myself, and Pat down the street, Bob and Ken across the canal have all lost our houses and have moved out. We all spoke at the first hearing last year. I am hoping we will be at the next meeting. We have lost everything. I do not have a plug for t computer to read your letter, no Wifi. We just moved in out apartment today.

I hope to keep these canals beautiful, easy to navigate and safe.

I agree with Robert and Evelyn Kischman fellow neighbors, " If Collier Count allows one property owner to extend his dock, then others will follow suit causing a domino effect of problems for those who lose their views and may not be able to afford to extend docks built to be kept in code. For safety purposes and visual aesthetic purposes, this would be a mess." It is not fair to everyone else. It is very dangerous. And, once this dock is approved, other homeowners will request similar variances over and over. The canals will be more and more crowded not allowing the wider water ways we all paid extra for when we bought our homes. There will be no end to the devaluation of our beautiful homes we all bought thinking it would remain the same.

I also agree with Mr. Gonnering across the canal from me, "If each other decided to extend their dock 24' on each side of the canal, it would make the wake area 44' less total. The waterway is already crowded with many boaters Kayak and paddle-boarders and wildlife such as dolphin and manatee. We would not only be disrupting our homes but, our endangered wildlife as well."

In conclusion, overall, I am very concerned about canal esthetics, property value, boat launching, boat parking and docking safety. This is a detriment to everyone in this neighborhood.

I along with many others will be devastated if you allow this to go through.

Thank you for your consideration in this most important matter.

Kindest Regards,

Linda deSoto

Email: LindadeSoto@me.com
310-753-5580
403 Seabee, Naples-Owner

Attachment: Attachment D - Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: gregory dunn <gdunn5000@gmail.com>
Sent: Wednesday, October 12, 2022 2:16 PM
To: KellyJohn
Subject: Proposed dock at 415 Seabee Ave.

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John, I am writing to oppose the dock extension at 415 Seabee Ave. I live at 427 Seabee avenue, one house to the east. If approved this dock would virtually eliminate our view to the west. Every home in our area has been constructed to maximize the view, including the house at 415 Seabee. It has a pool deck, two levels of balconies and a rooftop deck with fire pit at 45 feet above the ground. Obviously the view is important to him. Our house is a ranch with the view from the pool deck and the dock. We don't have the option to go to the rooftop to see the sunset or enjoy all of the activity that happens on the canal.
I am also concerned with our ability to get a boat into the dock on the west side.
Thank you for your consideration, Greg Dunn

Sent from my iPad

Attachment: Attachment D - Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: sheri Dunn <art4walls@comcast.net>
Sent: Wednesday, October 12, 2022 2:56 PM
To: KellyJohn
Subject: Proposed Exception for Oversized Dock at 415 Seabee Avenue

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Dear Mr. Kelly,

My husband and I are the proud owners of the home directly east of the property currently under construction at 415 Seabee Avenue. Our home located at 427 Seabee Avenue is the dream home we have worked all our lives for. Hurricane Ian destroyed all the work that we put into the home since purchasing it almost 2 years ago. However, we are determined residents of Florida and this hurricane will not deter our resolve to rebuild our home and remain in Naples.

I am writing you today to ask you to oppose the dock extension at 415 Seabee Avenue. If allowed to be built, the oversized dock will result in hazardous conditions for everyone in the area. Boaters, paddle boarders, kayakers, Seadoo owners, all will be at greater risk. We have grandchildren who kayak and paddle board in the area. Do you think the owner of 415 Seabee Avenue will be watching for kayakers and paddle boarders?

Lastly, the view for all the property owners on both sides of the canal will be destroyed. And we are concerned about property values. There is a reason why the City set the maximum at 20 feet for a dock.

Please uphold the standards set by the City of Naples.

A concerned citizen and Naples property owner,

Sheri Dunn

Attachment: Attachment D - Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: Nick Pearson <Nick@thanaples.com>
Sent: Tuesday, December 20, 2022 2:19 PM
To: KellyJohn
Subject: Maffei BDE petition PL20210002320 at 415 Seabee Ave.
Attachments: 21133-COUNTY FIXED-DOCK.pdf

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John,

In follow-up to our conversation a moment ago, below is a straight-forward list of the changes made to the previous dock plans for the Maffei's BDE petition. The new plans (attached) are intended to be used for the Maffei's BDE petition moving forward.

- The dock has been switched from a floating dock design to a fixed design. As a result, the gangway has been removed, since it is no longer needed.
- The larger platform area of the dock, which connects to the seawall has changed shape slightly. The floating design had this area dimensioned at approximately 15'x19'. The new design will be approximately 11'x17' with a flared section leading onto the finger dock.
- The provided side setback on the dock's west side has been increased from 15' to 22'.
- The protrusion of the decking of the dock has been reduced to protruding 17' from the face of the seawall. Total protrusion proposed has remained the same, at a maximum of 32' from the face of the seawall.
- The finger dock width has been reduced from 6' in width to 4' in width.
- The outside lift was previously shown as an elevator lift (lift piles only on one side). This has been changed to a conventional 8-post lift.
- The total overwater square footage previously proposed for the floating dock was approximately 505 square feet over water. The new fixed dock design will consist of approximately 331 square feet of over water structure.

If you need anything else, give me a call at 239-643-0166 or email me direct at Nick@THAnaples.com.

Best Regards,
Nick Pearson

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Avenue
Naples, FL. 34104-3732
Phone: (239) 643-0166
Fax: (239) 643-6632
Email: Nicholas@THAnaples.com
Web: www.turrell-associates.com

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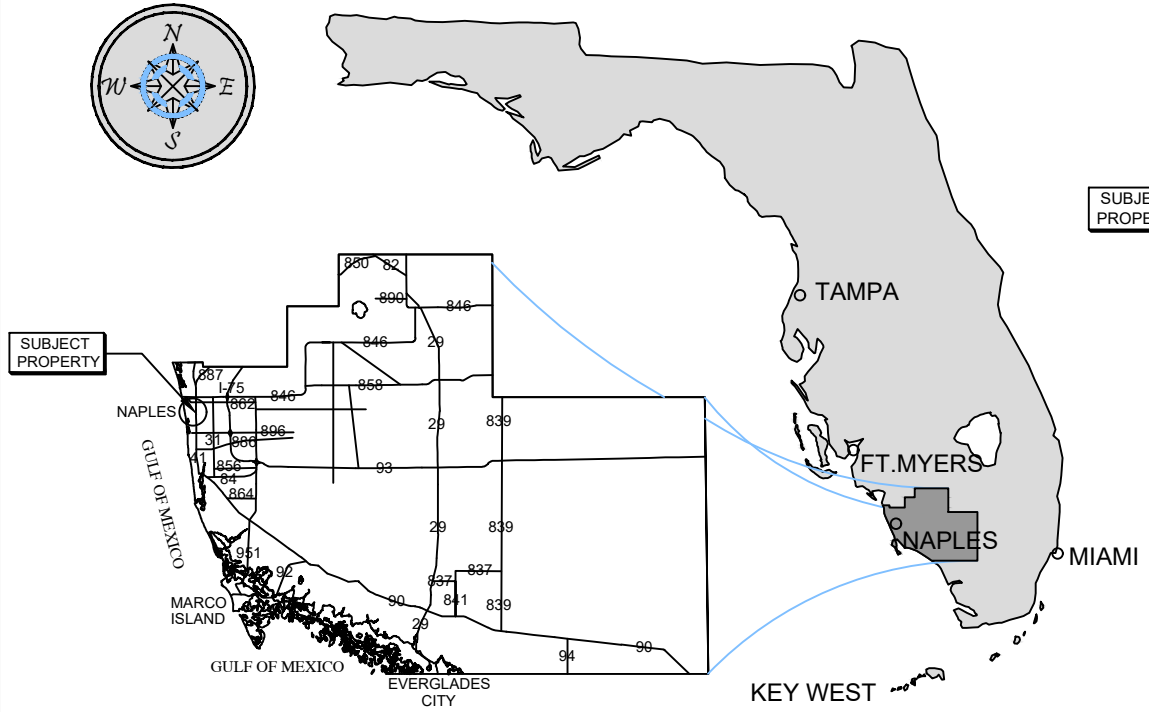
Attachment: Attachment E - Applicant's Revisions (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

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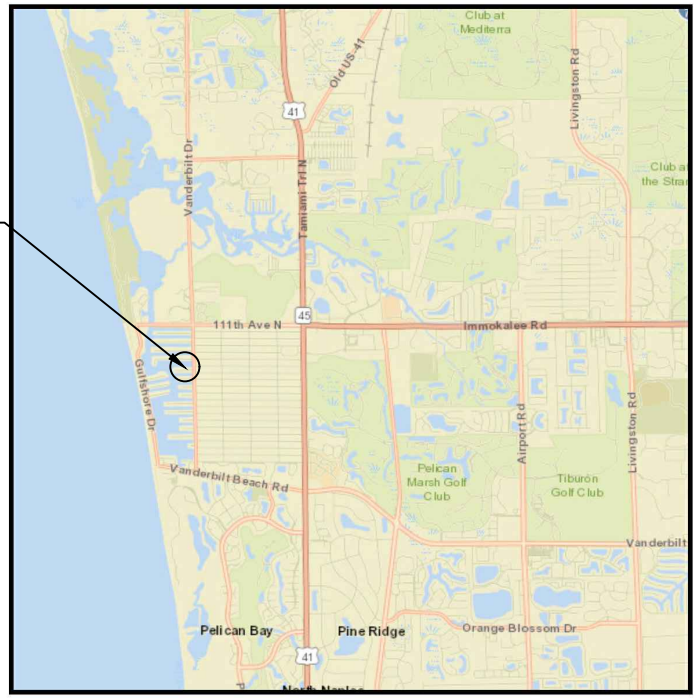
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P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\ALTERNATE DESIGNS\21133-COUNTY FIXED.dwg LOCATION MAP 12/19/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 415 SEABEE AVE
NAPLES, FL 34108

<> LATITUDE: N 26.266570
<> LONGITUDE: W -81.818745

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

415 SEABEE AVE

LOCATION MAP

RY NO. 5875

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SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment F - Revised Boat Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\ALTERNATE DESIGNS\21133-COUNTY FIXED.dwg EXISTING CONDITIONS 12/19/2022



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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415 SEABEE AVE

EXISTING CONDITIONS

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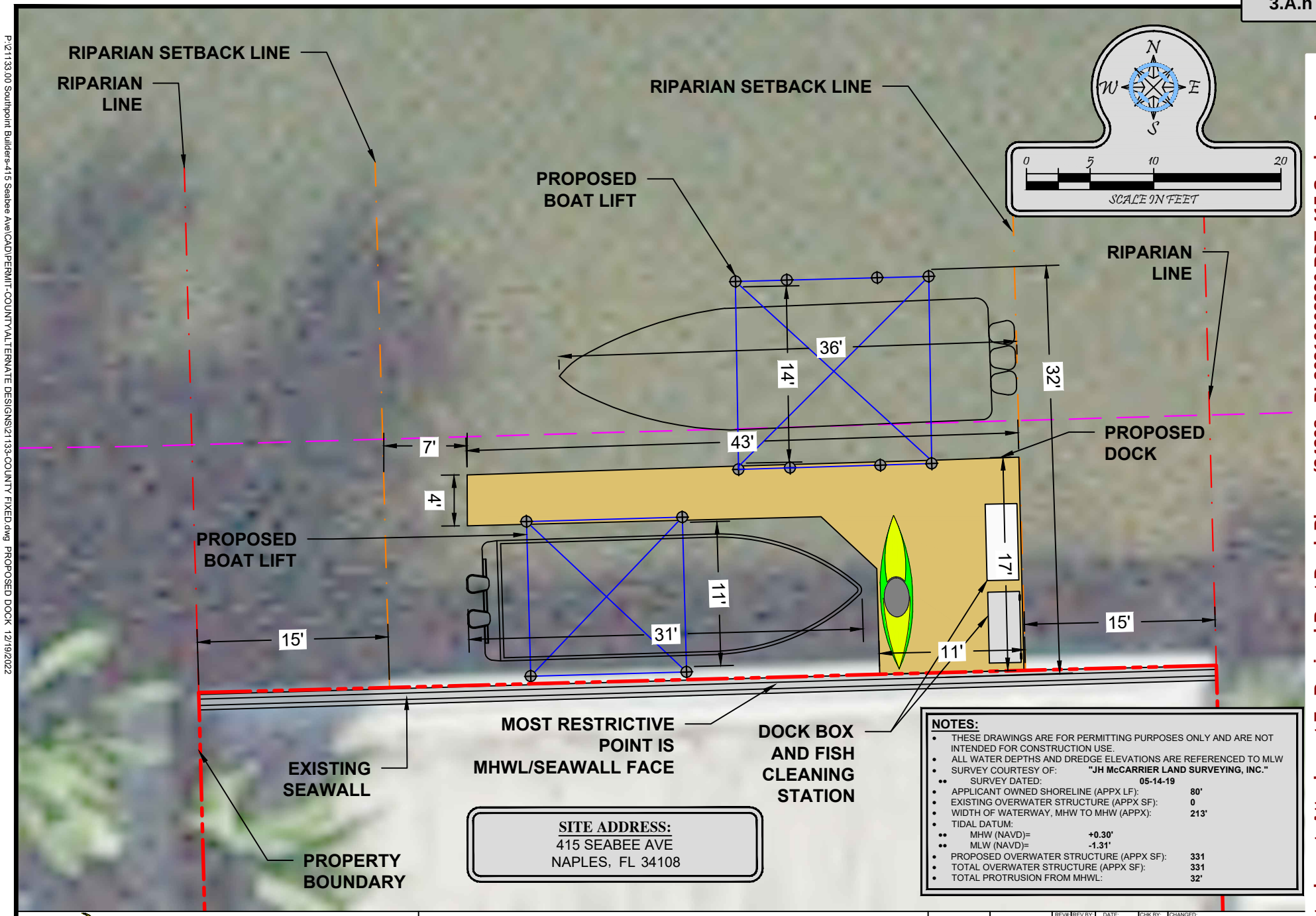
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SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\ALTERNATE DESIGNS\21133-COUNTY FIXED.dwg PROPOSED DOCK 12/19/2022

Attachment: Attachment F - Revised Boat Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave



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- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **331**
- TOTAL OVERWATER STRUCTURE (APPX SF): **331**
- TOTAL PROTRUSION FROM MHWL: **32'**

SITE ADDRESS:
415 SEABEE AVE
NAPLES, FL 34108

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415 SEABEE AVE

PROPOSED DOCK

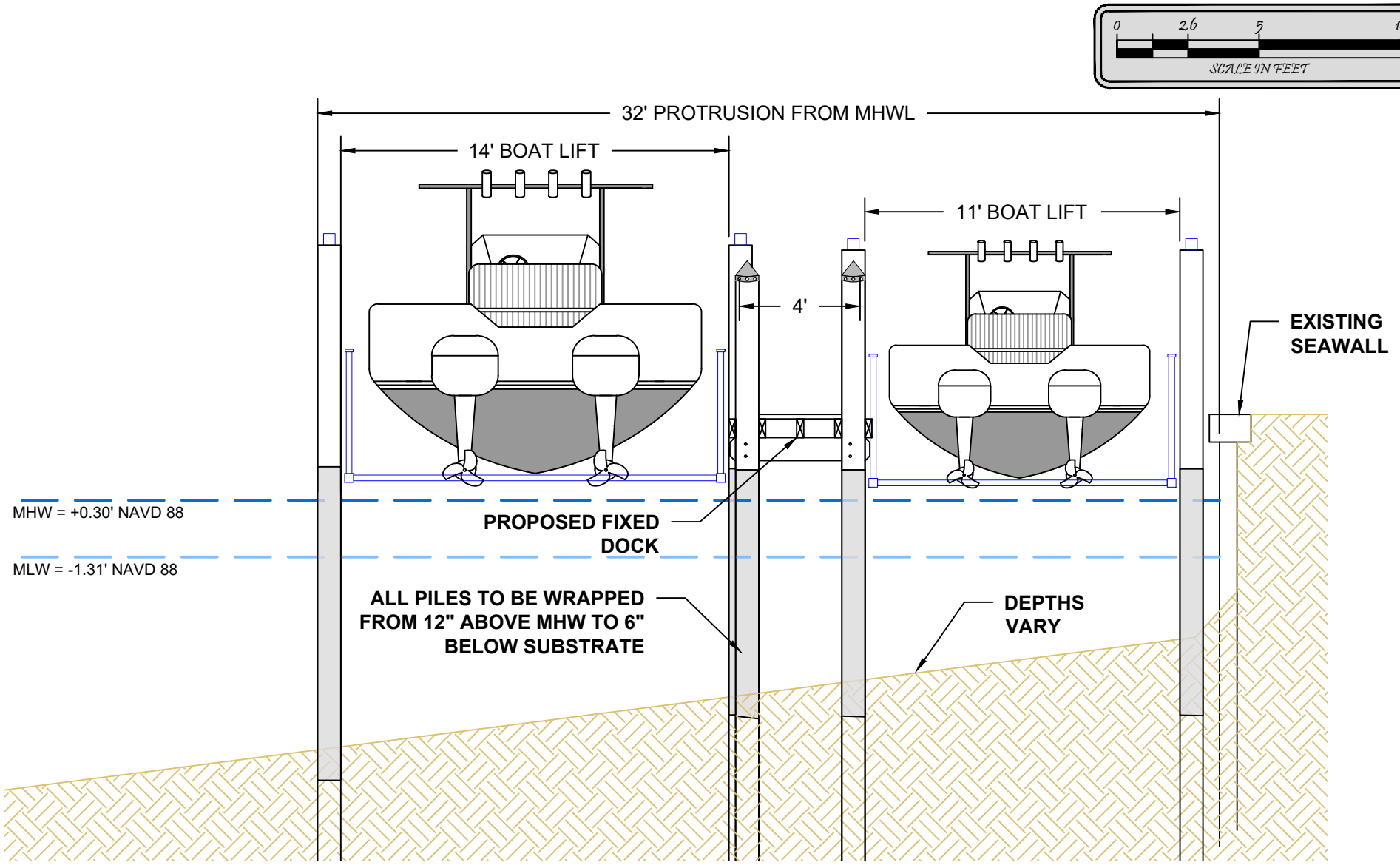
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SECTION-29 TOWNSHIP-48S

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415 SEABEE AVE

CROSS SECTION AA

RY NO. 5875

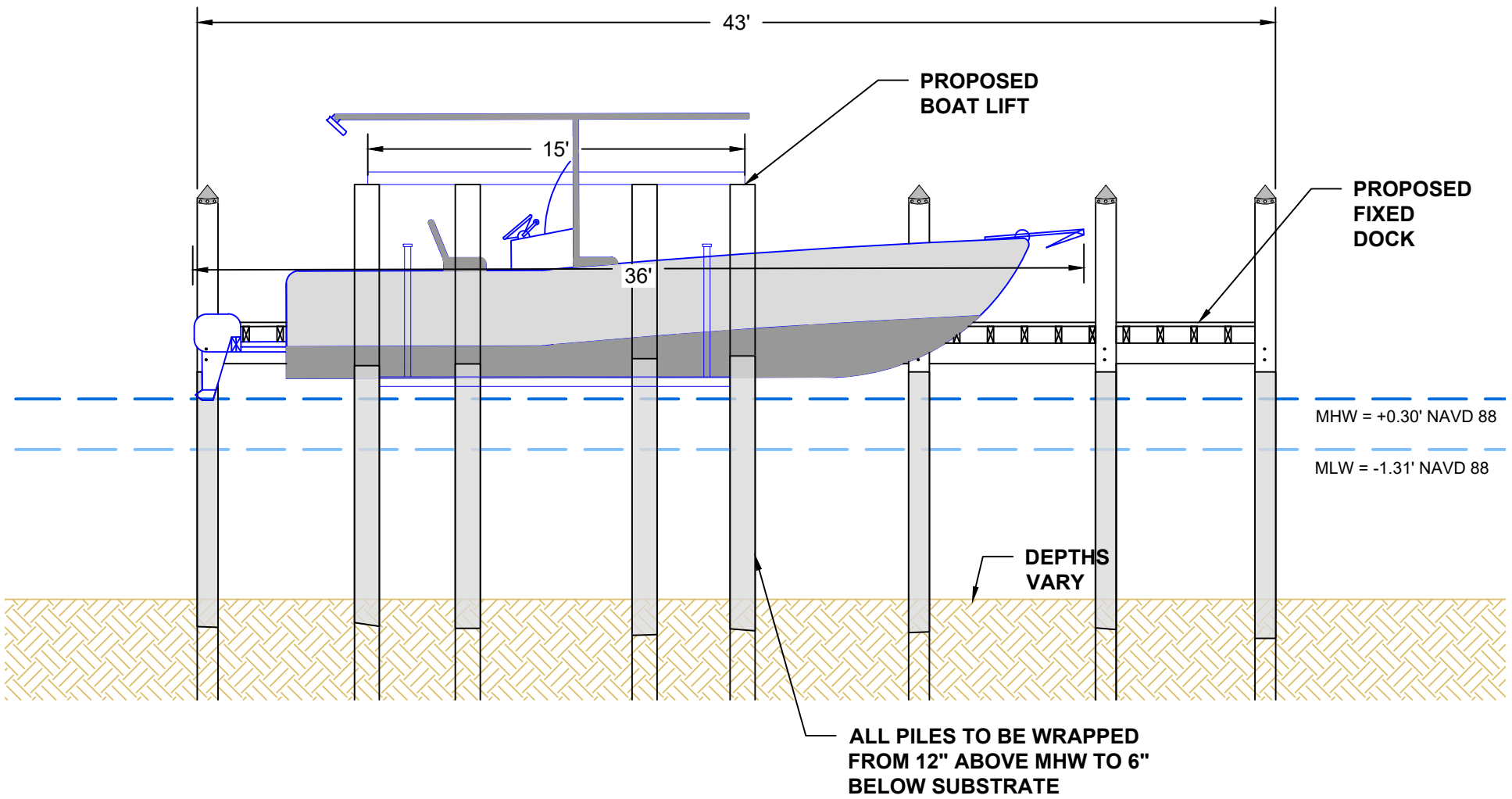
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SECTION-29 TOWNSHIP-48S

Attachment: Attachment F - Revised Boat Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave

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415 SEABEE AVE

CROSS SECTION BB

RY NO. 5875

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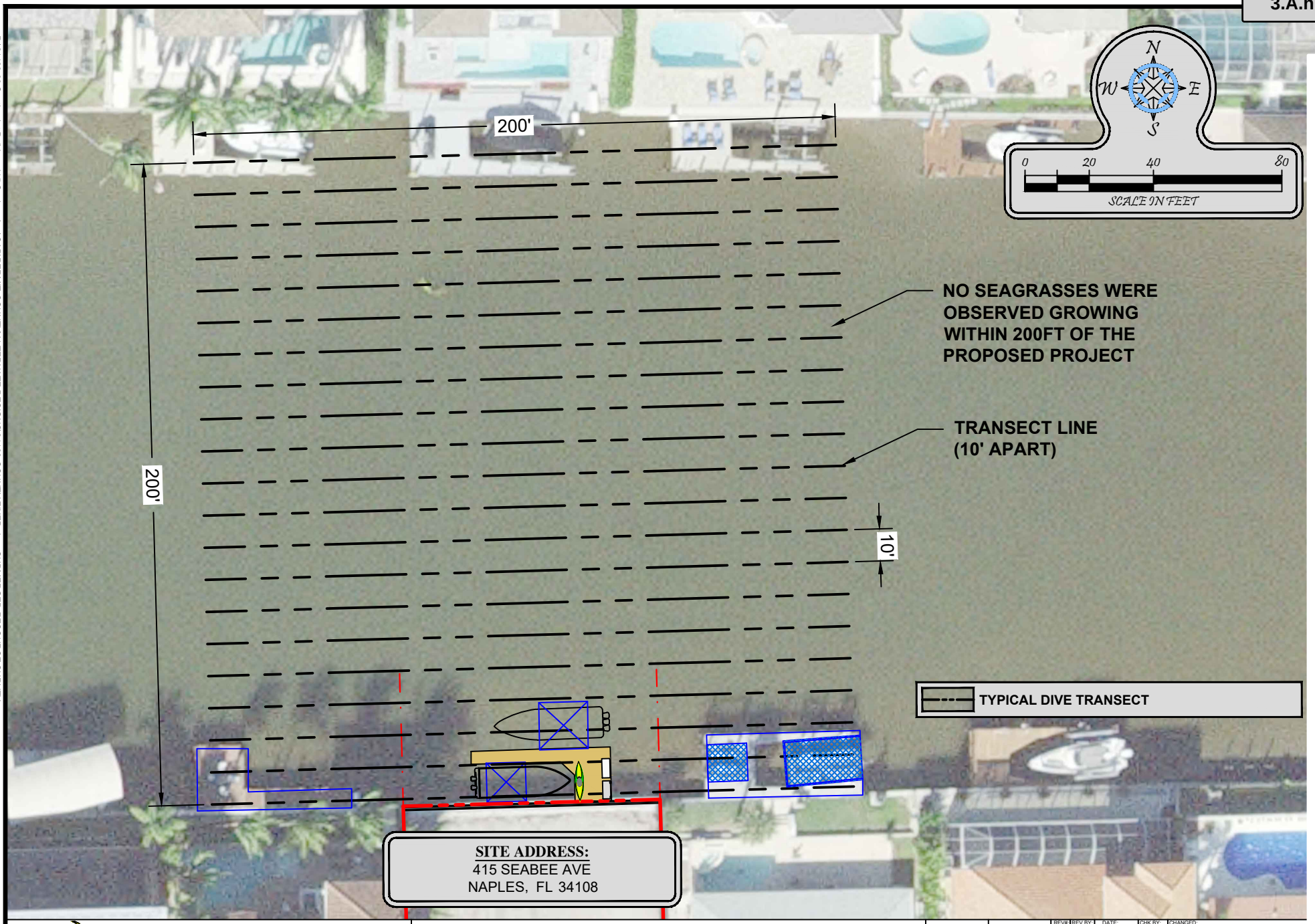
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415 SEABEE AVE

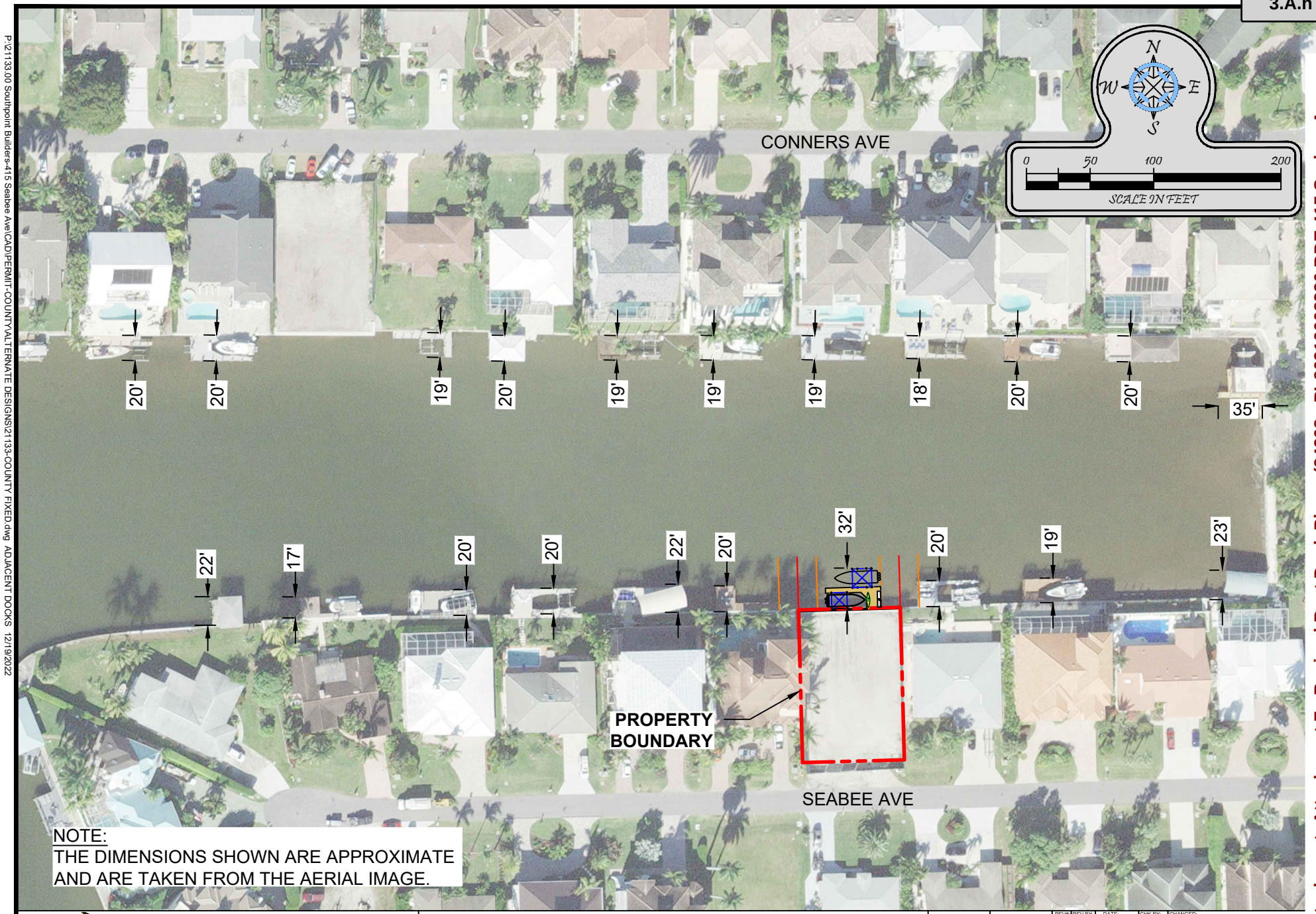
SUBMERGED RESOURCE SURVEY

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	06 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S



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

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

415 SEABEE AVE

ADJACENT DOCKS

RY NO. 5875

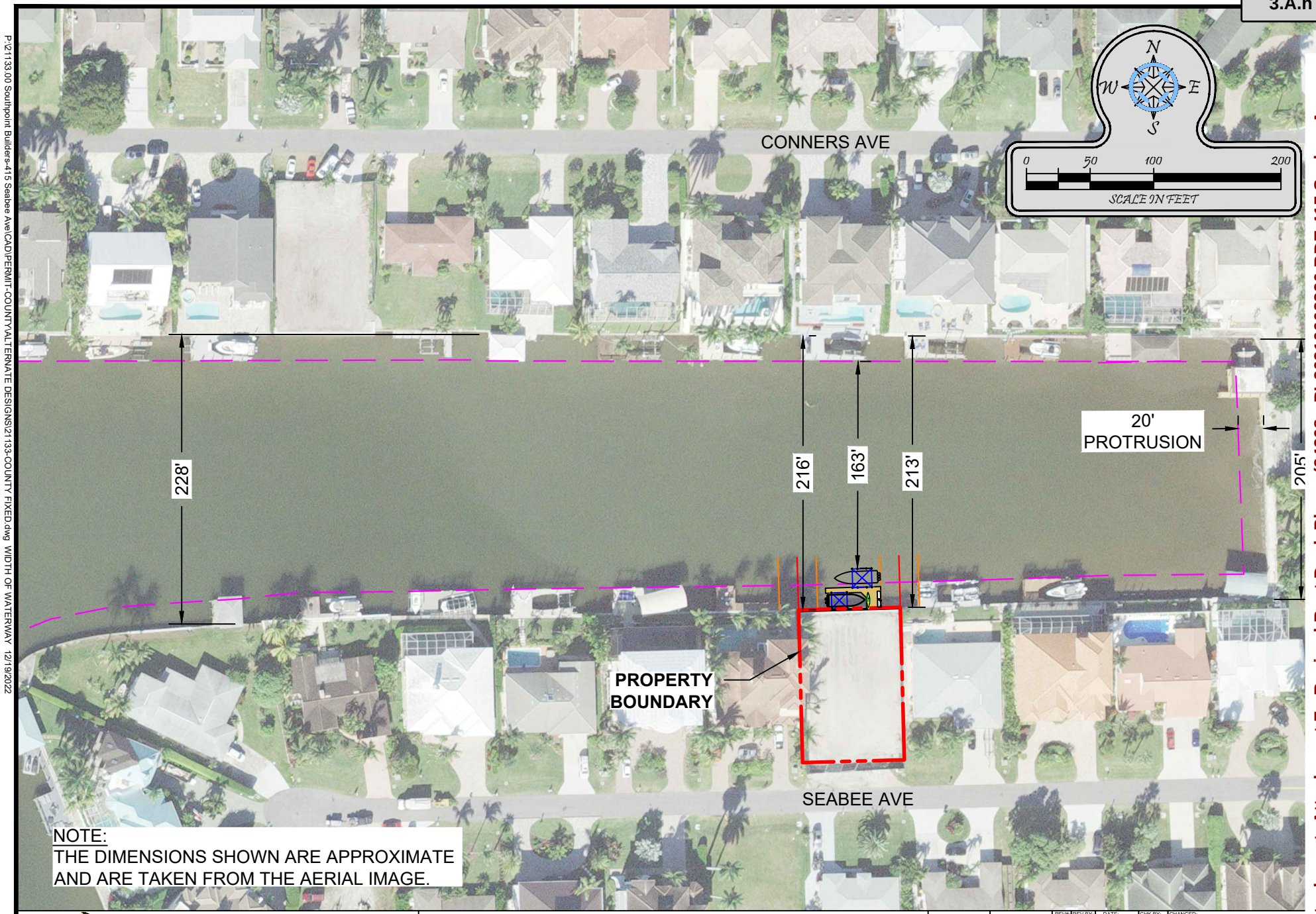
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\ALTERNATE DESIGNS\21133-COUNTY FIXED.dwg ADJACENT DOCKS 12/19/2022

Attachment: Attachment F - Revised Boat Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave



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

415 SEABEE AVE

WIDTH OF WATERWAY

RY NO. 5875

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

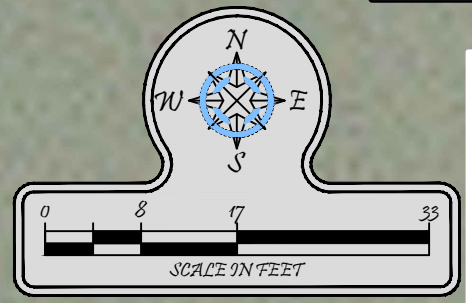
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	08 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\ALTERNATE DESIGNS\21133-COUNTY FIXED.dwg WIDTH OF WATERWAY 12/19/2022

Attachment: Attachment F - Revised Boat Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave

NOTE:
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PROPOSED DOCK AND LIFTS

BOATHOUSE OVER PWC LIFT

20 FT. PROTRUSION CONTOUR

BOATSLIP CANOPY

APPROXIMATED FOOTPRINT OF EXISTING DOCK

30'

32'

43'

20'

Est. 12'

Est. 23'

15'

50'

15'

15'

Est. 50'

15'

80'

80'

427 SEABEE AVE.

415 SEABEE AVE.

PROPERTY BOUNDARY

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

415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

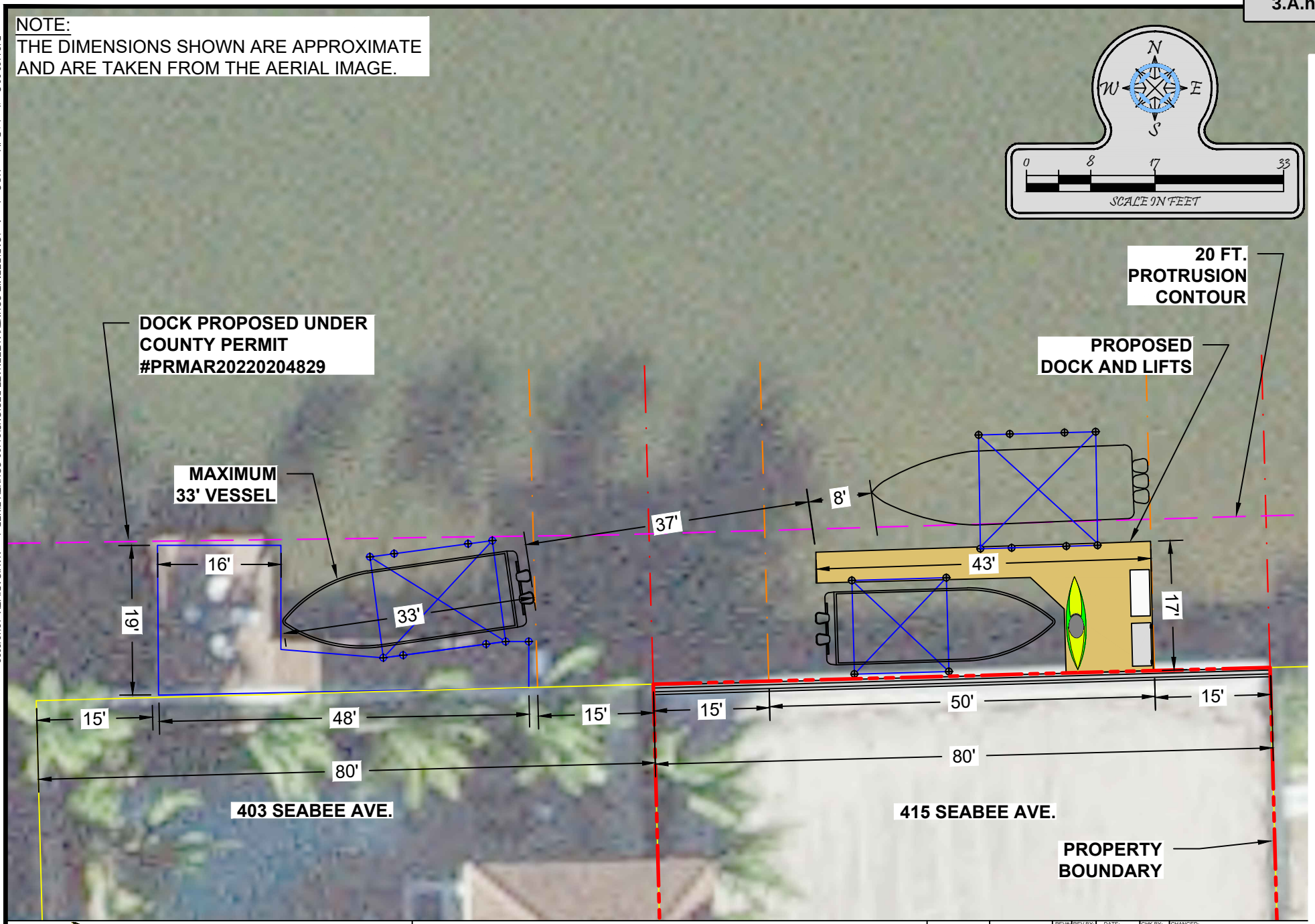
SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\ALTERNATE DESIGNS\21133-COUNTY FIXED.dwg NAVIGABILITY (2) 12/19/2022

Attachment: Attachment F - Revised Boat Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\ALTERNATE DESIGNS\21133-COUNTY FIXED.dwg NAVIGABILITY 12/19/2022

NOTE:
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415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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

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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment F - Revised Boat Dock Plans (24368 : PL20210002320 BDE 415 Seabee Ave

From: KellyJohn
Sent: Wednesday, January 18, 2023 6:55 PM
To: KellyJohn
Subject: BDE-PL20210002320 - 415 Seabee Ave - Public Hearing Sign Revised on 01/18/2023
Attachments: 88A8FA3F-B411-4E0B-8DD8-D5B727DCFE87.jpeg; 23FCD449-29A0-49FF-9099-2DF6399E819C.jpeg

At approximately 12:45 P.M. this date, I personally revised the posted public hearing sign at the subject location to reflect the new hearing date of February 9, 2023, as evidenced by the attached photographs.

Respectfully,

John Kelly
Planner II

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

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

Collier County
Growth Management Department

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

Attachment: Attachment G - Second Public Hearing Sign Postings (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

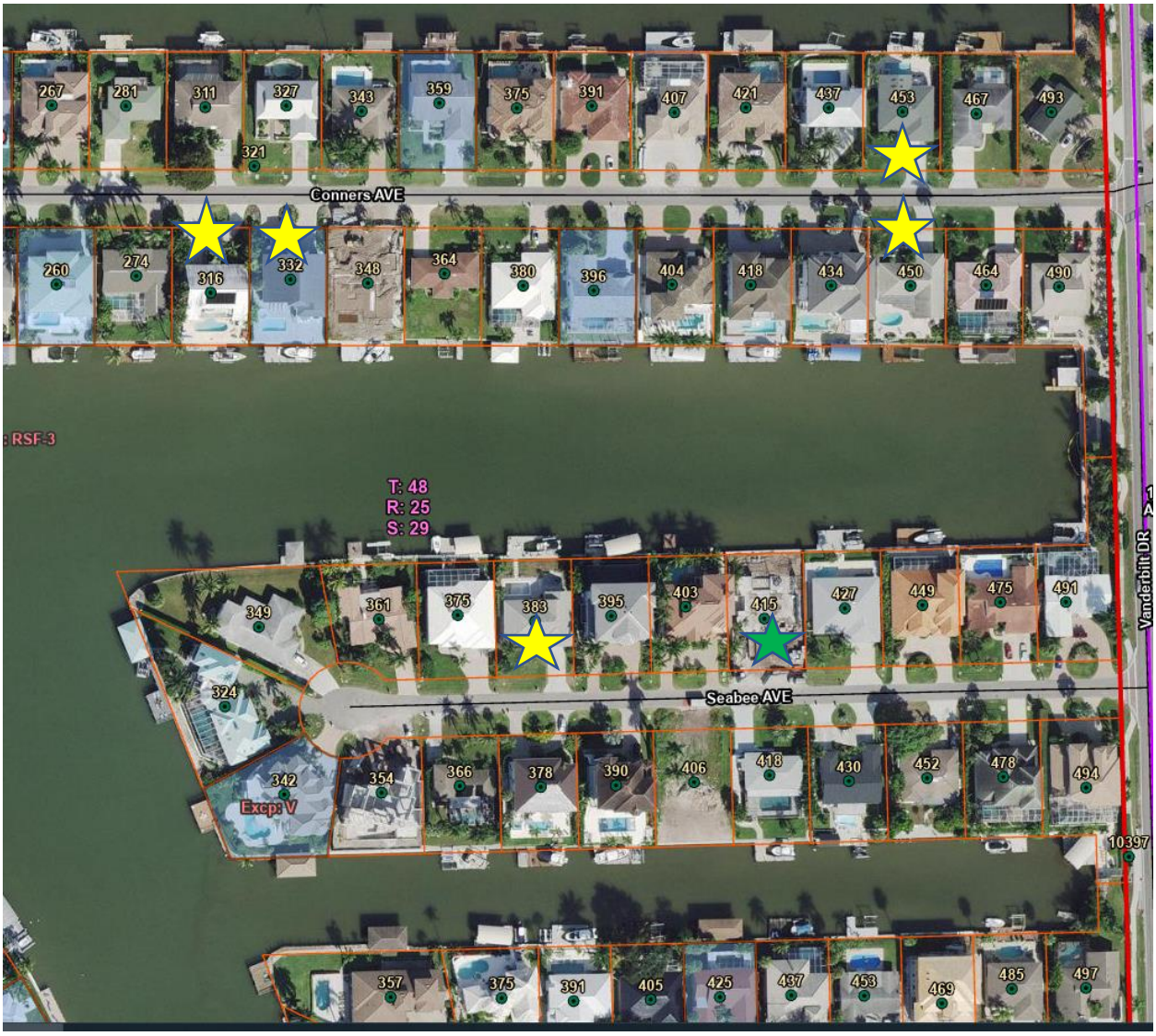




Attachment: Attachment G - Second Public Hearing Sign Postings (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

BDE-PL20210002320
415 Seabee Avenue

Attachment H – Additional Public Correspondence,
received after first hearing on October 13, 2022



Collier County GIS

Applicant/Petitioner – 415 Seabee Avenue

Letters of Objection – 383 Seabee Avenue (T. Cranch)
– 316 Conners Avenue (J. Landis)
– 332 Conners Avenue (J. and S. Weekley)
– 450 Conners Avenue (K. Grigsby)
– 453 Conners Avenue (D. Cohen)

Attachment: Attachment H - Additional Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: Tim Cranch <TimCranch@StepsToTheBeach.com>
Sent: Wednesday, January 11, 2023 3:06 PM
To: KellyJohn
Subject: 415 Seabee Avenue - Proposed Dock

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.

Mr. Kelly,

I am the homeowner at 383 Seabee Avenue and I am writing to you opposing the petition for the dock extension at 415 Seabee Avenue.

24206 : PETITION NO. BDE-PL20210002320 - 415 Seabee Ave - Request for a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide. The subject property is located at 415 Seabee Avenue and is further described as Lot 19, Block Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Clearly, this proposed dock far exceeds the norm in our neighborhood and our objections include:

1.) *A cascading or domino effect from one property to another*. The proposed dock will make it very difficult, if not impossible, for the immediate neighbor to navigate on and off their lift and dock arrangement which has been built and customized at great expense for their particular boat. If the neighbors are forced, at their expense, to reconfigure their own dock then it passes down the line such that we will be forced to reconfigure ours and so on neighbor to neighbor. Aside from the difficulty to maneuver a boat under these circumstances, it would be a financial hardship to tear down our existing dock and build new just because someone else on the canal wants a certain boat or boats.

2.) *Setting a very bad precedent.* If approval is granted, then the flood gates open for everyone else to follow and our wide canal is now restricted, more difficult to navigate, more dangerous to navigate and open views are destroyed forever more.

3.) *The views that the neighbors enjoy will be obstructed for the rest of time.* Ourselves and our neighbors have purchased homes on this canal in this neighborhood because of the waterfront views and navigable waters. Protruding out into the canal is bad enough but add onto that a boat on a lift and then a canopy structure and you have a recipe for disaster that will never go away. The planners in Collier County have put guidelines and restrictions in place for good reason. We purchased our home on Seabee Avenue particularly for a wider and more open view.

4.) *Property values will be impacted.* If this proposal is approved, there will be a direct negative impact on property values. We have, as our existing neighbors have done, paid a premium to own homes on this canal. Because of one person with a desire for a certain boat or boats should decrease our property value?

Attachment: Attachment H - Additional Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

As a neighbor being immediately effected, we strongly object to this proposed dock configuration. It opposes existing standards and the intentions of the county planners. Help to defeat this proposal.

Please confirm receipt of this letter prior to the hearing.

Thank you for your consideration, Tim Cranch (Homeowner at 383 Seabee Avenue)

Tim Cranch, PA
(239) 272-4848
www.StepsToTheBeach.com

Gulf Breeze
REAL ESTATE

Attachment: Attachment H - Additional Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: Jennifer Landis <jkplandis@comcast.net>
Sent: Monday, January 9, 2023 5:00 PM
To: KellyJohn
Subject: PL 20210002320

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

Good afternoon John and the rest of the committee for proposals and variances. I am once again writing a letter in my disapproval of a proposal for a dock variance in Vanderbilt Bay area. I live at 316 Conners Ave. on a large waterway canal looking across Seabee Avenue. The owner at 415 Seabee Ave. is proposing a 32 foot dock extension and I want to put by disapproval in writing. I cannot make the meeting this Thursday morning due to work. Everyone else along these waterways have utilized the standard dock lengths and sizes to our best utilization and I think this owner can as well. An extension out of ordinary into the water is not safe. Many people come in at night after the sunsets and we do not have many outside dock lights for navigation. Several people have put in floating docks to allow for more watersport vessels, and entertainment. I would like to offer the owner to find other possibilities as we all have. I currently have a 32 foot boat on a dock lift a 15 foot boat on a ramp, along with several kayaks and paddle boards and the standard dock is acceptable for my needs.
Thank you for your consideration, and I hope you all vote no on this proposal.
Jennifer Landis
316 Conners Ave

Sent from my iPhone

Jennifer Landis Designs LLC
239-564-8275

Attachment: Attachment H - Additional Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: SANDRA WEEKLEY <mt72@aol.com>
Sent: Thursday, December 29, 2022 10:01 AM
To: KellyJohn
Subject: Petition Number PL20210002320

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Mr Kelly,

Our home is located at 332 Conners Ave just across the canal and a few houses down from the proposed dock extension at 415 Seabee Ave. We are vehemently opposed to allowing this variance PL 20210002320. As we feared in September, this is the second request in less than 4 months that we have received for dock extensions within near proximity of our home! The rules exist to make the best use of the canal for everyone. If this or any additional variance is allowed, all other residents will surely look to expand their docks as well.

The residents on Conners and Seabee Avenues have home values that are based on beautiful views of open water which would be compromised by this 32 ft protrusion. As others expand, our canal will soon look like a marina instead of open water! Everyone will be dodging docks and enormous boats instead of enjoying dolphins and fishing off our docks.

Thanks for including our “No” vote to this proposed extension.

John and Sandra Weekley

Sent from my iPad

Attachment: Attachment H - Additional Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: Kristi Grigsby <grigsbykristi@gmail.com>
Sent: Monday, January 9, 2023 7:35 PM
To: KellyJohn
Subject: Proposed Variance PL 20210002320

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.

Dear Mr. Kelly and fellow committee members:

RE: **Variance Number PL 20210002320; 415 Seabee Avenue**

Thank you for the opportunity to voice opposition to the proposed variance at 415 Seabee Avenue, currently under review for a 32 foot dock extension. Work schedules prevent me from attending the meeting but please do not mistake my absence for a lack of interest.

I urge the committee to vote no and protect our waterways from excessive and unnecessary extensions. As a nearly 20-year resident of the Conners neighborhood, my home at 450 Conners Avenue is located across the canal from this property. There is no question that our current regulations (including allowable dock sizes) are plenty sufficient for all to enjoy the beautiful waterways in our area, without impeding on the openness for all to enjoy.

I do not support this proposed variance, nor setting precedence for the many variance requests that will inevitably follow. This is particularly important at this crucial point in time when many will be watching this decision and hoping that a door is opened for their rebuilding plans following Hurricane Ian.

Please say no to this variance request.

Thank you for including my objection in the decision-making process.

Kristi Grigsby
450 Conners Avenue
grigsbykristi@gmail.com

Attachment: Attachment H - Additional Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

From: David Cohen <david@davidrcohen.com>
Sent: Tuesday, January 10, 2023 8:36 AM
To: KellyJohn
Subject: Proposed Variance PL 20210002320

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.
Dear Mr. Kelly:

Greetings, I hope this finds you doing well.

I write regarding the proposed variance at 415 Seabee Avenue, seeking a dock extension. I live at 453 Conners Avenue, which is one street away. I am a lifetime boater. I just built a dock myself last year and I go boating regularly in my canal and also the Seabee canal and other nearby canals.

The canals here are not roomy and are especially tricky to navigate during low tide in windy conditions. Current dock-size regulations work well to balance canal space and allow for adequate boat maneuvering while also supplying adequate dockage. Allowing this larger dock will hurt this balance, especially because it will set a bad precedent -- others will surely seek variances as well. **Accordingly, I strongly urge you and the committee not to allow this variance.**

Thank you for considering my views.

Sincerely,

David Cohen, Esq.
453 Conners Ave.
Naples FL 34108
www.SpecialMaster.law

Attachment: Attachment H - Additional Public Correspondence (24368 : PL20210002320 BDE 415 Seabee Ave Maffei)

02/09/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 24365
Item Summary: *** This item was continued to the January 12, 2023, HEX Meeting and further Continued to the February 9, 2023 HEX Meeting*** PETITION NO. BD-PL20220002146 - Request for a 35-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow a boat docking facility that will protrude a total of 55 feet into a waterway that is 338± feet wide, pursuant to Section 5.03.06 of the Land Development Code, for the benefit of property located at 167 Sunset Cay, also described as Lot 84, Port of the Islands (The Cays) Phase II, in Section 9, Township 52 South, Range 28 East, Collier County, Florida. [Coordinator: John Kelly, Planner II] Commission District 1

Meeting Date: 02/09/2023

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
02/01/2023 2:47 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/01/2023 2:47 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	01/11/2023 3:35 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	01/11/2023 3:35 PM
Zoning	Diane Lynch	Review Item	Skipped	01/11/2023 3:35 PM
Zoning	Diane Lynch	Review Item	Skipped	01/11/2023 3:35 PM
Zoning	Diane Lynch	Division Director	Skipped	01/11/2023 3:35 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:47 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/09/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JANUARY 12, 2023

SUBJECT: BDE-PL20220002146, 167 SUNSET CAY – HUTCHINS DOCK

PROPERTY OWNER/APPLICANT:

Robert Brauch and Judith Ann Hutchins
9264 Shadow Oak Ln.
Naples, FL 34120

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 35-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility protruding a total of 55 feet into a waterway that is 338± feet wide, pursuant to LDC Section 5.03.06.

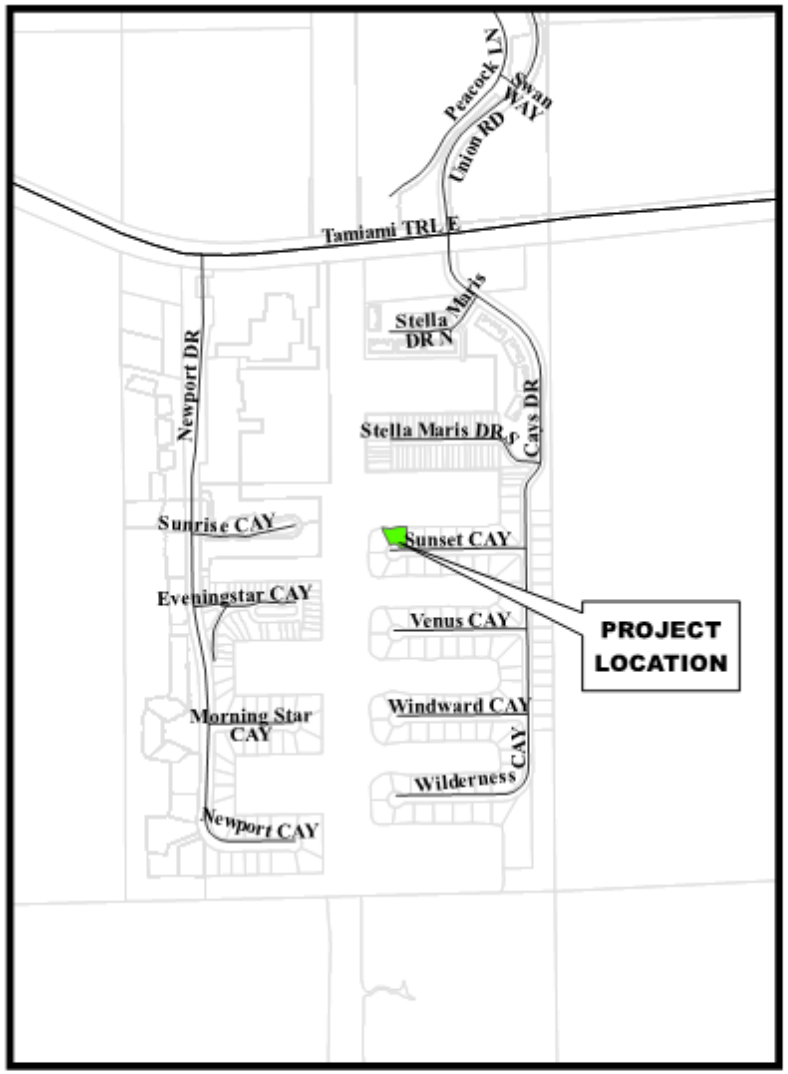
GEOGRAPHIC LOCATION:

The subject property is located at 167 Sunset Cay, further described as Lot 84, Port of the Islands (The Cays) Phase II, in Section 9, Township 52 South, Range 28 East. Collier County, Florida. *(See location map on the following page)*

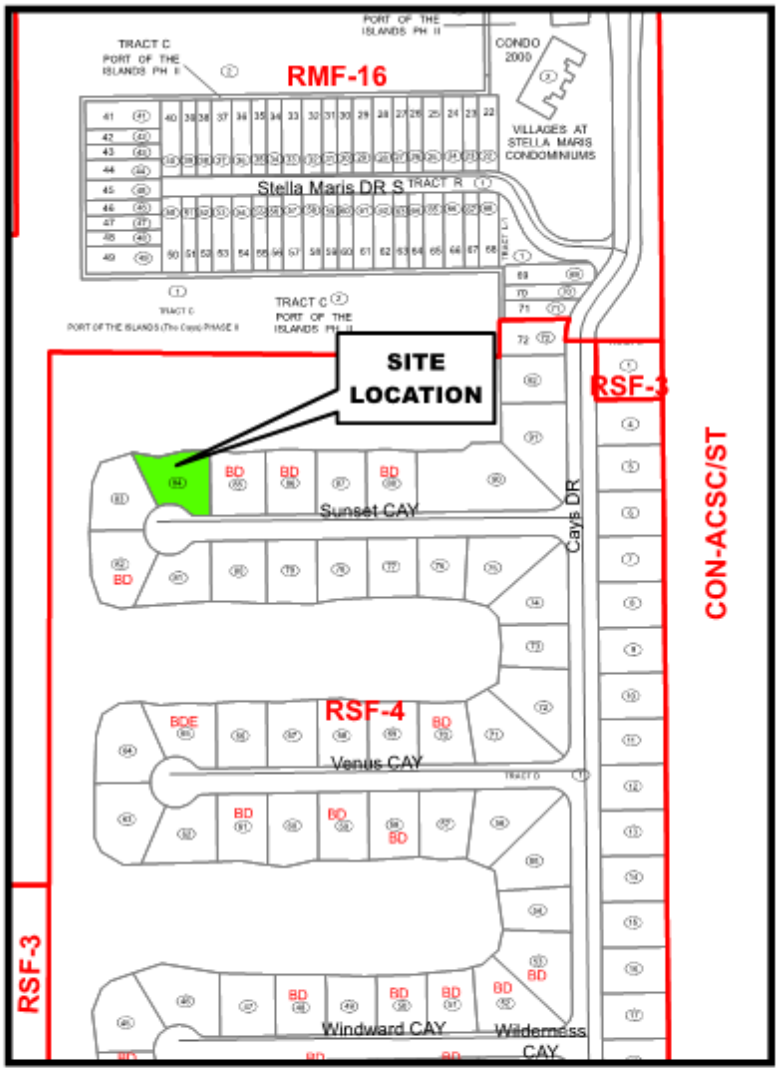
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a Single-Family-4 (RSF-4) Zoning District, comprises 0.35 acres with 149± feet of water frontage, and supports a new one-story single-family dwelling. It is the desire of the petitioner to construct a boat docking facility that will protrude 55 feet from the MHWL/Property Line into a waterway that is 338± feet wide; said dock comprises an 8-foot finger pier with a slip on each side and a 14-foot by 14-foot platform for the storage of recreational equipment (kayaks and paddleboards). Each slip will have a boatlift, the eastern to accommodate a 50-foot vessel and the western for a 30-foot vessel. The required 15-foot side/riparian setbacks for boat docks on lots with 60 feet or greater of water frontage will be satisfied on both sides.

Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)



Location Map



Zoning Map

Petition Number: PL20220002146

Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

SURROUNDING LAND USE & ZONING:

North: Faka Union Canal (waterway) then improved multi-family development; Residential Multi-Family-16 (RMF-16) District

East: Single-family dwelling; Residential-Single-Family-4 (RSF-4) Zoning District

South: Sunset Cay (Right-of-Way) then a single-family dwelling; Residential-Single-Family-4 (RSF-4) Zoning District

West: Single-family dwelling; Residential-Single-Family-4 (RSF-4) Zoning District



Aerial – Collier County GIS

Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The proposed docking facilities will be constructed waterward of the existing riprap 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. The site plan Exhibit sheet 8 of 10 provides an aerial with a note stating that no seagrasses were observed within 200 feet.

This project does not require an Environmental Advisory Council (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within an RSF-4 Zoning District and supports a single-family dwelling for which the LDC and Manatee Protection Plan allows two boat slips. The proposed boat docking facility comprises a boat docking facility with two slips, each with a boat lift, one for a 50-foot vessel and the other a 30-foot vessel.

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.)**

   Criteria met. The applicant's agent states: "The boat dock extension is necessary to accommodate the owners' vessels and due to rip-rap shoreline the proposed dock cannot come any closer to the shoreline. A more shore parallel dock design would not work due to the rip-rap and would then also require the vessels to cross over into the adjacent property owners' riparian area. The reason for this BDE request was due to both shallow water

Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

depths along the shoreline as well as the vessel size." As based upon the provided cross-section and provided Special Purpose Survey depicting water levels, staff concurs.

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

Criterion met. There are no marked channels within this area and the width of the waterway is approximately 338 feet, MHWL to MHWL; as proposed, navigation within the subject waterway will not be impacted.

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 approximate waterway width is 338 feet. The proposed dock protrusion is 58 feet from the MHWL/Property Line. Therefore, the dock facility will occupy approximately 17.16 percent of the waterway.

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

Criterion not met. The applicant contends this criterion has been satisfied; however, staff disagrees. The applicant's agent states: "The proposed docking facility is consistent with the outlined designed criteria within the Collier County Manatee Protection Plan for single-family docks with shorelines greater than 100 feet. The proposed dock design is also consistent with other previously approved adjacent docks within the subject waterway as well 156 Venus Cay and 159 Windward Cay. As proposed with a finger dock design and the two slips being perpendicular to the shoreline the dock will be within the allowed buildable area by providing the required setbacks and therefore the views into the subject waterway by the adjacent property owners will not be impacted nor their access to their docks." Zoning Staff did question the shore perpendicular design of the dock as well as its placement. In response, the applicant's agent provided and evaluated three additional designs, two being shore parallel and the third at a 45-degree angle to the shore. The applicant's agent asserts the shore perpendicular design is preferable as it avoids crossing over the riparian lines of others, minimizes the over-water square footage, and is within the 25 percent of waterway limitation. Staff would be more favorable to the alternative designs and even their preferred design if situated further west along the subject shoreline; however, as proposed, staff finds the proposed design and location could negatively impact the ability of the neighboring property to the east from accessing the westernmost slip of their dock from the west.

Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

Secondary Criteria:

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

   Criterion met. The applicant's agent states: "The subject property shoreline consists of a natural riprap shoreline along the entire 149 linear feet. Due to the riprap, the proposed dock design has the larger boatlift and the associated vessel as close to the base of the riprap as possible to prevent the vessel from potentially striking the riprap (rocks) and minimizing the overall protrusion as much as possible with a perpendicular dock layout. Additionally, the property line is landward of the mean high-water line therefore the overall protrusion measurement is taken from a point on the property that is not over water. Due to these existing on-site conditions as well as avoiding ingress/egressing the dock/slip over the adjacent property owners' riparian area the best dock layout is being proposed. Additionally, the width of waterway and the fact the entire waterway is open for navigation allows for a dock to protrude out which is consistent with ours previously approved within the subject canals." Zoning Staff offers that the plat for subdivision in which this property is located, Port of the Islands (The Cays) Phase II (PB21, PG 1-4) depicts a 20-foot drainage easement (D.E.) running along the shoreline of all canal lots; see dedication and Detail of Easements for Each Lot on applicable pages. The shoreline is reinforced by a rip-rap revetment and the rip-rap occupies the waterfront half of the easement, a swale at the top of the rip-rap occupies the remainder. Provided drawings demonstrate the D.E. is spanned and not blocked by the proposed dock.

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

   Criterion met. The applicant's agent states: "The proposed docking facility design will provide sufficient deck area to allow for access to both boatlifts [SIC] and the associated vessels. There is also sufficient deck area for routine maintenance, safe access as well as recreational activities like fishing plus storage of kayaks or paddleboards. The total over-water square footage is 635 square feet. The adjacent docking facility and numerous others as shown on the BDE exhibits and other associated documents/images indicate that those docks have considerable amount [SIC] decking compared to the proposed dock.

   Additionally, as a note based on the code, the applicant could construct a dock that stretched across the entire property from setback to setback being approximately 119 feet long [SIC] 20 feet out from the platted property. In my opinion, a design like that would result in a significant [SIC] amount of more decking area compared to what is being proposed. This would be more impactful to the environment by creating a much larger shaded area of bottomlands and provide area that would be excessive compared to what is being proposed."

Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

Zoning staff is of the opinion that, given the finger type dock is limited to 8 feet in width, an intermediate platform measuring 14 feet by 14 feet is not excessive being that it can be used to provide safe space for routine maintenance, safe access, and the outdoor storage of kayaks and paddleboards.

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

Criterion not met. The proposed boat docking facility has been designed to allow for the mooring of two vessels, one being 30 and the other 50 feet in length. The subject property has approximately 149 feet of water frontage. The combined vessel length of 80 feet exceeds the 50 percent threshold as it equates to approximately 53.69 percent of the 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.)**

Criterion met. The applicant's agent states: "As proposed the dock has been designed within the designated setbacks and is consistent with other previously approve [SIC] BDE boat docks being perpendicular to the shoreline in order [SIC] remain within the riparian area. The adjacent property to our east has a docking facility that is parallel to the shoreline but within the required side yard setback. There are no impacts to either adjacent property owner as their view is within their riparian lines extending from the shoreline out to the middle of the subject waterway."

To evaluate this criterion, Zoning staff must be mindful that both the applicant and their neighbors have rights that must be applied equally and fairly. It is staff's understanding that a waterfront property owner has the right to an unobscured view within their own riparian area; however, rights to a view outside of said riparian area are limited to the extent that a neighbor should not have their rights to full use of their waterfront property (to include docks) infringed upon. In this case, the applicant has substantially exceeded side setback requirements on both sides of the proposed facility and there is no impact on the views of neighboring properties within their respective riparian areas.

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

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

Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

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 met. The applicant's agent states, in part: "As outlined in the MPP Section 3.2.3.4 the subject property meets the standards to have two boat slips and the proposed dock does not need to be shore parallel/marginal which is a requirement for commercially zoned properties. Based on this the proposed dock is consistent with the MPP requirements as there are no impacts to seagrasses and we have water depths greater than 4' MLW." Staff notes the subject property is located within Port of the Islands for which the MPP is applicable and concurs with the applicant's findings.

Staff analysis finds this request complies with four of the five primary criteria and five of the six secondary criteria. As of the time this staff report was drafted, no public objections or other correspondence had been received.

CONCURRENT LAND USE APPLICATIONS:

There are no known concurrent land use petitions.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. An aggrieved non-party may appeal a decision of the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20220002146 in accordance with the Proposed Dock Plans provided within Attachment A.

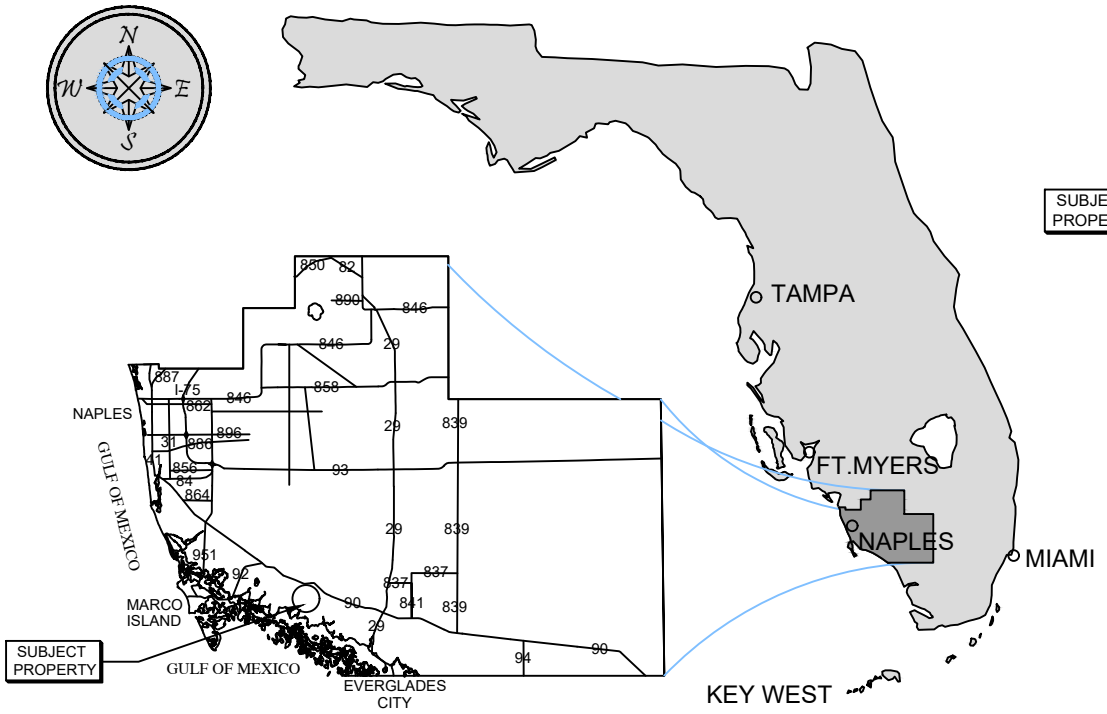
Attachments:

A. Proposed Dock Plans
B. Map of Boundary Survey
C. Port of the Islands (The Cays) Phase II Plat, PB 21, PG 1-4
D. Public Hearing Sign Posting
E. Applicant's Backup; Application and Supporting Documents

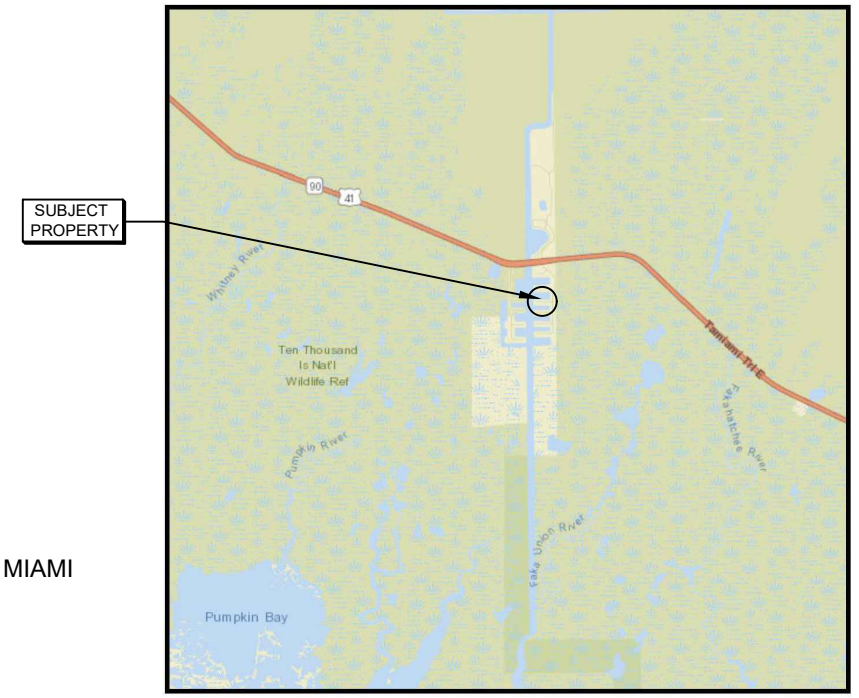
Attachment: Staff Report 12202022 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg LOCATION MAP 12/20/2022

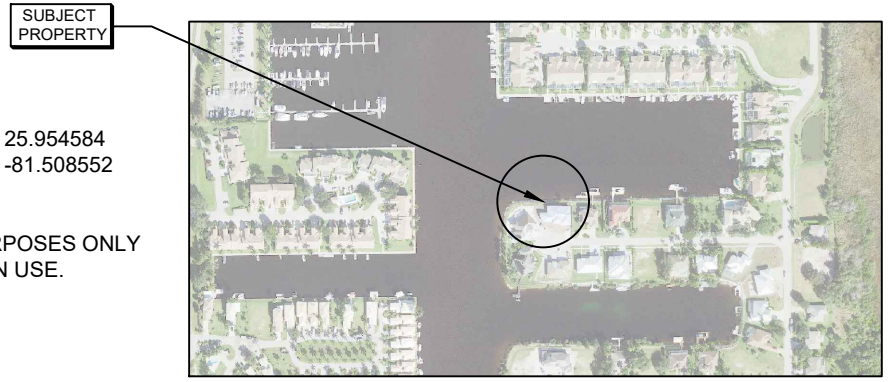
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 167 SUNSET CAY
NAPLES, FL 34114

<> LATITUDE: N 25.954584
<> LONGITUDE: W -81.508552

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

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167 SUNSET CAY

LOCATION MAP

RY NO. 5875

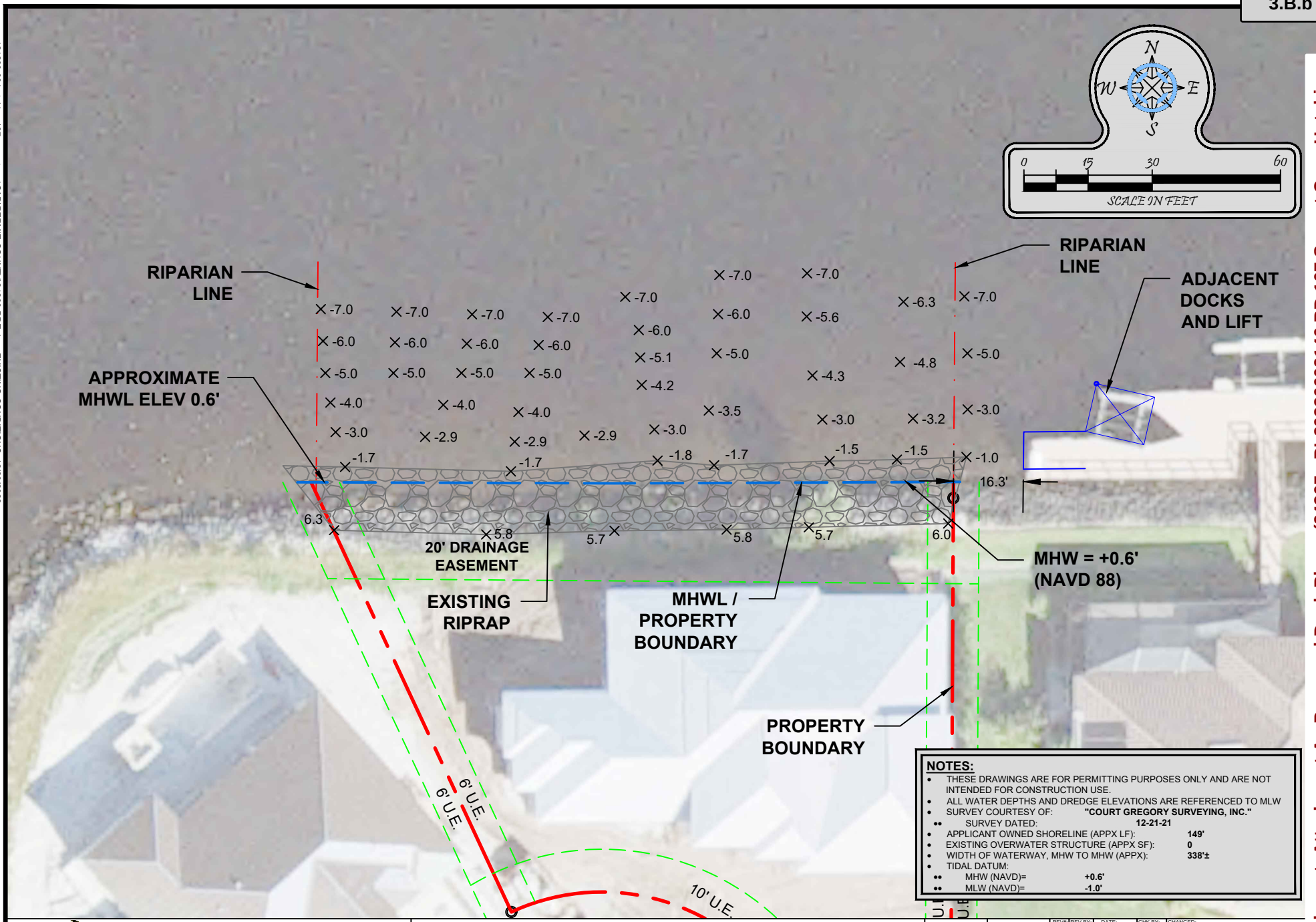
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CREATED:	06-04-22	3.	RMJ	12-20-22	JR	SHEET 05
JOB NO.:	21200.00	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg EXISTING CONDITIONS 12/20/2022



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **12-21-21**
- APPLICANT OWNED SHORELINE (APPX LF): **149'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **338'±**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.6'**
  - MLW (NAVD)= **-1.0'**

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167 SUNSET CAY

EXISTING CONDITIONS

RY NO. 5875

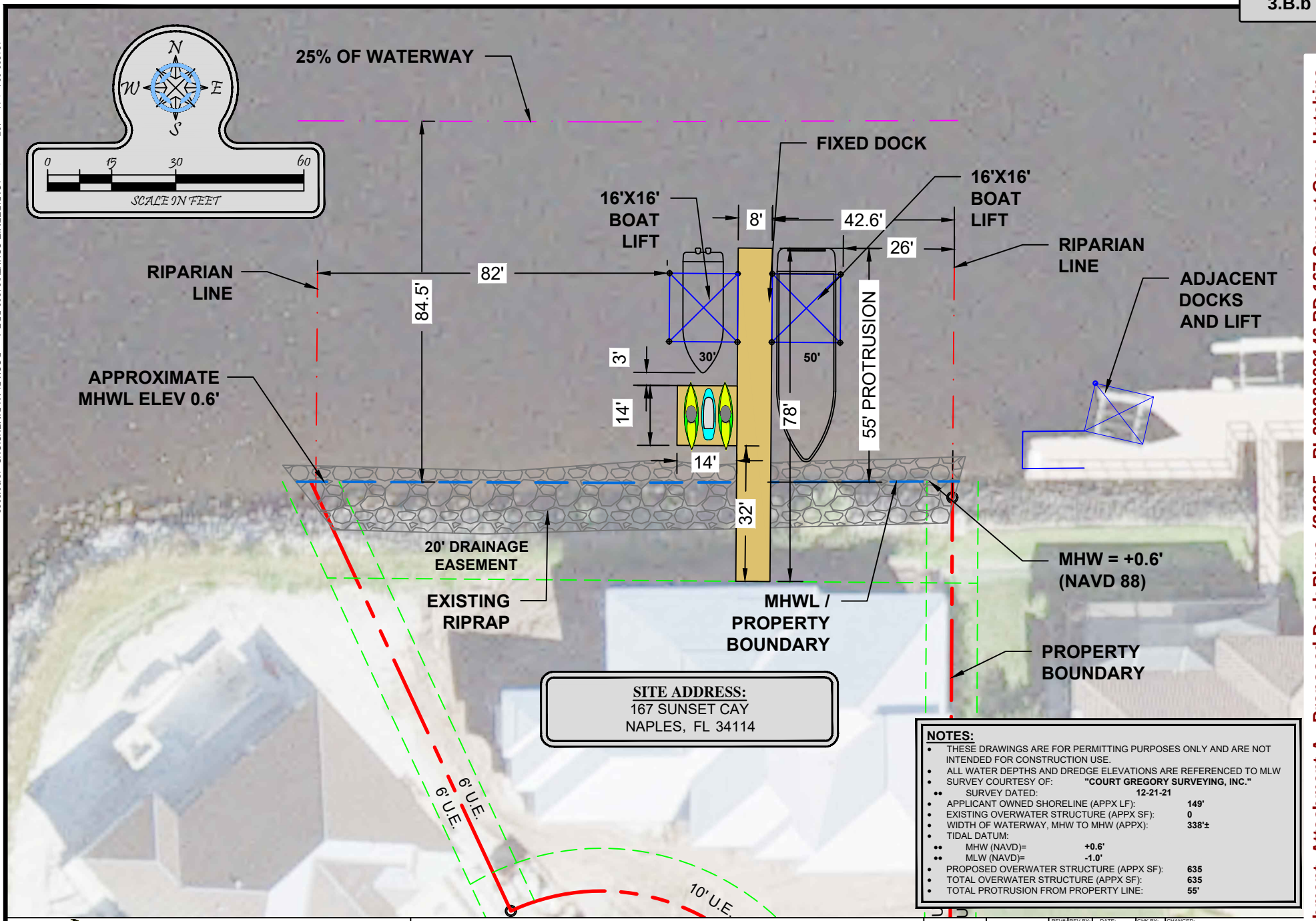
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JOB NO.:	21200.00	4.	-	-	-	-
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SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg DOCK PLAN-DIMENSIONS 12/20/2022



SITE ADDRESS:
167 SUNSET CAY
NAPLES, FL 34114

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  - MLW (NAVD)= **-1.0'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **635**
- TOTAL OVERWATER STRUCTURE (APPX SF): **635**
- TOTAL PROTRUSION FROM PROPERTY LINE: **55'**

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167 SUNSET CAY

DOCK PLAN-DIMENSIONS

RY NO. 5875

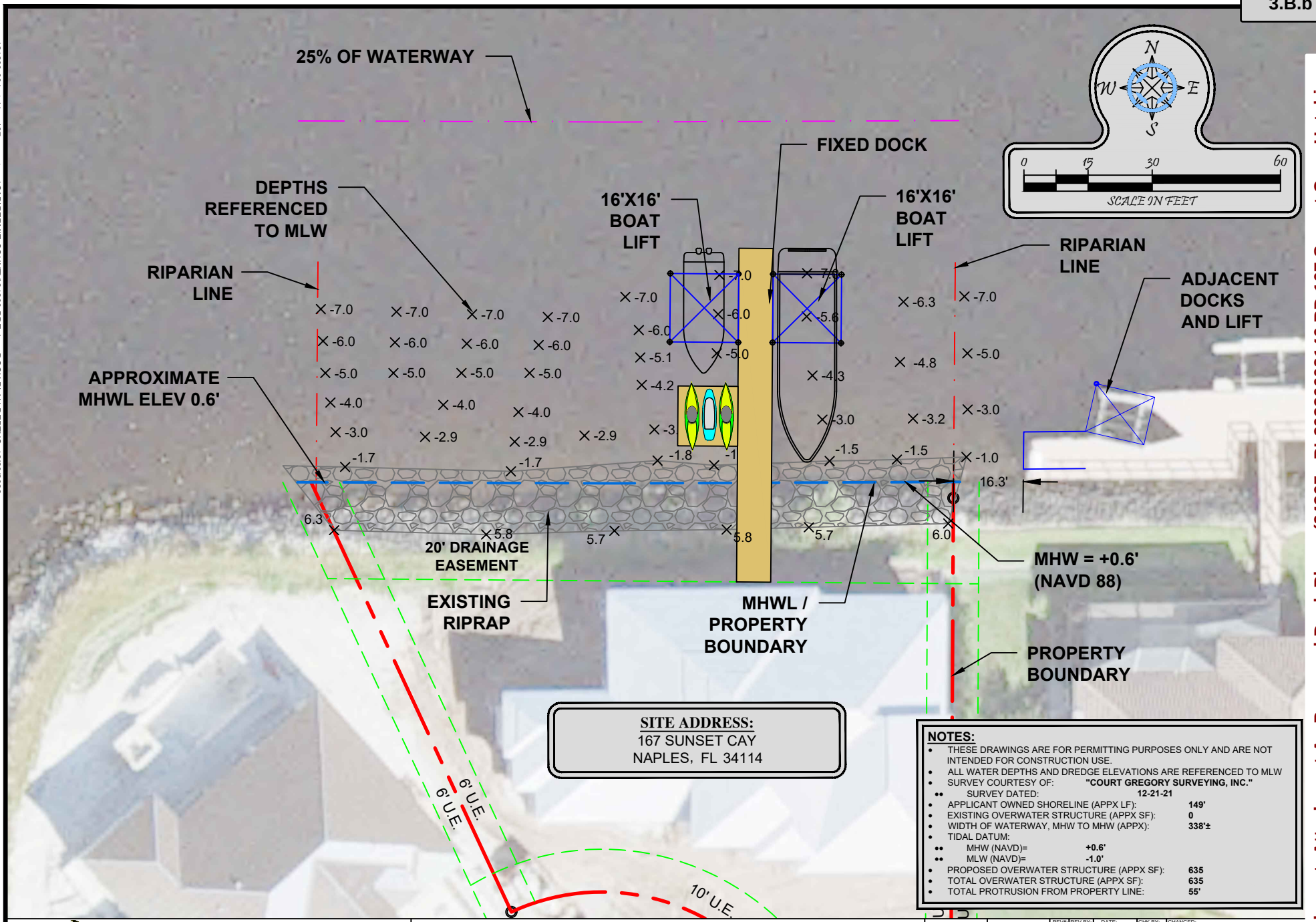
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SECTION- 09 TOWNSHIP- 52S

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p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg DOCK PLAN-DEPTHS 12/20/2022



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DOCK PLAN-DEPTHS

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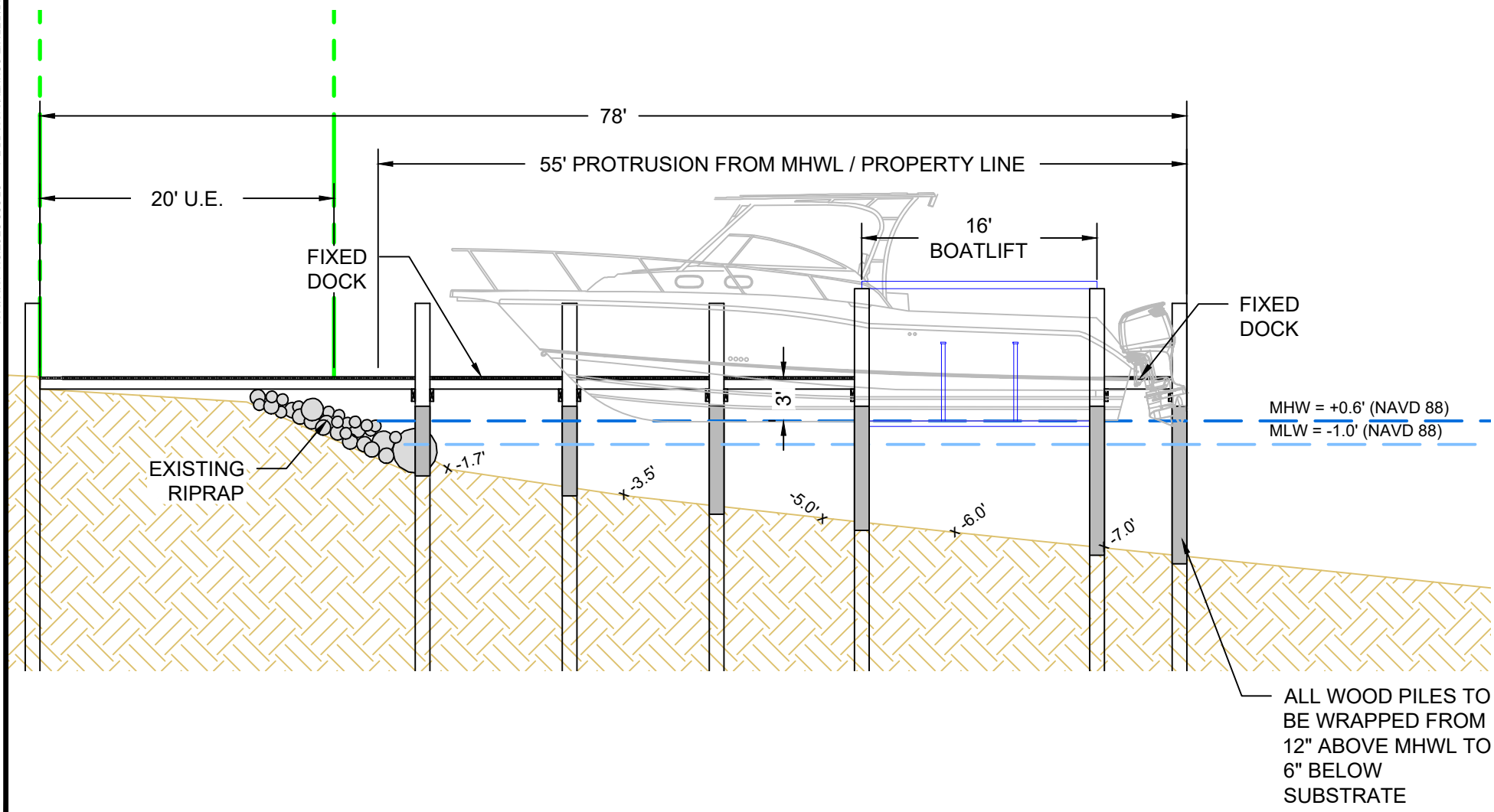
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SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg CROSS SECTION 12/20/2022



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CROSS SECTION

RY NO. 5875

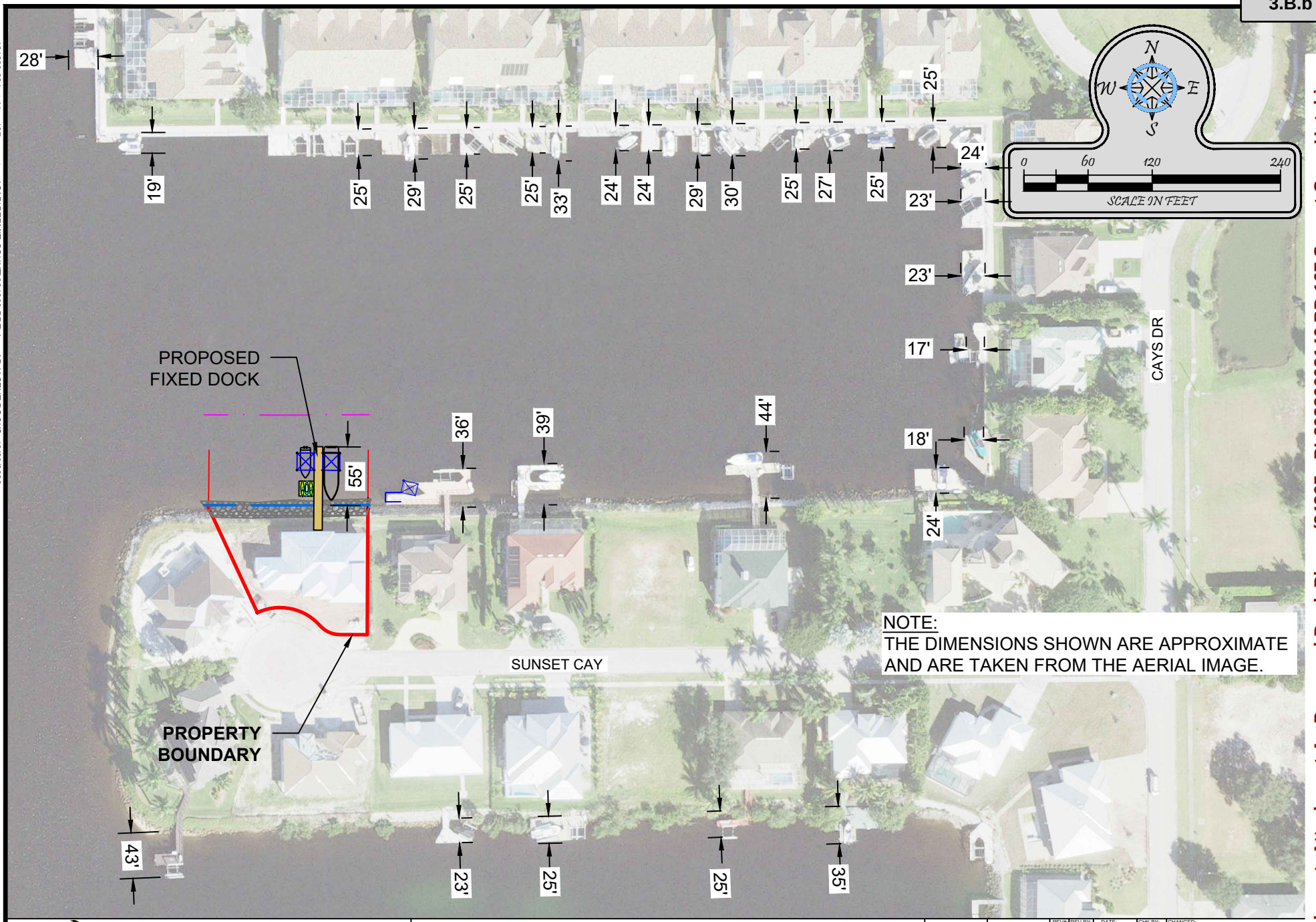
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SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg ADJACENT DOCKS 12/20/2022



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167 SUNSET CAY

ADJACENT DOCKS

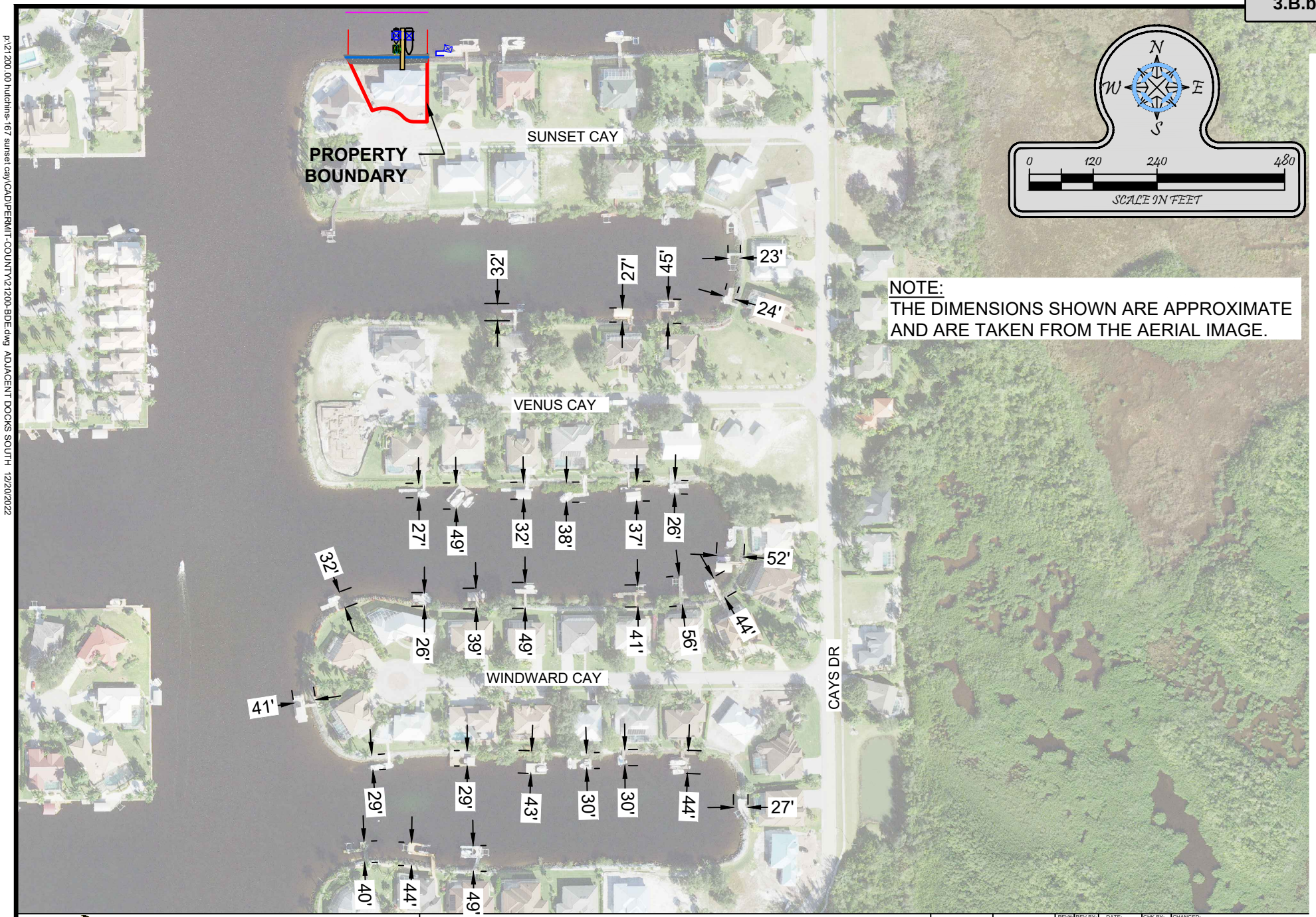
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SECTION- 09 TOWNSHIP- 52S

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ADJACENT DOCKS SOUTH

RY NO. 5875

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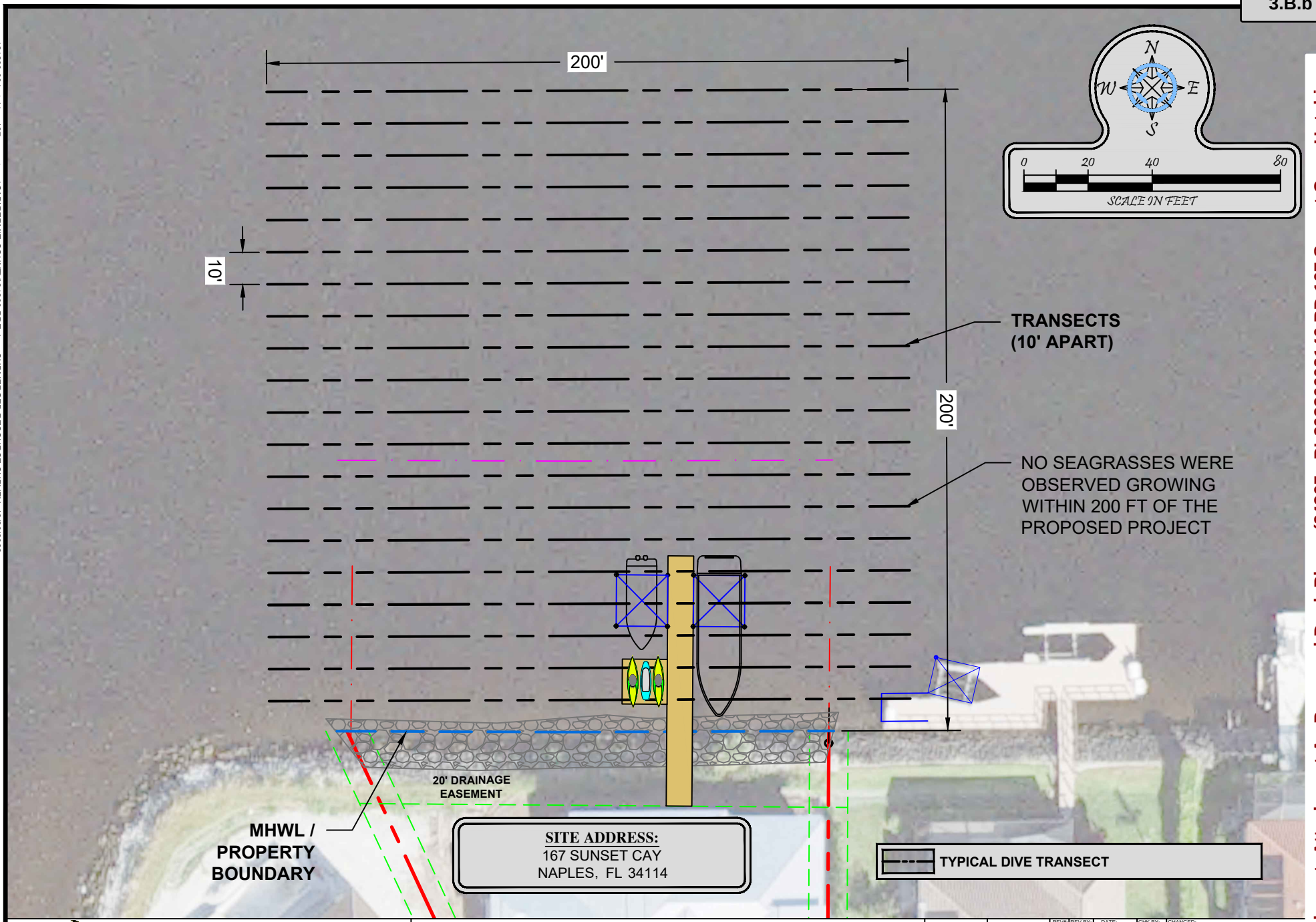
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SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION- 09 TOWNSHIP- 52S

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Attachment: Attachment A - Proposed Dock Plans (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg SUBMERGED RESOURCE SURVEY 12/20/2022



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167 SUNSET CAY

SUBMERGED RESOURCE SURVEY

RY NO. 5875

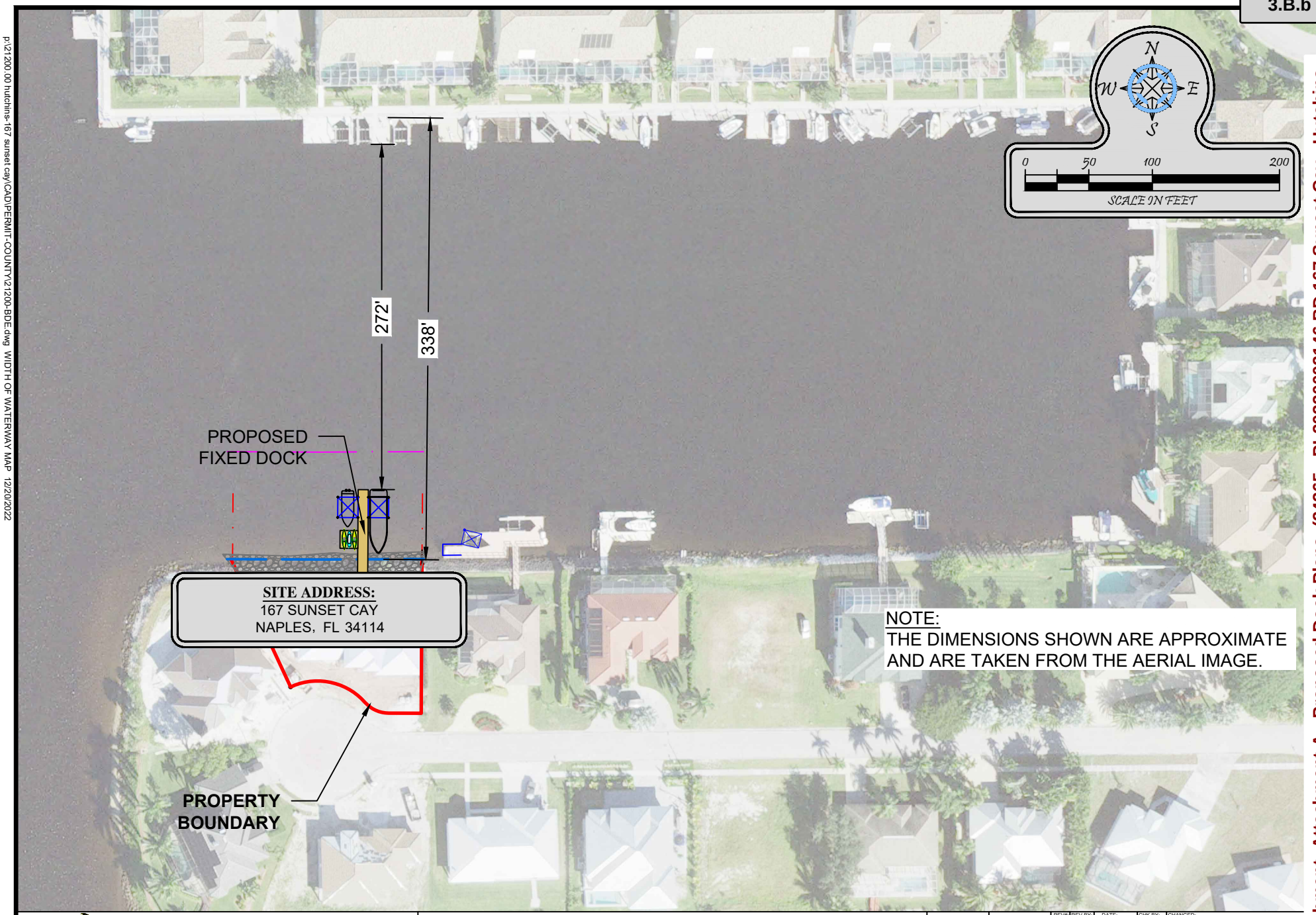
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SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg WIDTH OF WATERWAY MAP 12/20/2022



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

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167 SUNSET CAY

WIDTH OF WATERWAY MAP

RY NO. 5875

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JOB NO.:	21200.00	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg ADJACENT WATERWAY 12/20/2022



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167 SUNSET CAY

ADJACENT WATERWAY

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SECTION- 09 TOWNSHIP- 52S

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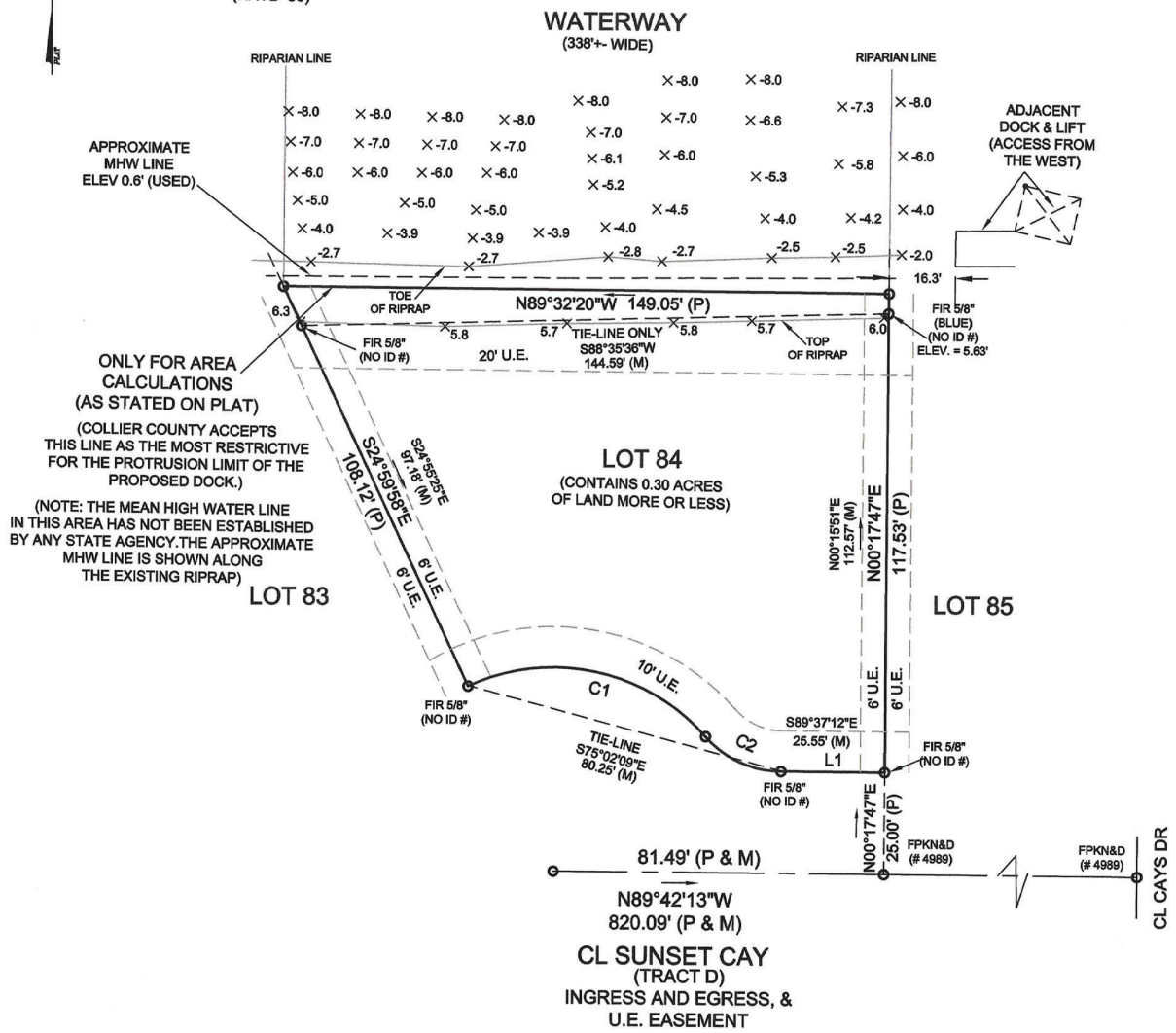
3.B.c

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	64.13	50.00	73°29'12"	N78°15'22"W	59.82
C2	21.02	25.00	48°11'01"	S65°36'28"E	20.41

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.59	S89°42'13"E

SCALE 1" = 30'

X = DENOTES SPOT ELEVATION (NAVD '88)



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SUNSET CAY AS SHOWN IN PLAT BOOK 21 PAGE 3 OF COLLIER COUNTY, BEING SOUTH 89D 42' 13" EAST.

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

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

4.DATE OF FIELD SURVEY DECEMBER 16, 2021.

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

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

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON NORTH RIM SSMH IN CUL-DE-SAC ELEV. = 6.35' (NAVD '88 DATUM)

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING CONDITIONS ALONG THE SHORELINE AND A BATHYMETRIC OF THE SUBJECT PROPERTYS PLATTED PROPERTY LINES.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA MAP # BASE ELEVATION DETERMINED AT ALL FEMA INFORMATION SHOWN NEEDS TO BE VERIFIED BY THE USER(S) OF THIS SURVEY, BEFORE ANY DESIGN AND/OR CONSTRUCTION.

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

REVISIONS

LEGEND

- = FOUND (') IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
- FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
- (M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
- P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
- P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
- (P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
- (PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
- CMP = CORRUGATED METAL PIPE CATV=CABLE TV
- FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
- = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
- = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
- = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
- TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
- BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
- CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
- ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
- DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
- LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
- PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
- LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
- LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
- MHW/MLW = APPROXIMATE MEAN HIGH/LOW WATER

MAP OF SPECIFIC PURPOSE SURVEY

LOT 84

OF

PORT OF THE ISLANDS (THE CAYS) PHASE II

AS RECORDED IN PLAT BOOK 21 PAGE(S) 1-4 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

167 SUNSET CAY

CERTIFY TO:
TURRELL, HALL & ASSOCITES

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 SEC 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS FREEDOM OF ENCUMBRANCES.

Digitally signed by Court Gregory
DN: cn=Court Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2021.12.21 13:55:10 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 12/21/2021
DATE OF FIELD SURVEY 12-16-2021

PSM # 6004
LB # 7112

C.G.S.

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

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

Date 12/21/2021
Job # PI0118M
Fb MI-44 Pg 58

Attachment: Attachment B - Map of Boundary Survey (24365 : PL20220002146 BD 167 Sunset Cay -

PORT OF THE ISLANDS (THE CAYS) PHASE II

A SUBDIVISION OF LAND IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA.

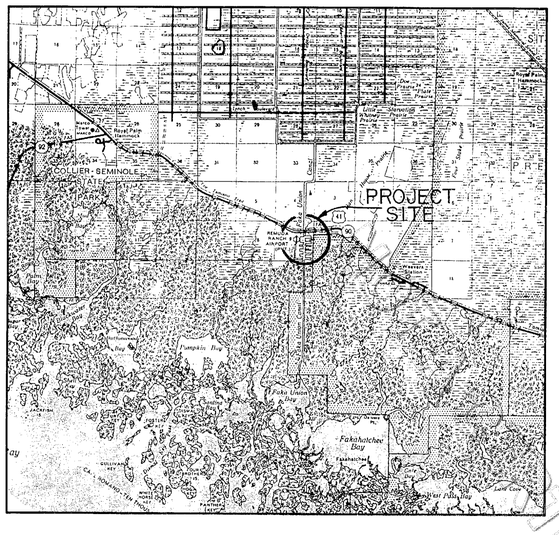
GENERAL NOTES

1. ALL LINEAR DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9 – TP.52 S. – RG. 28 E. AS BEING N 00°-17'-47" E.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.
4. RESTRICTIONS, RESERVATIONS, AND PROTECTIVE COVENANTS ARE FOUND IN OFFICIAL RECORDS BOOK 1692 PGS. 1377 PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND, THE FOLLOWING:

   THE CONSERVATION AREAS AND BUFFER ZONES MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
5. CONSERVATION EASEMENTS INCLUDE A 15 FOOT BUFFER ZONE AS SHOWN ON SHEETS 2 – 4.
6. TRACT "G" IS FOR FUTURE DEVELOPMENT.
7. SEE SHEET 2 OF 4 FOR DESCRIPTION OF LANDS PLATTED.
8. THERE IS NO LOT 1, 2, OR 3 ON THIS PLAT.
9. ON JUNE 8 1992, PORT OF THE ISLANDS, INC., A FLORIDA CORPORATION, EXECUTING THE DEDICATION, THE HOLDER OF APPARENT RECORD TITLE TO THE LAND, HAS FOR ITSELF AND SUCCESSORS IN TITLE OR INTERESTS EXPRESSLY WAIVED AND RELEASED THE COUNTY FROM ANY FUTURE CLAIMS OF VESTED RIGHTS AND EQUITABLE ESTOPPEL PERTAINING TO THE ISSUANCE OF A CERTIFICATE OF PUBLIC FACILITY ADEQUACY IN ACCORDANCE WITH COLLIER COUNTY ORDINANCE NO. 90-24.

VICINITY MAP

N.T.S.



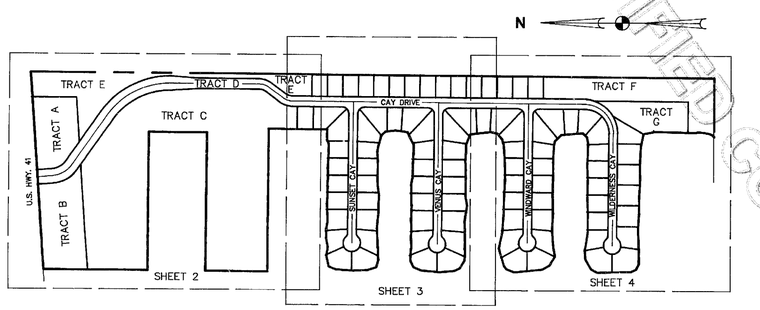
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF COLLIER

I, DAVID L. COOK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT THE RECORD TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN PORT OF THE ISLANDS, INC., A FLORIDA CORPORATION, AND, THAT ALL TAXES HAVE BEEN PAID ~~THROUGH 12-31-91~~ AND THERE ARE NO DELINQUENT TAXES AND I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 857, PAGE 1671 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; AND I FIND THAT THE PROPERTY IS FREE FROM ENCUMBERANCES EXCEPT FOR THE MORTGAGE.

David L. Cook

DAVID L. COOK,
ATTORNEY AT LAW
FLA. BAR NO. 248533



SHEET INDEX
N.T.S.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE UNDERSIGNED HEREBY CERTIFIES THAT INTERNATIONAL BAY CLUBS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, IS THE HOLDER OF MORTGAGE ON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 857, PAGE 1671 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR AUTHORIZED CORPORATE OFFICER AND THE CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS FIRST DAY OF DECEMBER, 1992

INTERNATIONAL BAY CLUBS, INC.

A CALIFORNIA CORPORATION

WITNESSES:

Nancy Delnva
NANCY DELAVA

Ann M. Rauch
ANN M. RAUCH

BY: Charles E. White
CHARLES E. WHITE
EXECUTIVE VICE PRESIDENT

(CORPORATE SEAL)

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS December 1, 1992 BY CHARLES E. WHITE, EXECUTIVE VICE PRESIDENT OF INTERNATIONAL BAY CLUBS, INC., A CALIFORNIA CORPORATION ON BEHALF OF THE CORPORATION. HE/~~SHE~~ IS PERSONALLY KNOWN TO ME ~~OR WHO HAS PRODUCED~~ ~~AS IDENTIFICATION~~ AND WHO ~~DID~~/DID NOT TAKE AN OATH.

SEAL:

Betty A. Greenwell
(SIGNATURE OF NOTARY)
NAME OF NOTARY TYPED, STAMPED, OR PRINTED:
BETTY A. GREENWELL
NOTARY PUBLIC
COMMISSION NUMBER: AA677783

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1-22-93 BY THOMAS L. BARNARD, VICE PRESIDENT OF PORT OF THE ISLANDS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE/IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

SIGN: Judith L. Boyce
JUDITH L. BOYCE
NOTARY PUBLIC
COMMISSION NUMBER: CC250560

JUDITH L. BOYCE
MY COMMISSION # CC250560 EXPIRES
January 9, 1997
BONDED THRU TROY FAIN INSURANCE, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DECEMBER 1, 1992 BY CHARLES E. WHITE, PRESIDENT OF PORT OF THE ISLANDS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE/~~SHE~~ IS PERSONALLY KNOWN TO ME ~~OR WHO HAS PRODUCED~~ ~~AS IDENTIFICATION~~ AND WHO ~~DID~~/DID NOT TAKE AN OATH.

SEAL:

Betty A. Greenwell
(SIGNATURE OF NOTARY)
NAME OF NOTARY TYPED, STAMPED, OR PRINTED:
BETTY A. GREENWELL
NOTARY PUBLIC
COMMISSION NUMBER: AA677783

22nd DAY OF January, 1993

SIGNED IN THE PRESENCE OF:

James N. Wilkison
WITNESS JAMES N. WILKISON

Kimberly J. Croston
WITNESS KIMBERLY J. CROSTON

PORT OF THE ISLANDS, INC., A FLORIDA CORPORATION

BY: Thomas L. Barnard
THOMAS L. BARNARD
VICE PRESIDENT

DEDICATION

STATE OF FLORIDA
COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS THAT PORT OF THE ISLANDS, INCORPORATED, A FLORIDA CORPORATION, THE OWNERS OF THE LANDS DESCRIBED AND INCLUDED IN THIS PLAT HAVE CAUSED THIS PLAT OF **PORT OF THE ISLANDS (THE CAYS) PHASE II** TO BE MADE AND SUBDIVIDED AS SHOWN AND DO HEREBY DEDICATE THE FOLLOWING:

TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT, ALL ROAD RIGHTS-OF-WAY, SAME BEING SHOWN AS TRACT "D", AND THE MAINTENANCE THEREOF, SUBJECT TO EASEMENTS HEREAFTER SET FORTH; AND;

TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AND COLLIER COUNTY, THE FOLLOWING AS DRAINAGE EASEMENTS(D.E.): A 20 FOOT WIDE STRIP OF LAND AT THE REAR OF LOTS 4 THROUGH 92, AND, A 10 FOOT WIDE STRIP OF LAND RUNNING ALONG AND ABUTTING THE COMMON SIDE OF LOTS 19, 20, 25, 26, 32, 33, 38, 39, 44, 45, 50, 51, 57, 58, 63, 64, 69, 70, 76, 77, 82, 83, 88, AND 89, AS SHOWN, WITH RESPONSIBILITY OF MAINTENANCE TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AND NO RESPONSIBILITY OF MAINTENANCE TO COLLIER COUNTY; AND;

TRACTS "E" AND "F" TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AND COLLIER COUNTY FOR DRAINAGE AND LANDSCAPING PURPOSES, EXCEPT WHERE OTHER EASEMENTS ARE SHOWN, (LANDSCAPING LIMITED TO ANY WHERE BEYOND TWENTY FEET LANDWARD OF LAKES CONTROL ELEVATIONS AND ANY AREA WHERE DRAINAGE WILL NOT BE OBSTRUCTED), WITH RESPONSIBILITY OF MAINTENANCE TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AND NO RESPONSIBILITY OF MAINTENANCE TO COLLIER COUNTY; AND;

THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT, THE AREAS DESIGNATED P.O.I.C.I.D.U.E.(UTILITY EASEMENTS) AND THE WATER DISTRIBUTION SYSTEMS, SANITARY AND STORM SEWER COLLECTION SYSTEMS, AND DRAINAGE FACILITIES CONTAINED WITHIN THOSE EASEMENTS AND WITHIN THIS PLAT, WITH THE MAINTENANCE THEREOF; AND;

TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT, THE CONSERVATION EASEMENTS(INCLUDING 15 FOOT BUFFER STRIP) AS DEFINED IN CHAPTER 704, FLORIDA STATUTES; AND;

TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AND COLLIER COUNTY, THE 20 FOOT LANDSCAPE BUFFER EASEMENT RUNNING ALONG THE BOUNDARY LINES OF TRACTS "A" AND "B" THAT RUN IN COMMON WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, AS SHOWN, WITH RESPONSIBILITY OF MAINTENANCE TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AND NO RESPONSIBILITY OF MAINTENANCE TO COLLIER COUNTY, LANDSCAPE LIMITED TO THE NORTH 10 FEET OF THE BUFFER EASEMENT AND CONSTRUCTED IMPROVEMENTS WITHIN THE SOUTH 10 FEET LIMITED TO THOSE NEEDED FOR THE UTILITY EASEMENT(U.E.) DEFINED IN THE DEDICATION HEREIN; AND;

TO LEE COUNTY ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND ASSIGNS, UNITED TELEPHONE COMPANY OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT:

A TEN-FOOT-WIDE NON-EXCLUSIVE UTILITY EASEMENT(U.E.) LYING WITHIN LOTS 4 THROUGH 92, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TEN FOOT WIDE U.E. WITHIN ALL THOSE PORTIONS OF LOTS 4 THROUGH 92 LYING WITHIN TEN FEET OF TRACT "D": SAID UTILITY EASEMENTS CROSS ALL DRAINAGE EASEMENTS ENCUMBERING THE SELECTED SIDE LOT LINES AS SHOWN HEREON; AND: A SIX FOOT WIDE U.E. ALONG THE SIDE LOT LINES OF LOTS 4 THROUGH 92 EXTENDING SIX FEET ALONG EACH SIDE OF THE LOT LINE, EXCEPT WHERE DRAINAGE EASEMENTS ARE SHOWN, SAID UTILITY EASEMENTS ARE DEDICATED FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE UTILITIES; AND;

TRACT "D" AS AN EASEMENT FOR INGRESS AND EGRESS AND AS A NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE UTILITIES; AND;

THE UTILITY EASEMENTS, AS SHOWN, THROUGH TRACTS "A", "B", "C", AND "E" AND ALL OTHER U.E. AS SHOWN, FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE UTILITIES ; AND;

TO ANY AUTHORIZED CABLE TELEVISION COMPANIES, THE UTILITY EASEMENTS(U.E.) FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED THAT THE USE DOES NOT INTERFERE WITH THE SERVICES PROVIDED BY PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AND THE PUBLIC UTILITIES AS PER FLORIDA STATUTES 177.091(27); AND;

COLLIER COUNTY AN ACCESS EASEMENT OVER TRACT D FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY SERVICE VEHICLES; AND;

TO THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT, THE FIVE FOOT SIDEWALK EASEMENT AS SHOWN THROUGH TRACTS "A" AND "E", WITH MAINTENANCE RESPONSIBILITY AND NO RESPONSIBILITY OF MAINTENANCE TO COLLIER COUNTY.

FIRST DAY OF DECEMBER, 1992

SIGNED IN THE PRESENCE OF:

Nancy Delnva
WITNESS NANCY DELAVA

Ann M. Rauch
WITNESS ANN M. RAUCH

PORT OF THE ISLANDS, INC., A FLORIDA CORPORATION

BY: Charles E. White
CHARLES E. WHITE, PRESIDENT

SEAL:

DEVELOPMENT SERVICES DEPARTMENT

THIS PLAT APPROVED BY THE SITE DEVELOPMENT REVIEW DEPARTMENT OF COLLIER COUNTY, FLORIDA, THIS 5TH DAY OF JANUARY, 1993.

John F. Madajewski
JOHN F. MADAJEWSKI, P.E.
PROJECT PLAN REVIEW MANAGER
COLLIER COUNTY ENGINEER

COUNTY HEALTH DEPARTMENT

THIS PLAT APPROVED BY THE COLLIER COUNTY HEALTH DEPARTMENT THIS 5TH DAY OF JANUARY, 1993 WITH CONNECTION TO CENTRAL WATER AND CENTRAL SEWERAGE SYSTEM; AND NO INDIVIDUAL POTABLE WATER WELLS OR INDIVIDUAL SEWAGE SYSTEMS ARE PERMITTED.

L.D. LUKIN, P.E.
ENVIRONMENTAL ENGINEERING DIRECTOR

UTILTIES DIVISION

THIS PLAT APPROVED BY THE UTILITIES DEPARTMENT OF COLLIER COUNTY, FLORIDA, THIS 7TH DAY OF JANUARY, 1993.

FREDERICK BLOETSCHER, P.E.
ASSISTANT UTILITIES ADMINISTRATOR

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COUNTY ATTORNEY OF COLLIER COUNTY, FLORIDA, THIS 22ND DAY OF JANUARY, 1993.

David C. Weigel
FOR KENNETH B. CUTLER
COLLIER COUNTY ATTORNEY

COUNTY COMMISSION

THIS PLAT APPROVED IN REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, THIS 5TH DAY OF JANUARY 1993 PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

ATTEST

By: Maureen Kemp D.C.
DWIGHT E. BROCK, CLERK

Burt L. Saunders
BURT L. SAUNDERS
CHAIRMAN

FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 8:33 A.M., THIS 26TH DAY OF JANUARY 1993 AND RECORDED IN PLAT BOOK PAGE OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Dale Craig dc
DWIGHT E. BROCK
CLERK OF CIRCUIT COURT
IN AND FOR COLLIER COUNTY, FL.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT ALL PERMANENT REFERENCE MONUMENTS (PRM) WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AS REQUIRED BY FLORIDA STATUTE 177-091(7) AND THAT ALL PERMANENT CONTROL POINTS (PCP) WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE 177-091(8) AND THAT THIS PLAT COMPLIES WITH ALL OTHER REQUIREMENTS OF FLORIDA STATUTE 177. I FURTHER CERTIFY THAT THE BOUNDARY SURVEY PERFORMED FOR THE PLAT PREPARATION MEETS THE REQUIREMENTS OF 21HH-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED.

Horace A. Wilkison
HORACE A. WILKISON, P.L.S.
FLA. REG. NO. 1677

DATE: 12/14/92

THIS INSTRUMENT PREPARED BY:
WILKISON AND ASSOCIATES, INC.
3584 EXCHANGE AVENUE, SUITE A
(813) 643-2404 FAX # (813) 643-5173

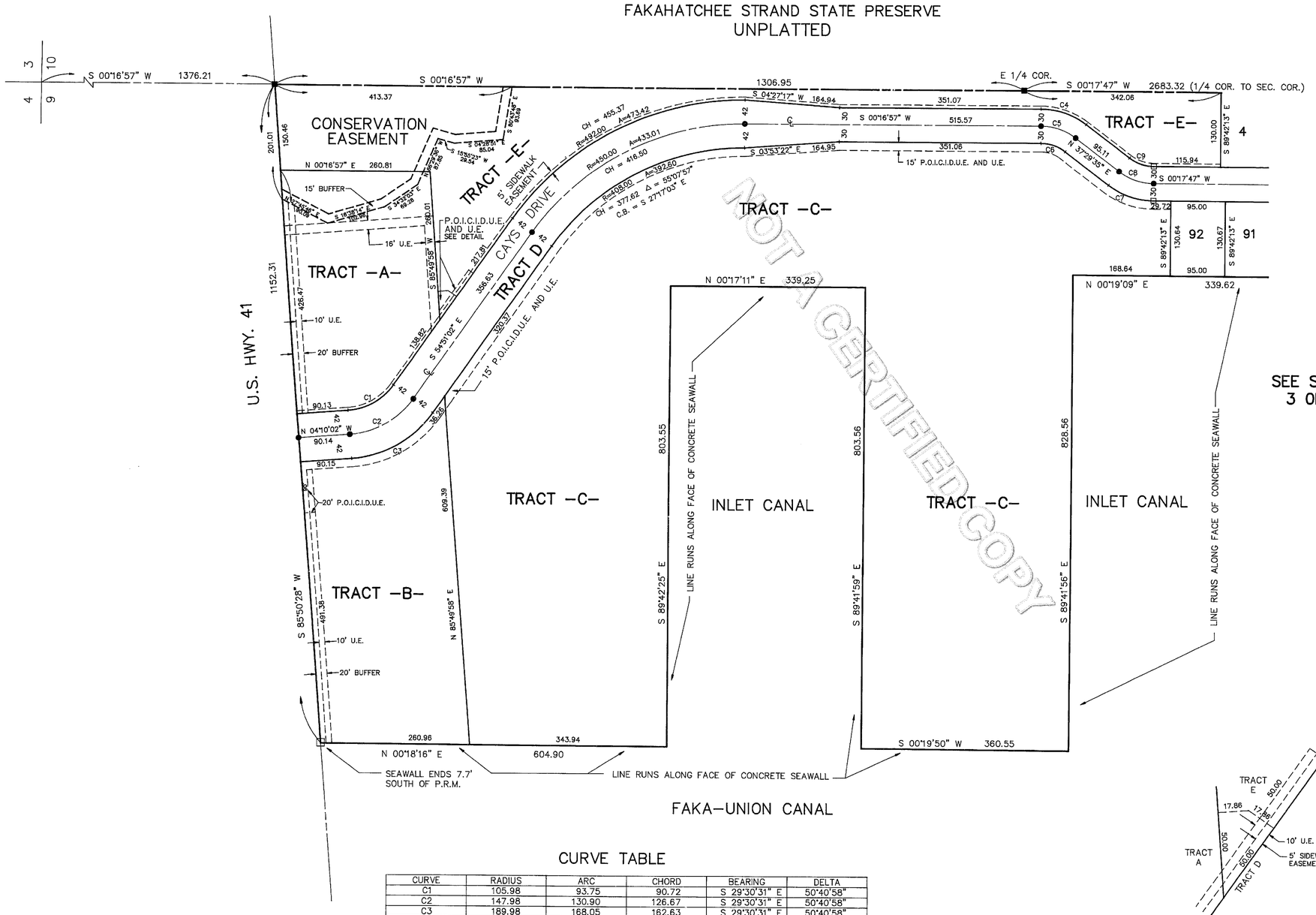
REFERENCE:
CAYPLAT1

UNOFFICIAL COPY

Attachment: Attachment C - PB21 PG1-4 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

PORT OF THE ISLANDS (THE CAYS) PHASE II

A SUBDIVISION OF LAND IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA.





KEY:

- ■ PERMANENT REFERENCE MONUMENT (FOUND)
- ⊡ PERMANENT REFERENCE MONUMENT (SET)

NOTE: ALL PERMANENT REFERENCE MONUMENTS ARE CONCRETE MONUMENTS. IF SET ARE 4" AT TOP AND STAMPED "HW 1677".

- ● PERMANENT CONTROL POINT SURVEYORS CAP STAMPED "PCP HW 1677"

R – RADIUS
A – ARC
Δ – DELTA
CH – CHORD
C.B –CHORD BEARING
℄ – CENTERLINE
P.O.I.C.I.D.U.E. – PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT UTILITY EASEMENT
U.E. – UTILITY EASEMENT

NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

MEAN HIGH WATER LINE AT SEAWALL FACE

SEE SHEET 3 OF 4

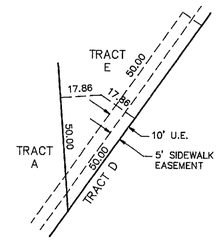
DESCRIPTION OF LANDS PLATTED:

ALL LANDS IN THE EAST 1/2 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA LYING EASTERLY AND ABOVE THE MEAN HIGH WATER LINE AND SOUTH OF U.S. HIGHWAY 41.

CONTAINING 71.4 Ac. MORE OR LESS

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	105.98	93.75	90.72	S 29°30'31" E	50°40'58"
C2	147.98	130.90	126.67	S 29°30'31" E	50°40'58"
C3	189.98	168.05	162.63	S 29°30'31" E	50°40'58"
C4	130.00	84.42	82.95	N 18°53'11" E	37°12'28"
C5	100.00	64.94	63.80	N 18°53'11" E	37°12'28"
C6	70.00	45.46	44.66	N 18°53'11" E	37°12'28"
C7	130.00	84.40	82.92	S 18°53'41" W	37°11'48"
C8	100.00	64.92	63.79	S 18°53'41" W	37°11'48"
C9	70.00	45.44	44.65	S 18°53'41" W	37°11'48"



P.O.I.C.I.D.U.E. DETAIL
N.T.S.

THIS INSTRUMENT PREPARED BY:
HORACE A. WILKISON P.L.S. FLA. REG. NO. 1677
WILKISON AND ASSOCIATES, INC.
3584 EXCHANGE AVENUE, SUITE A
(813) 643-2404 FAX # (813) 643-5173

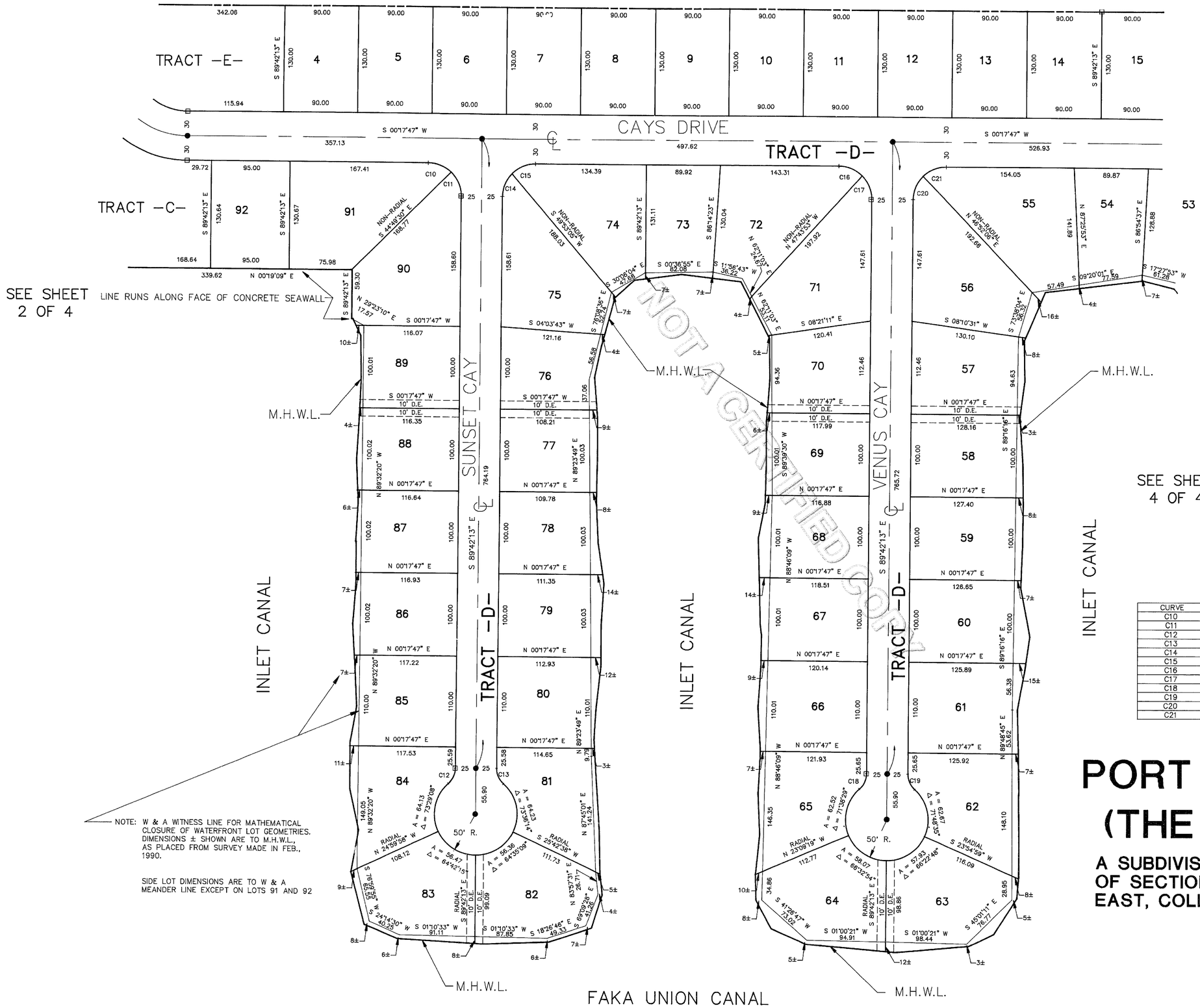
REFERENCE:
CAYPLAT2

Attachment: Attachment C - PB21 PG1-4 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

FAKAHATCHEE STRAND STATE PRESERVE
UNPLATTED

PLAT BOOK 21 , PAGE 3

SHEET 3 OF 4



NOTE: W & A WITNESS LINE FOR MATHEMATICAL CLOSURE OF WATERFRONT LOT GEOMETRIES. DIMENSIONS ± SHOWN ARE TO M.H.W.L., AS PLACED FROM SURVEY MADE IN FEB., 1990.

SIDE LOT DIMENSIONS ARE TO W & A MEANDER LINE EXCEPT ON LOTS 91 AND 92

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

KEY:

- ■ PERMANENT REFERENCE MONUMENT (FOUND)
- ⊡ PERMANENT REFERENCE MONUMENT (SET)

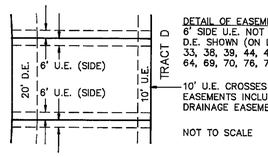
NOTE: ALL PERMANENT REFERENCE MONUMENTS ARE CONCRETE MONUMENTS. IF SET ARE 4" AT TOP AND STAMPED "HW 1677".

- ● PERMANENT CONTROL POINT SURVEYORS CAP STAMPED "PCP HW 1677"

R – RADIUS
A – ARC
Δ – DELTA
CH – CHORD
C.B – CHORD BEARING
M.H.W.L. – MEAN HIGH WATER LINE
℄ – CENTERLINE
D.E. – DRAINAGE EASEMENT
U.E. – UTILITY EASEMENT

NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

SEE SHEET 4 OF 4



DETAIL OF EASEMENTS FOR EACH LOT. 6' SIDE U.E. NOT RESERVED WHERE SIDE D.E. SHOWN (ON LOTS 19, 20, 25, 26, 32, 33, 38, 39, 44, 45, 50, 51, 57, 58, 63, 64, 69, 70, 76, 77, 82, 83, 88, AND 89.)

10' U.E. CROSSES ALL SIDE LOT EASEMENTS INCLUDING UTILITY AND DRAINAGE EASEMENTS.

NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C10	40.00	30.55	29.81	N 22°10'32" E	43°45'31"
C11	40.00	32.28	31.41	N 67°10'32" E	46°14'29"
C12	25.00	21.03	20.41	S 65°36'32" E	48°11'23"
C13	25.00	21.03	20.41	S 66°12'06" W	48°11'23"
C14	40.00	30.92	30.16	N 67°33'24" W	44°17'38"
C15	40.00	31.91	31.07	N 22°33'24" W	45°42'22"
C16	40.00	31.43	30.63	N 22°48'24" E	45°01'14"
C17	40.00	31.40	30.60	N 67°48'24" E	44°58'46"
C18	25.00	21.03	20.41	S 65°36'32" E	48°11'23"
C19	25.00	21.03	20.41	S 66°12'06" W	48°11'23"
C20	40.00	31.85	31.01	N 66°53'43" W	45°36'59"
C21	40.00	30.99	30.22	N 21°53'43" W	44°23'01"

PORT OF THE ISLANDS
(THE CAYS) PHASE II

A SUBDIVISION OF LAND IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY:
HORACE A. WILKISON P.L.S. FLA. REG. NO. 1677
WILKISON AND ASSOCIATES, INC.
3584 EXCHANGE AVENUE, SUITE A
(813) 643-2404 FAX # (813) 643-5173

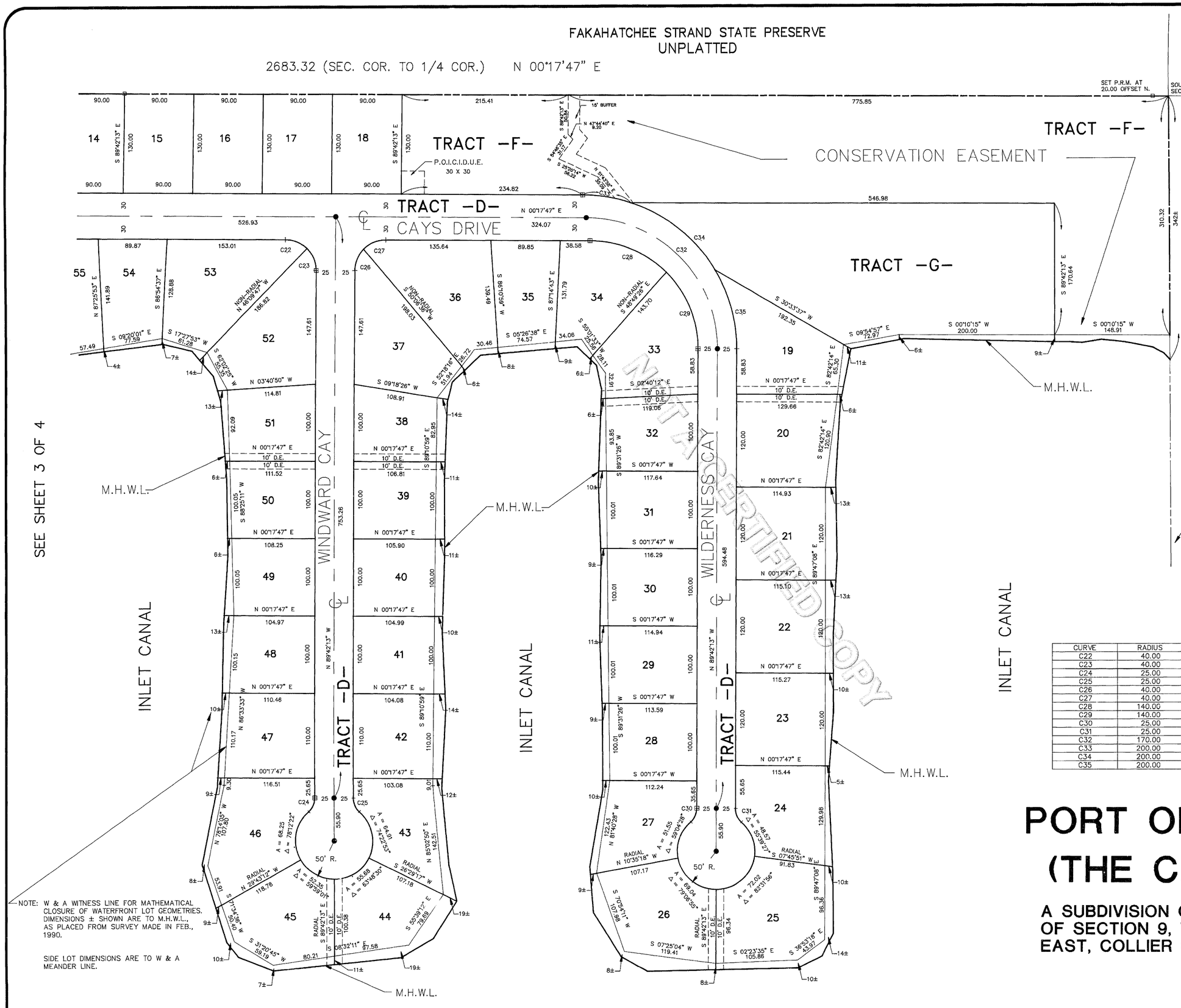
REFERENCE:
CAYPLAT3

Attachment: Attachment C - PB21 PG1-4 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

PLAT BOOK 21, PAGE 4

SHEET 4 OF 4

FAKAHATCHEE STRAND STATE PRESERVE
UNPLATTED



SEE SHEET 3 OF 4

INLET CANAL

INLET CANAL

NOTE: W & A WITNESS LINE FOR MATHEMATICAL CLOSURE OF WATERFRONT LOT GEOMETRIES. DIMENSIONS ± SHOWN ARE TO M.H.W.L., AS PLACED FROM SURVEY MADE IN FEB., 1990.

SIDE LOT DIMENSIONS ARE TO W & A MEANDER LINE.

N

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

KEY:

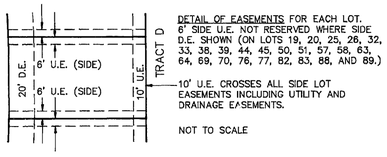
- ■ PERMANENT REFERENCE MONUMENT (FOUND)
- ⊡ PERMANENT REFERENCE MONUMENT (SET)

NOTE: ALL PERMANENT REFERENCE MONUMENTS ARE CONCRETE MONUMENTS. IF SET ARE 4" AT TOP AND STAMPED "HW 1677".

- ● PERMANENT CONTROL POINT, SURVEYORS CAP STAMPED "PCP HW 1677"

R – RADIUS
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℄ – CENTERLINE
D.E. – DRAINAGE EASEMENT
U.E. – UTILITY EASEMENT
P.O.I.C.I.D.U.E. – PORT OF THE ISLANDS COMMUNITY IMPROVEMENTS DISTRICT UTILITY EASEMENT

NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



DETAIL OF EASEMENTS FOR EACH LOT. 6' SIDE U.E. NOT RESERVED WHERE SIDE D.E. SHOWN (ON LOTS 19, 20, 25, 26, 32, 33, 38, 39, 44, 45, 50, 51, 57, 58, 63, 64, 69, 70, 76, 77, 82, 83, 88, AND 89.)

10' U.E. CROSSES ALL SIDE LOT EASEMENTS INCLUDING UTILITY AND DRAINAGE EASEMENTS.

NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C22	40.00	30.95	30.18	N 22°27'49" E	44°20'04"
C23	40.00	31.88	31.04	N 67°27'49" E	45°39'56"
C24	25.00	21.03	20.41	S 65°36'32" E	48°11'23"
C25	25.00	21.03	20.41	S 66°12'06" W	48°11'23"
C26	40.00	30.85	30.09	N 67°36'23" W	44°11'41"
C27	40.00	31.98	31.13	N 22°36'23" W	45°48'19"
C28	140.00	109.21	106.47	N 22°38'40" E	44°41'47"
C29	140.00	110.70	107.84	N 67°38'40" E	45°18'13"
C30	25.00	21.03	20.41	S 65°36'32" E	48°11'23"
C31	25.00	21.03	20.41	S 66°12'06" W	48°11'23"
C32	170.00	267.04	240.42	N 45°17'47" E	90°00'00"
C33	200.00	63.51	63.25	N 09°23'38" E	18°11'42"
C34	200.00	142.53	139.53	N 38°54'26" E	40°49'54"
C35	200.00	108.12	106.81	N 74°48'35" E	30°58'24"

PORT OF THE ISLANDS (THE CAYS) PHASE II

A SUBDIVISION OF LAND IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY:
HORACE A. WILKISON P.L.S. FLA. REG. NO. 1677
WILKISON AND ASSOCIATES, INC.
3584 EXCHANGE AVENUE, SUITE A
(813) 643-2404 FAX # (813) 643-5173

REFERENCE: CAYPLAT4

Attachment: Attachment C - PB21 PG1-4 (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

BDE-PL20220002
167 SUNSET CAY

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR/ E-mail

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

Jeff Rogers
Signature of Agent Representative

11/28/22
Date

Jeff Rogers
Printed Name of Signing Agent Representative

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Robert and Judith Hutchins

Name of Applicant if different than owner:

Address: 9264 Shadow Oak Ln **City:** Naples **State:** FL **ZIP:** 34120

Telephone: **Cell:** 952-201-9372 **Fax:**

E-Mail Address: jackson246248@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: 9 / 52S / 28E **Property I.D. Number:** 68300003668

Subdivision: 571300 - PORT OF THE ISLANDS (THE CAYS) PHASE II **Unit:** **Lot:** 84 **Block:**

Address/ General Location of Subject Property:
167 Sunset Cay, Naples, FL 34114

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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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	Faka Union Canal
S	RSF-4	Sunset Cay
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):

See attached

SITE INFORMATION

1. **Waterway Width:**
   338 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ☒ other (specify) GIS
2. **Total Property Water Frontage:**
   149 ft.
3. **Setbacks:**
   Provided: 26 and 82 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   58 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 30 ft.
   2. 50 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 properties within the subject waterway that have approved BDE's varying in overall protrusions ranging from 30-50 feet.
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?** 0.35 Acres

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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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 E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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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 E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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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

7/12/22
Date

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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

Pre-Application Meeting Notes

Petition Type: BDE
Date and Time: Tuesday 5/3/22 at 1:30 PM

Assigned Planner: John Kelly

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

Project Information

Project Name: Hutchins - 167 Sunset Cay (BDE)

PL #: 20220002146

Property ID #: 68300003668 **Current Zoning:** RSF - 4

Project Address: 167 Sunset Cay **City:** Naples **State:** FL **Zip:** 34114

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

Agent Name: Jeff Rogers **Phone:** 239-643-0166

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

Property Owner: Robert Hutchins & Judith Ann Hutchins-Brauch

Please provide the following, if applicable:

i. **Total Acreage:** .35

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

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

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

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

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

_____

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

COLLIER COUNTY GOVERNMENT
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(239) 252-2400

Meeting Notes

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

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

ZONING –

- See page 2 of 5 for general information

- Please resolve Manatee Protection Plan (MPP) issues with Environmental Dw and CAO
  - ? # of slips
  - ? Perpendicular to shore

- Dock/Site Plan - Clearly depict use of space

- Please incorporate all miscellaneous information into a clear and concise narrative statement for project

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

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Pre-Application Meeting Notes
GMD - Zoning Services

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

Boat Dock Extension

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

Boathouse

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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

Meeting Notes

Zoning Ops — Both The County Attorneys office & Craig Brown Deferred Their Comments To The Manatee Protection Plan. Please Contact Craig Brown with Questions.

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

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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Pre-Application Meeting Sign-In Sheet

PL# 20220002146

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☑ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	GMP - Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	GMP – Comprehensive Planning	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@colliercountyfl.gov
☑	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Jeff Robbins	Trannell Hall	643-0162	Jeff@THANAPLES.com

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Collier County
Growth Management Department
Zoning Division

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

PL20220002146 – Hutchins – 167 Sunset Cay (BDE) **Planner: John Kelly**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Jeff Rogers – Turrell, Hall & Associates, Inc.

- **Agent to list for PL#**

  Jeff Rogers – Turrell, Hall & Associates, Inc.

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

  Robert Hutchins & Judith Ann Hutchins-Brauch

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

  Boat Dock Extension(BDE)

- **Please list the density request of the project if applicable and number of homes/units/offices/docks:**

  N/A

- **Details about Project:**

  Requesting a Boat Dock Extension for 167 Sunset Cay.

REQUIRED Supplemental Information provided by:
Name: Jeff Rogers
Title:
Email: jeff@thanaples.com
Phone: 239-643-0166

Cancellation/Reschedule Requests: Contact Connie Thomas-Client Services Supervisor
Consuela.Thomas@colliercountyfl.gov **Phone: 239-252-2473**

Created April 5, 2017

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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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 Date

_____
Agent/Owner Name (please print)

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Collier County

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ Dock Extension
☐ Boathouse
Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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

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

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

FEE REQUIREMENTS: Pre-APP Meeting Fee: $500.00 PAID ✓

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____

Signature of Petitioner or Agent Date

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Collier County
Growth Management Department

ADDRESSING CHECKLIST

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

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

PETITION TYPE (Indicate type below. Complete a separate Addressing Checklist for each Petition type).

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

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

PORT OF THE ISLANDS (THE CAYS) PHASE II LOT 84 T52, R28, S09

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

68300003668

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

167 Sunset Cay, Naples, FL 34114

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

CURRENT PROJECT NAME (if applicable)

PROPOSED PROJECT NAME (if applicable)

PROPOSED STREET NAMES (if applicable)

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

SDP _____-_____ or AR or PL # _____

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
www.colliercountyfl.gov

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Collier County
Growth Management Department

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

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

Applicant Name: Robert and Judith Hutchins/ Jeff Rogers(agent)

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

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

FOR STAFF USE ONLY

Folio Number 68300003668

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: L.L.H **Date:** 2/24/2022

Updated by: **Date:**

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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PROPERTY OWNERSHIP DISCLOSURE FORM

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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
X Robert Hutchens, 9264 Shadow Oak Ln Naples 34120	50
X Judith Hutchens, 9264 Shadow Oak Ln Naples 34120	50

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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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

X _____
Agent/Owner Signature

10/26/21
Date

Judith Hutchins
Agent/Owner Name (please print)

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Robert Hutchins (print name), as _____ (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

Notes:

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

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

_____ **Signature**

10-26-2021 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 10/26/2021 (date) by Robert Hutchins (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

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

Jordan Lee Rice
Signature of Notary Public

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Judith Hutchins (print name), as _____ (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

J Hutchins
Signature

10/26/21
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 10/26/2021 (date) by Judith Hutchins (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

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

Jordan Lee Rice
Signature of Notary Public

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Narrative Description: The proposed Boat Dock Extension request is to construct a new single-family docking facility with two boatlifts located at 167 Sunset Cay 178 Tahiti Circle Port of the Islands. The subject waterway is considered a man-made canal called the Faka Union Canal which is subject to the county manatee protection plan. The subject property has a rip-rap shoreline which is approximately 149-linear feet long and based off the collier county manatee protection plan is allowed two boat slips. The platted property line so the most restrictive point and the applicate is currently constructing a new single-family residence.

The proposed dock will require a BDE for the applicant to moor their vessels on boatlifts at the proposed docking facility. As proposed the dock will have two boatlifts one for the 50-foot vessel and the other for a 30-foot vessel with a deck area to store recreational equipment like kayaks and paddleboards. The proposed dock will protrude approximately 58-feet from the property line and therefore we are requesting a 38-foot extension over the allowed 20-feet. The subject waterway is approximately 338-feet wide and as proposed the dock and boat lift would protrude approximately 18% into the subject waterway. The subject waterway is an unmarked waterway and completely open to navigation therefore no impacts to navigation within the area will result from the proposed dock.

The proposed dock will provide 82-foot and 26-foot setbacks which is greater than what is required for lots with 60-feet of shoreline or greater. There are no impacts to any submerged resources, the decking area has been minimized and still provides area for recreational activities and associated storage.

There are numerous other existing docking facilities on the subject waterway that have BDE approvals with a hand full of them being granted 30-feet extensions from the allowed 20-feet. Therefore, as proposed the dock is consistent with the other existing docks. Attached is a map outlining the properties that have BDE approvals for your reference.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Primary Criteria

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

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC and the Collier County Manatee Protection Plan. The proposed docking facility consists of installing two boatlifts one to accommodate a 50-foot LOA vessel and the other is 30-foot vessel. The proposed dock will extend out 58-feet from the platted property line which is 38-feet of protrusion past from the allowed 20-feet. Additionally, the proposed dock will provide 82-foot and 26-foot setbacks from both riparian lines and therefore will not interfere with the adjacent properties as the vessel's ingress/egress the proposed boatlifts.

   Criterion Met

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

   The boat dock extension is necessary to accommodate the owners' vessels and due to rip-rap shoreline the proposed dock cannot come any closer to the shoreline. A more shore parallel dock design would not work due to the rip-rap and would then also require the vessels to cross over into the adjacent property owners' riparian area. The reason for this BDE request was due to both shallow water depths along the shoreline as well as the vessel size.

   Criterion Not Met

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

   The proposed docking facility design is consistent with numerous other docks along the subject and adjacent waterways as well as the overall protrusion out. As proposed the dock and boatlifts will not impact navigation as well as maintain the ingress/egress to both adjacent neighboring docks. There is no marked channel within this section of the Faka Union Canal therefore the entire waterway provides safe navigation and no impacts to any navigation will result from the proposed project.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Criterion Met

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

   The approximate waterway width is 338-feet wide. The proposed dock protrusion is 58-feet which is approximately 18% width of the waterway.

   Criterion Met

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

   The proposed docking facility is consistent with the outlined designed criteria within the collier county manatee protection plan for single-family docks with shorelines greater than 100-feet. The proposed dock design is also consistent with other previously approved adjacent docks within the subject waterway as well 156 Venus Cay and 159 Winward Cay. As proposed with a finger dock design and the two slips being perpendicular to the shoreline the dock will be within the allowed buildable area by providing the required setbacks and therefore the views into the subject waterway by the adjacent property owners will not be impacted nor their access to their docks.

   Criterion Met

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Secondary Criteria

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

   The subject property shoreline consists of a natural riprap shoreline along the entire 149-linear feet. Due to the riprap the proposed dock design has the larger boatlift and the associated vessel as close to the base of riprap as possible to prevent the vessel from potentially striking the riprap (rocks) and minimizing the overall protrusion as much as possible with a perpendicular dock layout. Additionally, the property line is landward of the mean high-water line therefore the overall protrusion measurement is taken from a point on the property that is not over water. Due to these existing on-site conditions as well as avoiding ingress/egressing the dock/slip over the adjacent property owners' riparian area the best dock layout is being proposed. Additionally, the width of waterway and the fact the entire waterway is open for navigation allows for a dock to protrude out which is consistent with ours previously approved within the subject canals.

   Criterion Met

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

   The proposed docking facility design will provide sufficient deck area to allow for access to both boatlifts the associated vessels. There is also sufficient deck area for routine maintenance, safe access as well as recreational activities like fishing plus storage of kayaks or paddleboards. The total over-water square footage is 635 square feet. The adjacent docking facility and numerous others as shown on the BDE exhibits and other associated documents/images indicate that those docks have considerable amount decking compared to the proposed dock.

   Additionally, as a note based off the code the applicant could construct a dock that stretched across the entire property from setback to setback being approximately 119-feet long 20-feet out from the platted property. In my opinion a design like that would result in a significant amount of more decking area compared to what is being proposed. This would be more impactful to the environment by creating a much larger shaded area of bottomlands and provide area that would be excessive compared to what is being proposed.
   +
   Criterion Met

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

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.)

   As proposed the two vessels to be moored on site total 80-feet overall and with the existing shoreline length being approximately 149-feet we exceed 50%.

   Criterion Not Met

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

   As proposed the dock has been designed within the designated setbacks and is consistent with other previously approved BDE boat docks being perpendicular to the shoreline in order remain within the riparian area. The adjacent property to our east has a docking facility which is parallel to the shoreline but within the required side yard setback. There are no impacts to either adjacent property owner as their view is within their riparian lines extending from the shoreline out to the middle of the subject waterway.

   Criterion Met

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

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

   Criterion Met

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

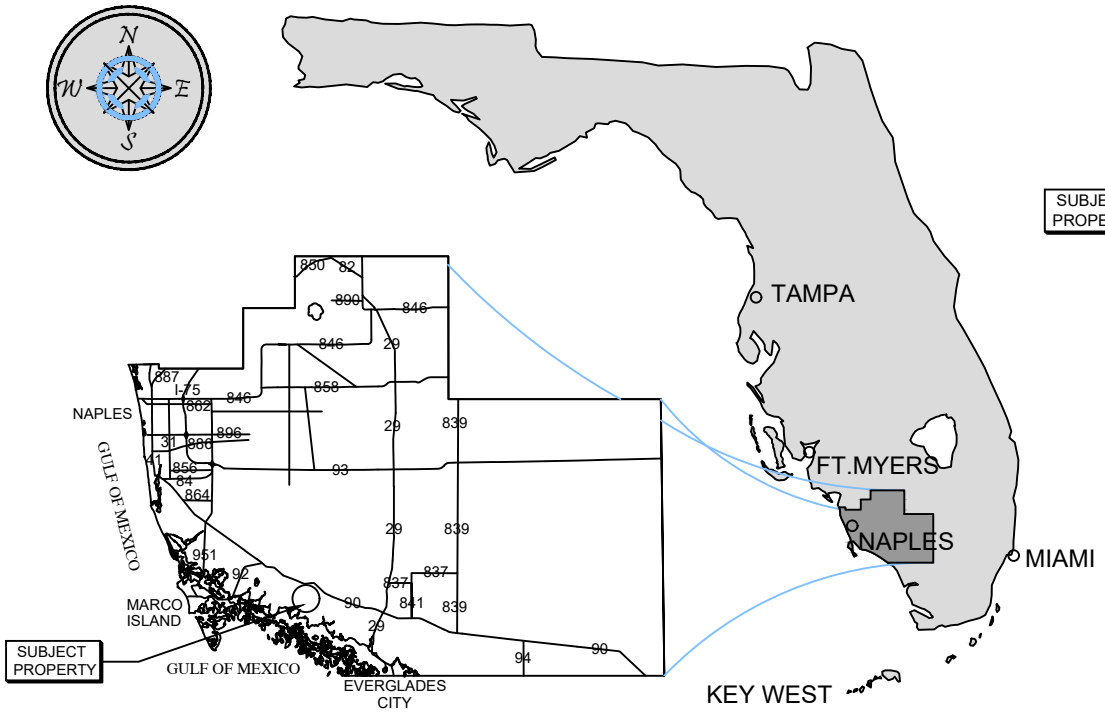
   The subject property is a single-family residence which typically are not subject to the Collier County MPP but in this case being down in Port of the Islands we are. As outlined in the MPP Section 3.2.3.4 the subject property meets the standards to have two boat slips and the proposed dock does not need to be shore parallel/marginal which is a requirement for commercially zoned properties. Based off this the proposed dock is consistent with the MPP requirements as there are no impacts to seagrasses and we have water depths greater than 4' MLW.

   Criterion Met

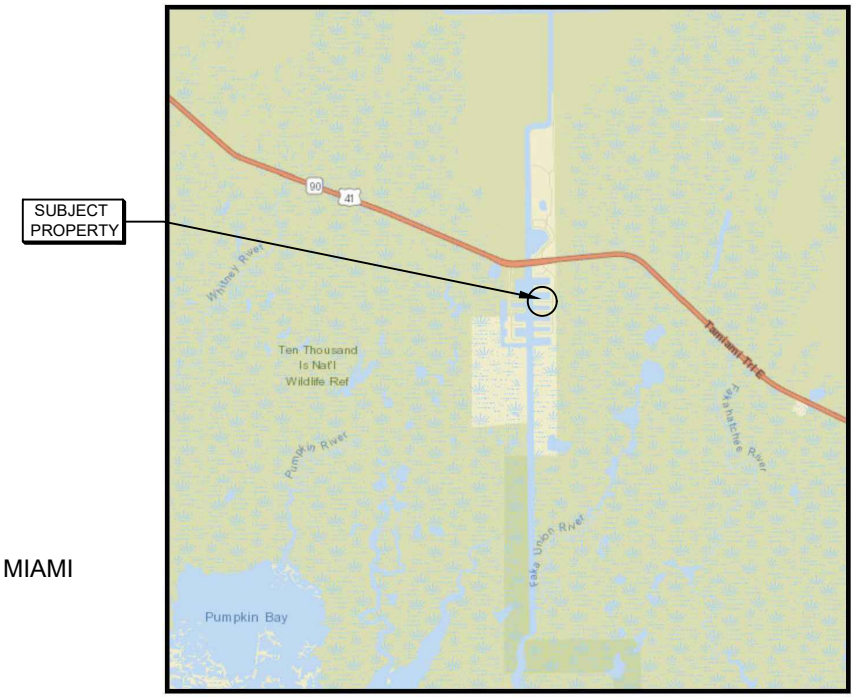
Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg LOCATION MAP 12/20/2022

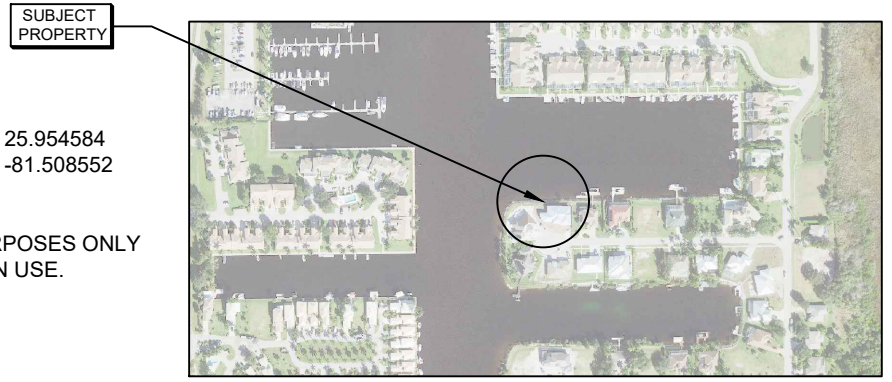
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 167 SUNSET CAY
NAPLES, FL 34114

<> LATITUDE: N 25.954584
<> LONGITUDE: W -81.508552

NOTES:

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

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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

167 SUNSET CAY

LOCATION MAP

RY NO. 5875

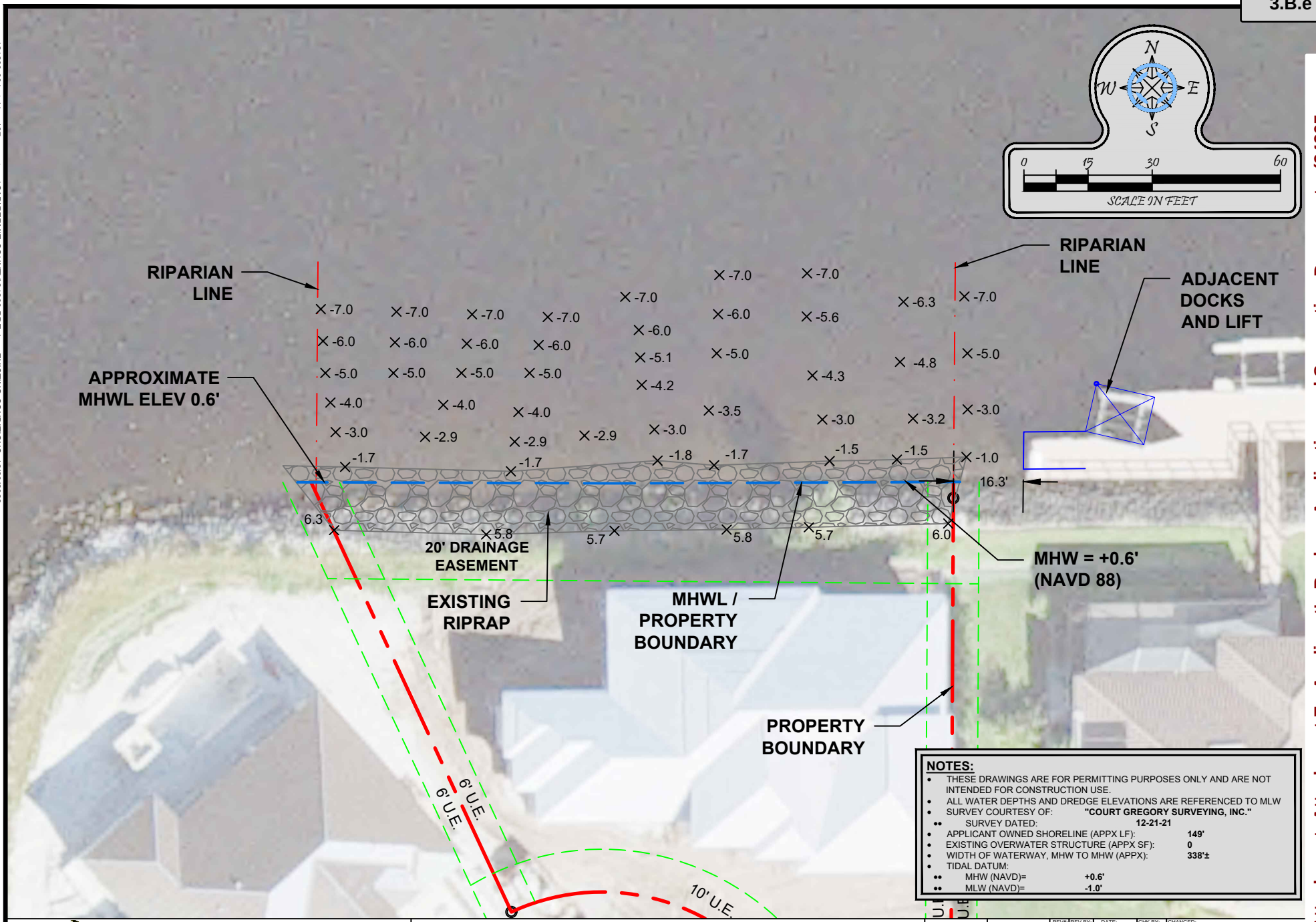
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DRAWN BY:	RMJ	2.	RMJ	08-30-22	JR	SHEET 05
CREATED:	06-04-22	3.	RMJ	12-20-22	JR	SHEET 05
JOB NO.:	21200.00	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg EXISTING CONDITIONS 12/20/2022



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **12-21-21**
- APPLICANT OWNED SHORELINE (APPX LF): **149'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **338'±**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.6'**
  - MLW (NAVD)= **-1.0'**

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167 SUNSET CAY

EXISTING CONDITIONS

RY NO. 5875

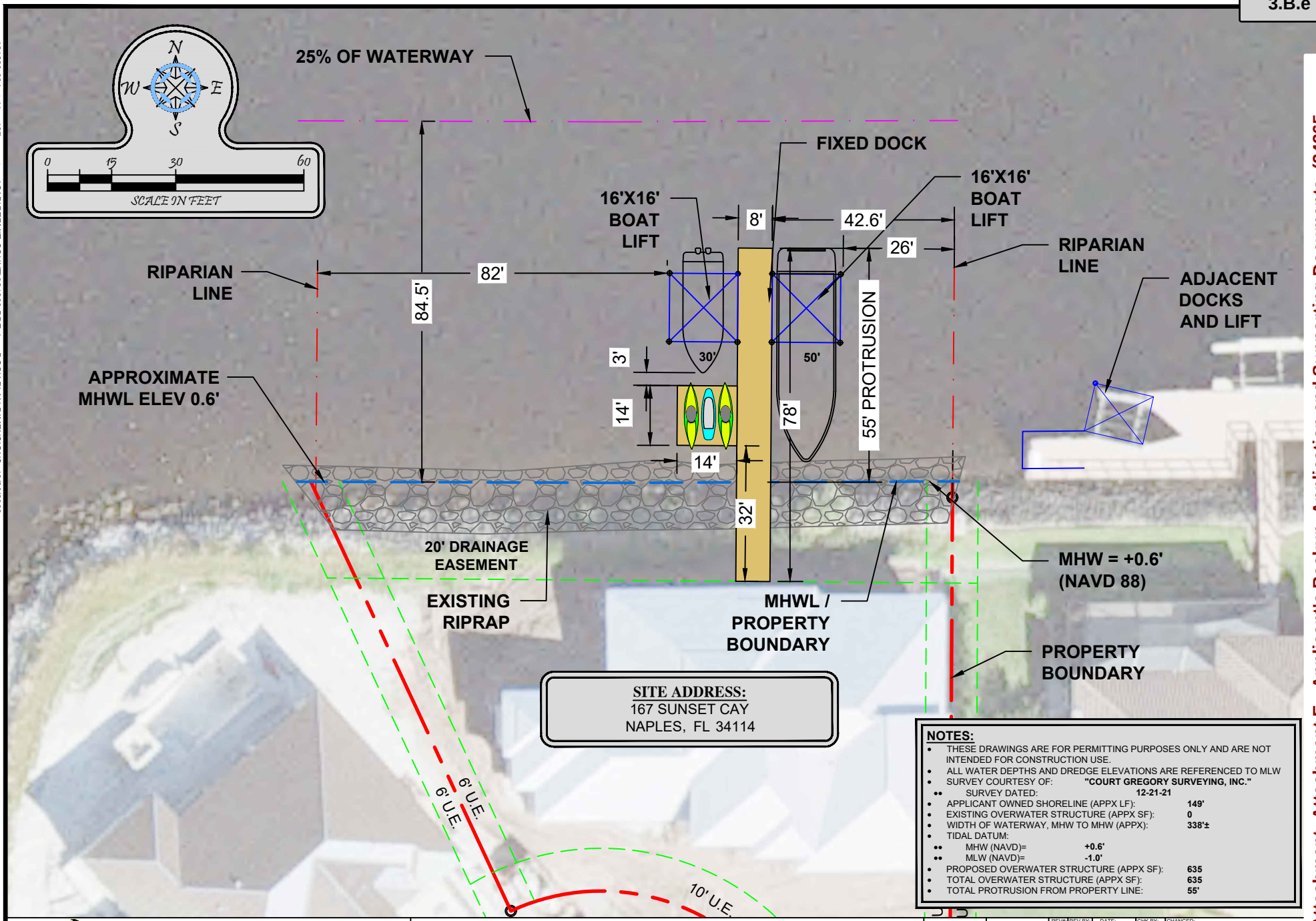
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SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg DOCK PLAN-DIMENSIONS 12/20/2022



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  - MLW (NAVD)= **-1.0'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **635**
- TOTAL OVERWATER STRUCTURE (APPX SF): **635**
- TOTAL PROTRUSION FROM PROPERTY LINE: **55'**

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167 SUNSET CAY

DOCK PLAN-DIMENSIONS

RY NO. 5875

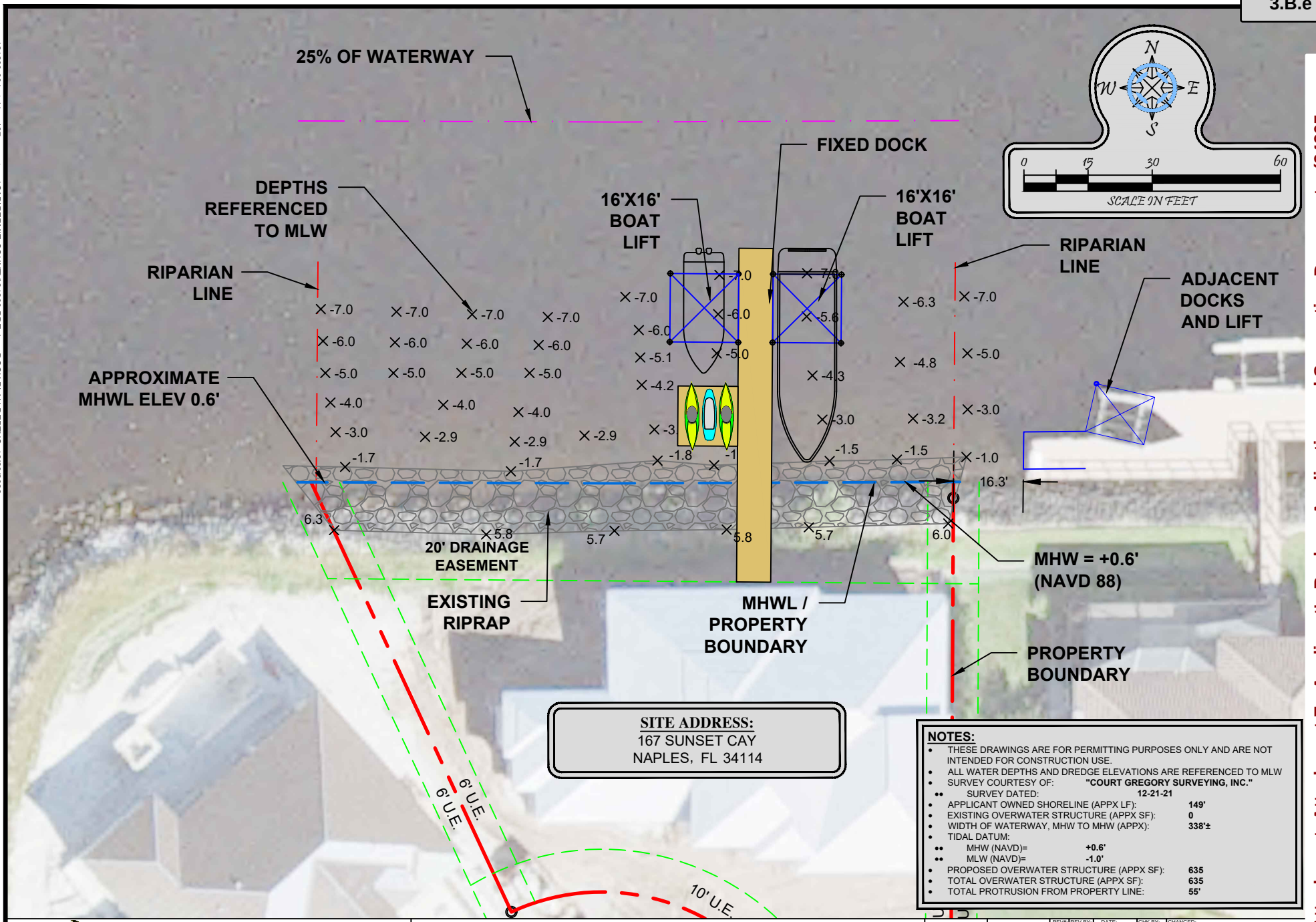
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SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg DOCK PLAN-DEPTHS 12/20/2022



SITE ADDRESS:
167 SUNSET CAY
NAPLES, FL 34114

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DOCK PLAN-DEPTHS

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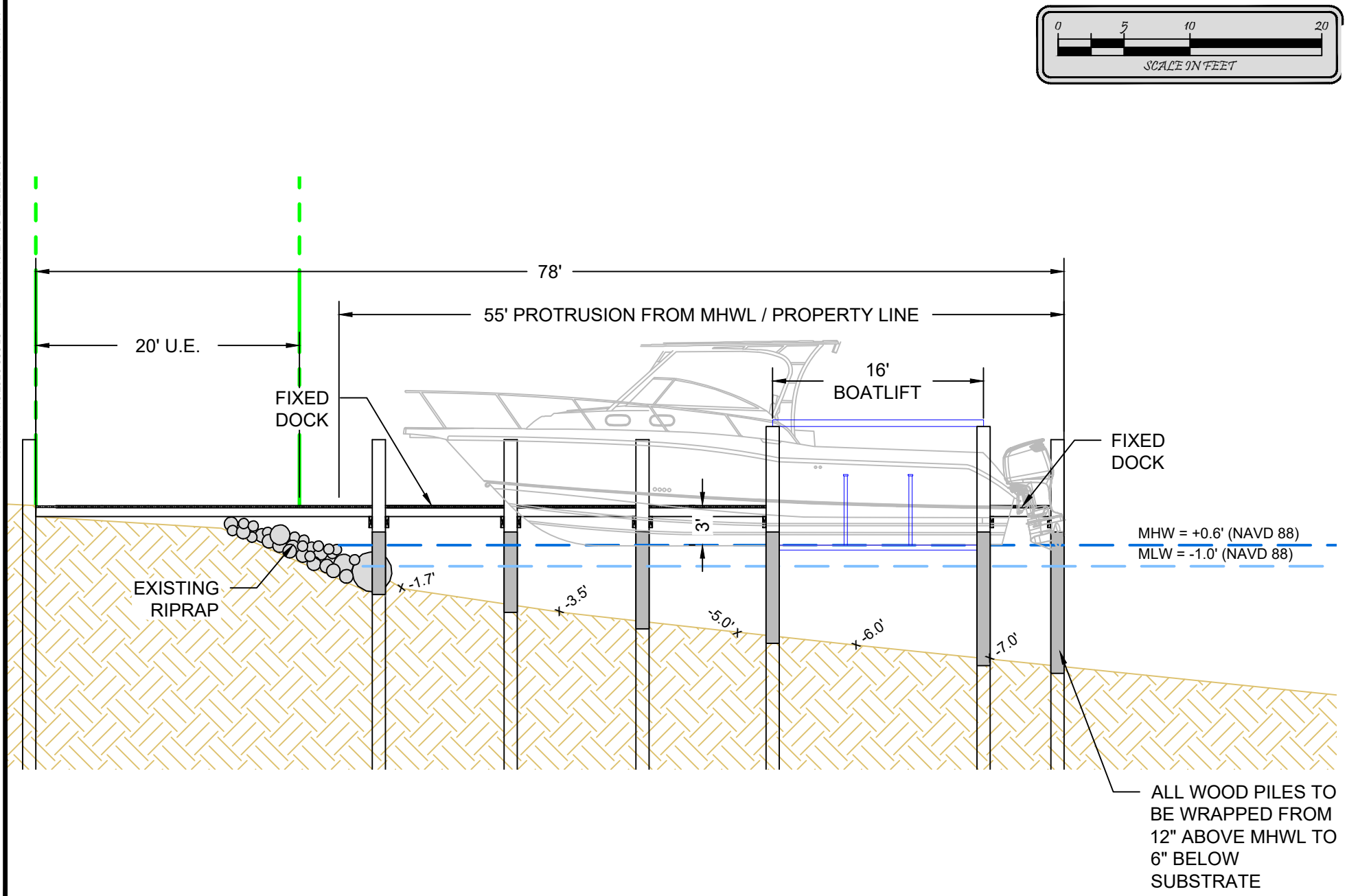
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SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg CROSS SECTION 12/20/2022



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167 SUNSET CAY

CROSS SECTION

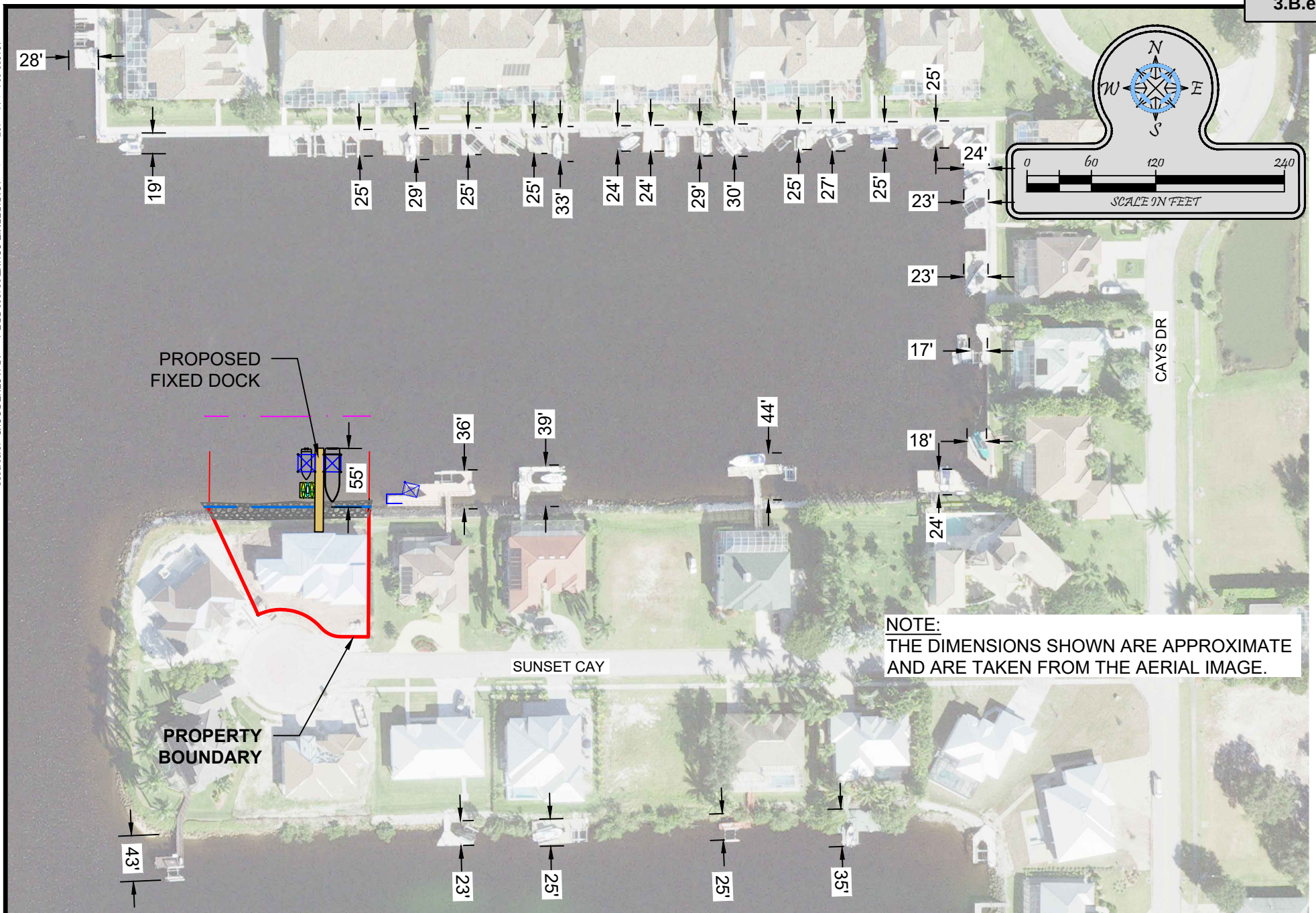
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SECTION- 09 TOWNSHIP- 52S

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ADJACENT DOCKS

RY NO. 5875

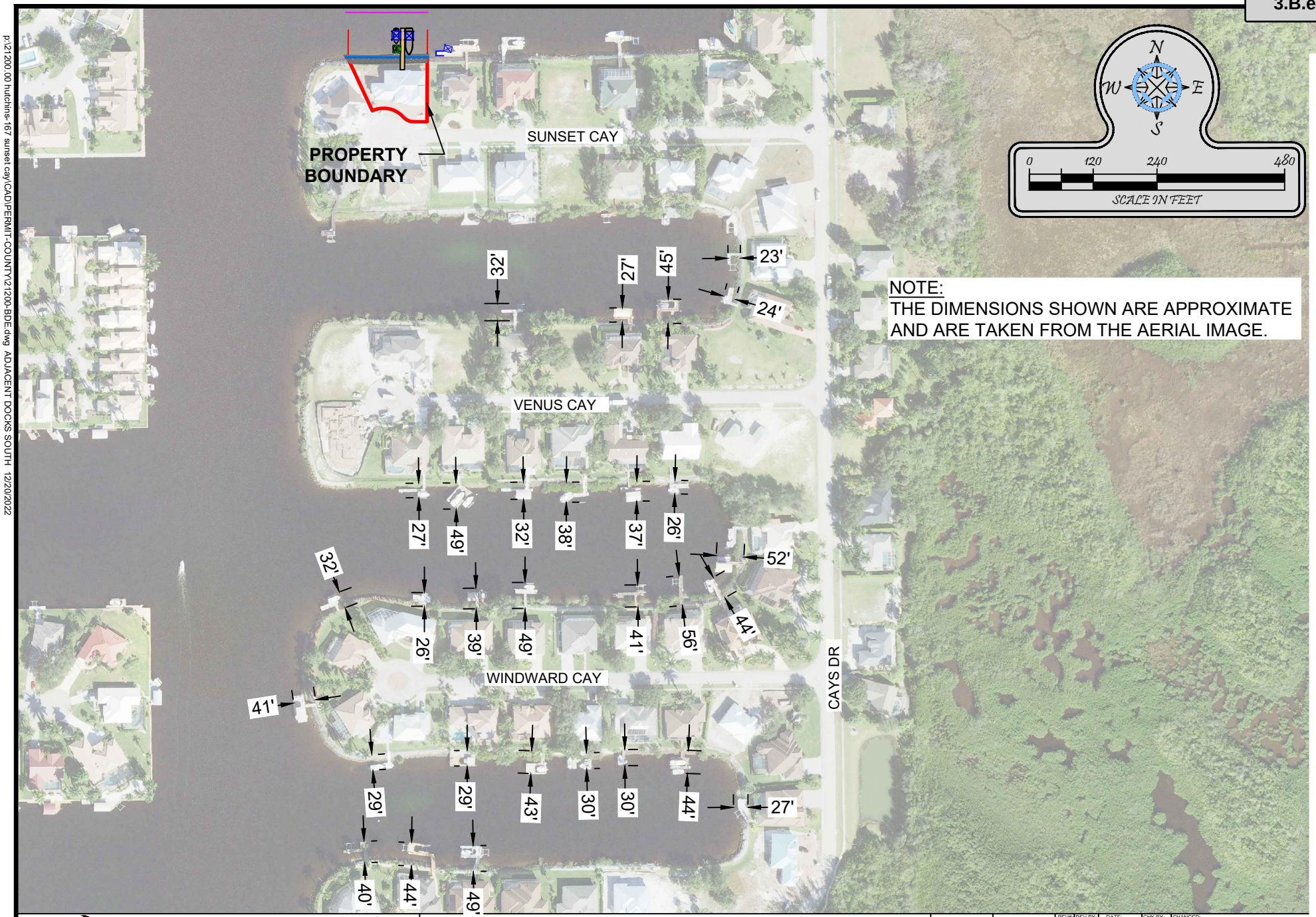
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SECTION- 09 TOWNSHIP- 52S

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg ADJACENT DOCKS 12/20/2022

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167 SUNSET CAY

ADJACENT DOCKS SOUTH

RY NO. 5875

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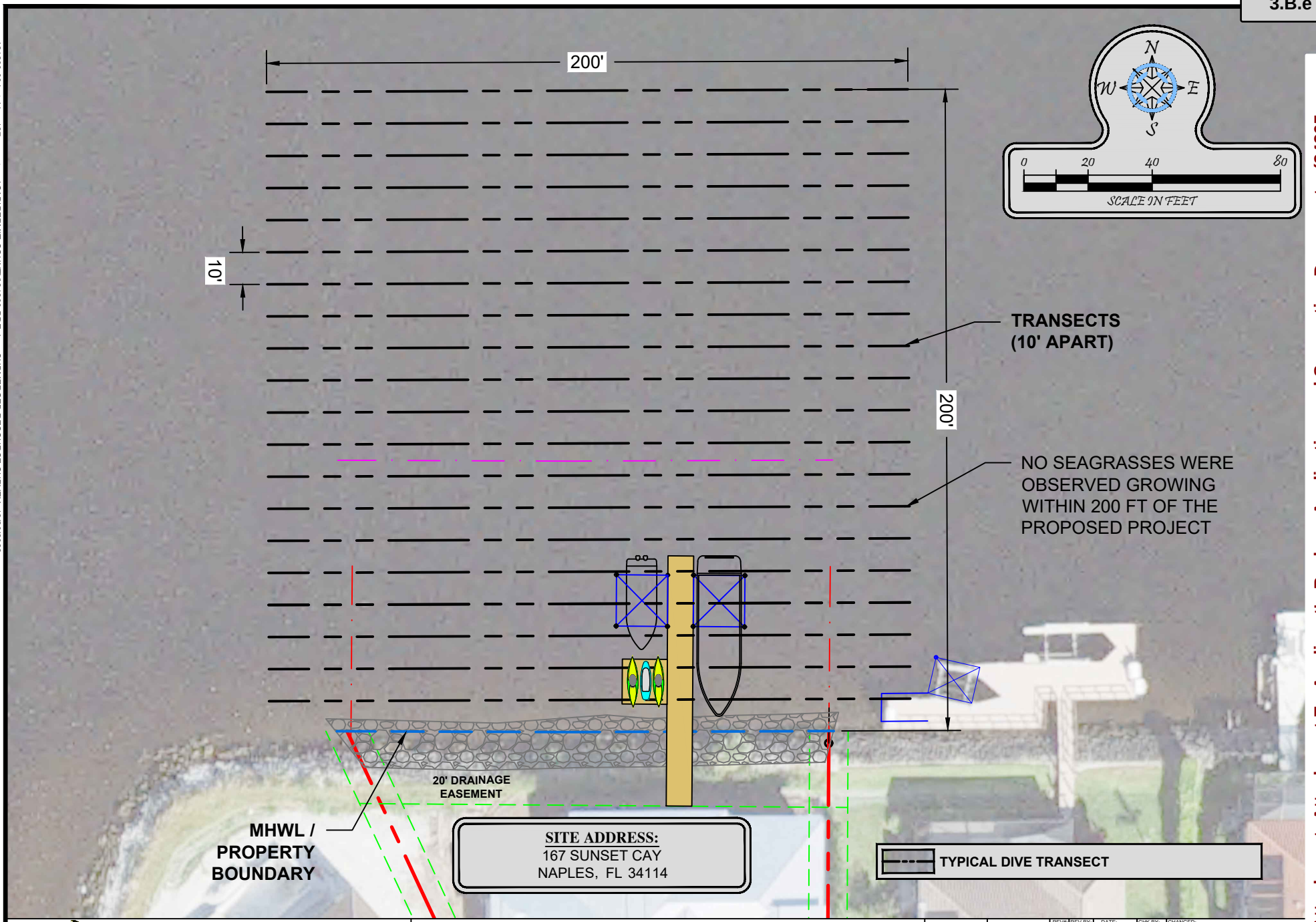
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SECTION- 09 TOWNSHIP- 52S

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg ADJACENT DOCKS SOUTH 12/20/2022

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg SUBMERGED RESOURCE SURVEY 12/20/2022



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167 SUNSET CAY

SUBMERGED RESOURCE SURVEY

RY NO. 5875

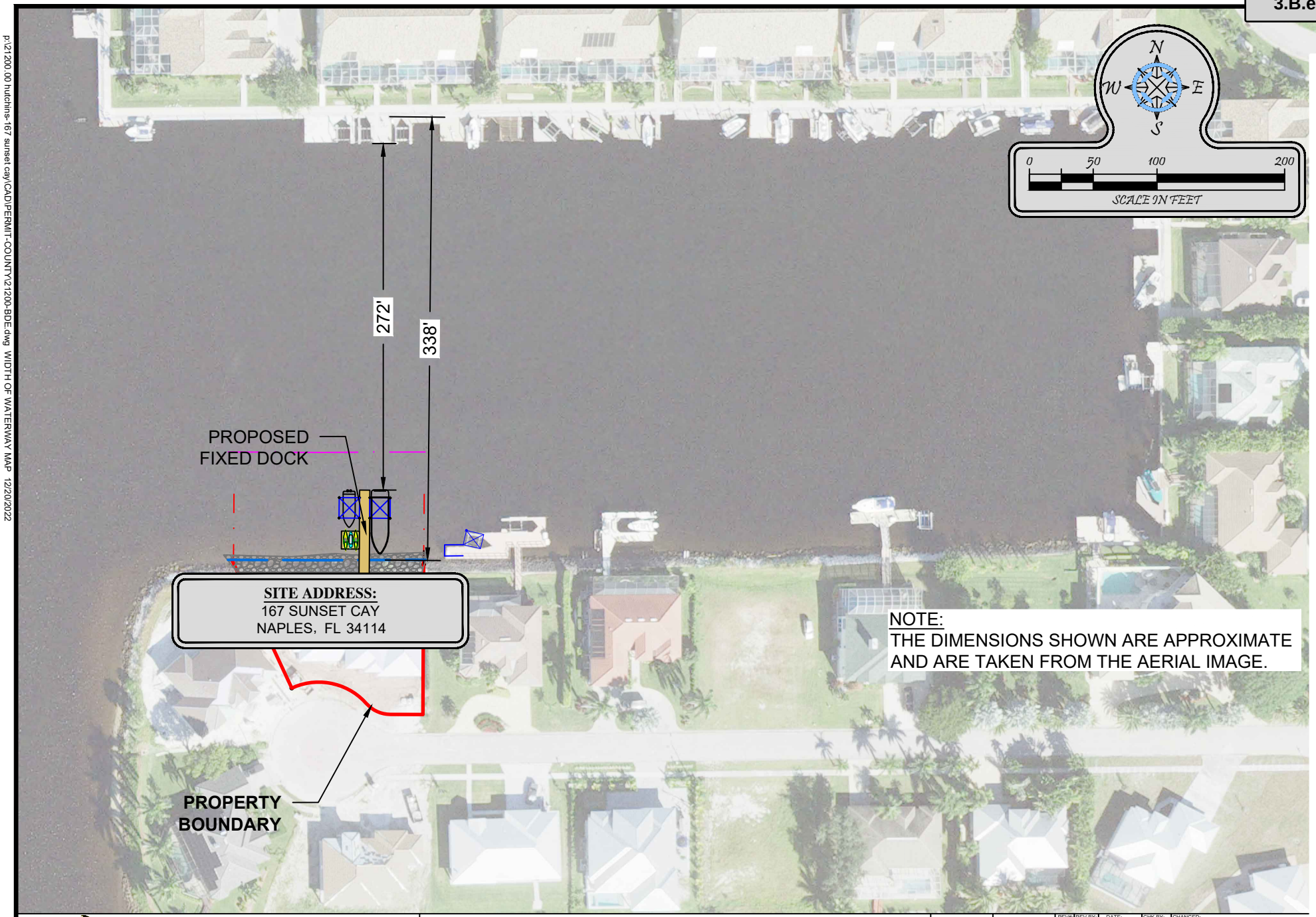
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-04-22	3.	-	-	-	-
JOB NO.:	21200.00	4.	-	-	-	-
SHEET NO.:	08 OF 10	5.	-	-	-	-

SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg WIDTH OF WATERWAY MAP 12/20/2022



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

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

167 SUNSET CAY

WIDTH OF WATERWAY MAP

RY NO. 5875

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	07-12-22	JR	REVISED DIMENSION
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-04-22	3.	-	-	-	-
JOB NO.:	21200.00	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION- 09 TOWNSHIP- 52S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

p:\21200.00 hutchins-167 sunset cay\CAD\PERMIT-COUNTY\21200-BDE.dwg ADJACENT WATERWAY 12/20/2022



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

167 SUNSET CAY

ADJACENT WATERWAY

RY NO. 5875

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:	06-04-22	3.	-	-	-	-
JOB NO.:	21200.00	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION- 09 TOWNSHIP- 52S

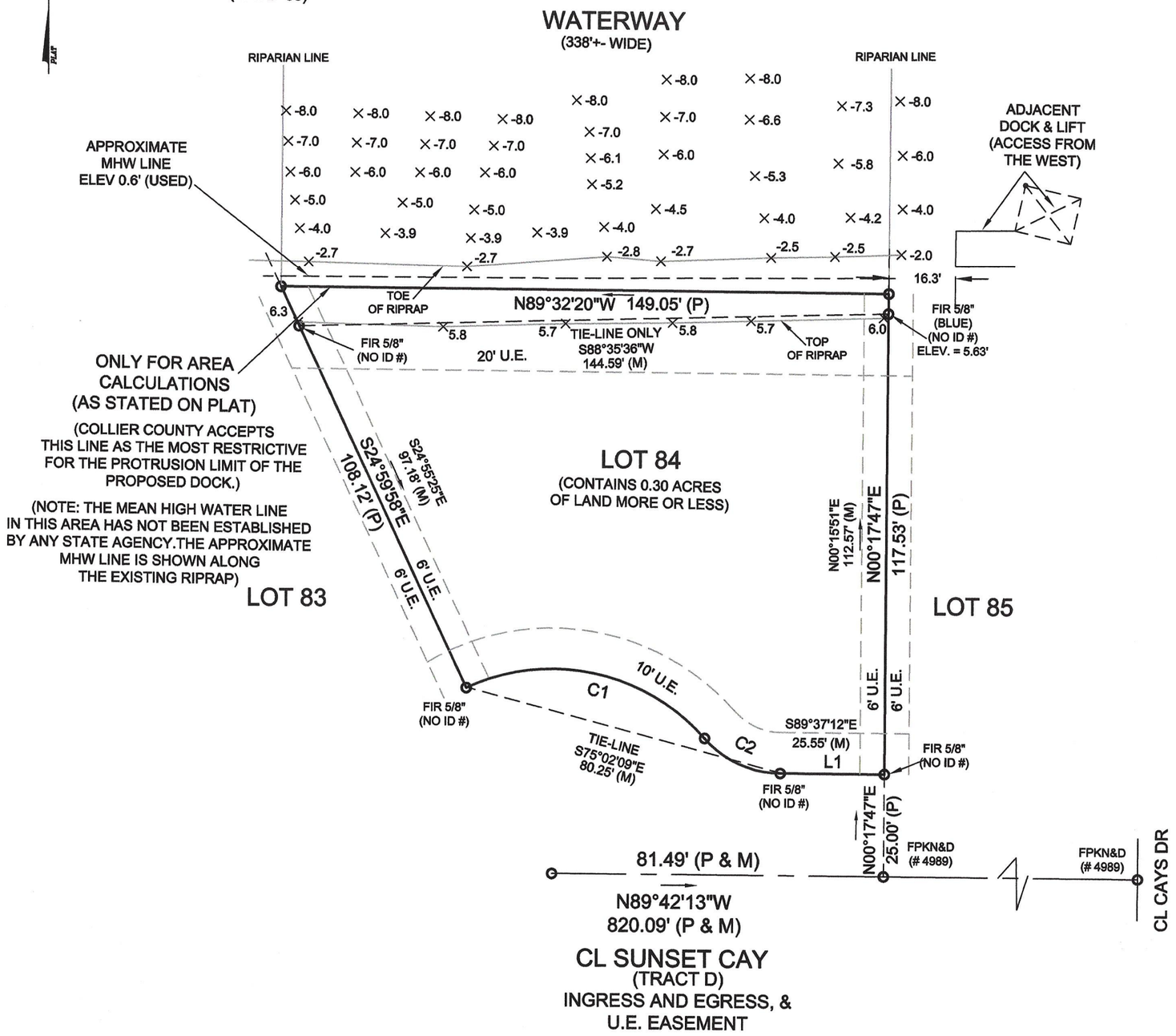
Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 :

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	64.13	50.00	73°29'12"	N78°15'22"W	59.82
C2	21.02	25.00	48°11'01"	S65°36'28"E	20.41

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.59	S89°42'13"E

SCALE 1" = 30'

X = DENOTES SPOT ELEVATION (NAVD '88)



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SUNSET CAY AS SHOWN IN PLAT BOOK 21 PAGE 3 OF COLLIER COUNTY, BEING SOUTH 89D 42' 13" EAST.

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

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

4.DATE OF FIELD SURVEY DECEMBER 16, 2021.

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

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

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SET BM ON NORTH RIM SSMH IN CUL-DE-SAC ELEV. = 6.35' (NAVD '88 DATUM)

8.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING CONDITIONS ALONG THE SHORELINE AND A BATHYMETRIC OF THE SUBJECT PROPERTYS PLATTED PROPERTY LINES.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AE" AS INDICATED ON FEMA MAP # BASE ELEVATION DETERMINED AT ALL FEMA INFORMATION SHOWN NEEDS TO BE VERIFIED BY THE USER(S) OF THIS SURVEY, BEFORE ANY DESIGN AND/OR CONSTRUCTION.

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

REVISIONS

LEGEND

= FOUND (') IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
MHW/MLW = APPROXIMATE MEAN HIGH/LOW WATER

MAP OF SPECIFIC PURPOSE SURVEY LOT 84

OF

PORT OF THE ISLANDS (THE CAYS) PHASE II

AS RECORDED IN
PLAT BOOK 21 PAGE(S) 1-4
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

167 SUNSET CAY

CERTIFY TO:
TURRELL, HALL & ASSOCITES

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

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 12/21/2021
DATE OF FIELD SURVEY 12-16-2021

PSM # 6004
LB # 7112

C.G.S.

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

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

Date 12/21/2021
Job # PI0118M
Fb M

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins

167 SUNSET CAY
NAPLES, FL 34114
FOLIO #68300003668

SUBMERGED RESOURCE SURVEY REPORT
MAY 18, 2022

PREPARED BY:

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

PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

Table of Contents

1 Introduction 1
2 Objective 2
3 Methodology 3
4 Results 4
5 Conclusion 5
6 Photos 6

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 167 Sunset Cay in Naples, FL 34114 that can be identified by folio #68300003668. This resource survey will provide planning assistance to both the property owner and regulating agencies during the review process for the proposed project.

The subject property consists of a 0.35-acre parcel that can be found in Port of the Islands along a man-made canal just off the Faka Union Canal that connects to the Gulf of Mexico. The parcel currently contains an existing single-family residence currently under construction and a rip-rap shoreline. The property is neighbored to the east and west by other single-family residences, to the north by the canal, and to the south by Sunset Cay.

The SRS was conducted on May 18, 2022, between approximately 8:45 a.m. and 9:40 a.m. Site conditions consisted of mostly clear skies with a slight breeze. Water clarity was fair to good which allowed approximately 12-18 inches of visibility. The ambient air temperature was approximately 80 degrees Fahrenheit and wind speeds averaged 5 mph from the east. High tide occurred before the site visit at approximately 6:08 a.m. and reached approximately 2.1 feet above the Mean Low Water Mark and low tide was achieved after the site visit at approximately 11:20 a.m., reaching approximately 0.7 feet above the Mean Low Water Mark.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

2 OBJECTIVE

The objective of the SRS was to identify and locate any existing submerged resources within 200 feet of the existing docking facility and proposed additional boatlift. Ordinarily, if seagrasses are present within the vicinity of a project area, an analysis will be required regarding species, percent coverage, and impacts projected by the proposed project. The presence of seagrasses may be ample cause for re-configuration of the design for projects over surface waters in order to minimize impacts. The general scope of work performed during a typical submerged resource survey is summarized below:

- THA personnel will conduct a site visit and swim a series of transects within the project site in order to verify the location of any submerged resources.

- THA personnel will identify submerged resources within the vicinity of the site and produce an estimate of the percent coverage of any resources found.

- THA personnel will delineate the approximate limits of any submerged resources observed via a handheld GPS device.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire property shoreline of the subject property but also the area within 200 ft. of the project site. The components utilized for this survey included:

- Reviewing aerial photography of the surveyed area.
- Establishing survey transect lines (spaced approximately 10 feet apart) overlaid onto aerials. (See attached Exhibits)
- Physically swimming the transects, GPS locating the limits of any submerged resources found, and determining the percent coverage within the area.
- Documenting and photographing all findings

The surveyed area was evaluated systematically by following the established transect lines throughout the project site as shown on the attached exhibit. The existing and neighboring properties, docking facilities, and other landmarks provided reference markers which assisted in maintaining correct positioning over each transect.

During this SRS, one THA staff member swam the transect lines using snorkel equipment while a second remained on the shore taking notes and compiling findings on an aerial of the project site. Ordinarily, if any resources are found, they are photographed, GPS located, delineated, and analyzed for percent coverage within the area via a half meter square quadrat.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

4 RESULTS

The substrate found within the surveyed area consists of 2 distinct classifications: silt sand and muck with shell debris. The silt sand substrate was found mostly along the subject shoreline and the muck substrate was throughout the deeper area. The shoreline consists of rip-rap with neighboring docking facilities which provide cover for fish as well as manatees and alligators. 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 freshwater input and clarity. 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*
West Indian Manatee "sea cow"	*Trichechus manatus*
American Alligator	*A. mississippiensis*

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

5 CONCLUSION

The submerged resource survey conducted at the project site yielded few findings at best. 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 neighboring docking facilities and both manatees and alligators were also observed in and around the docks.

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

6 PHOTOS



Photo 1: Existing neighboring dock and associated boatlift.



Photo 2: Subject property rip-rap shoreline.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

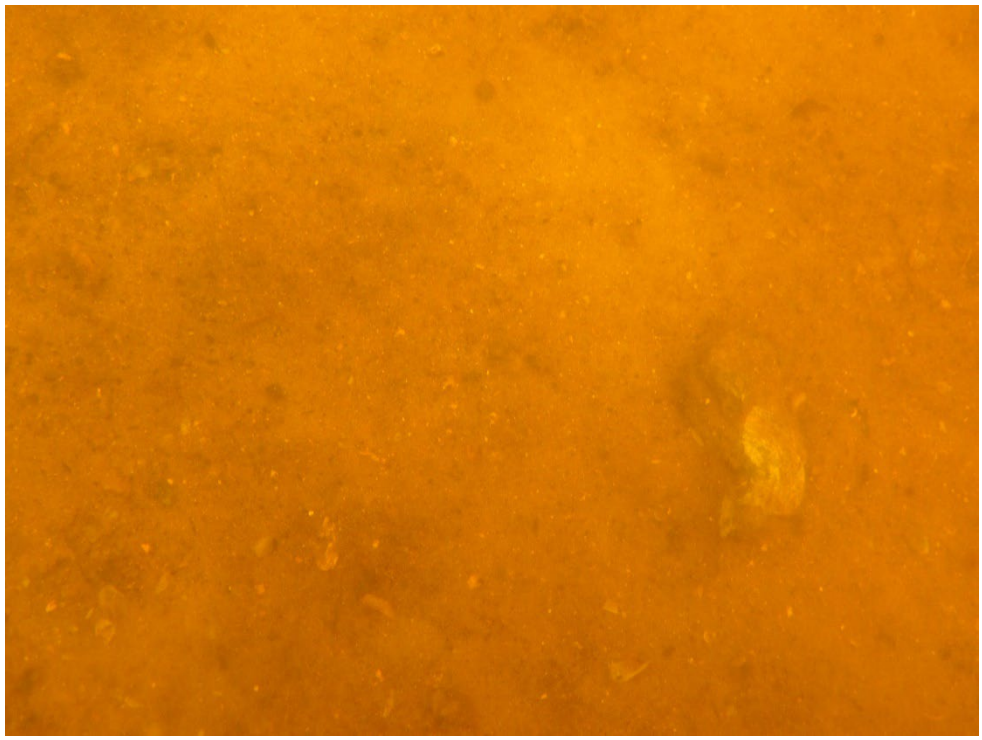


Photo 3: Typical view of bottom sediment.



Photo 4: Muck bottom material

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (24365 : PL20220002146 BD 167 Sunset Cay -

From: KellyJohn
Sent: Friday, January 20, 2023 4:31 PM
To: KellyJohn
Subject: BDE-PL20220002146 - 167 Sunset Cay - Public Hearing Sign for HEX on 2/9/2023
Attachments: 35A62645-5D14-46DC-871F-CC5BD83CA079.jpeg; F495B4C2-E68D-4ECA-B607-26DC6E9ABF96.jpeg

I, John Kelly, personally replaced the Public Hearing Sign that had previously been posted at this location for the 1/12/2023 meeting that was subsequently cancelled. The new sign displays the new date of hearing and was posted to the front of the subject location immediately adjacent to the public right-of-way at approximately 12:25 P.M. on January 19, 2023.

Respectfully,
John Kelly
Planner II

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

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

Collier County
Growth Management Department

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

Attachment: Attachment D - Public Hearing Sign Postings (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)





Attachment: Attachment D - Public Hearing Sign Postings (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

From: KellyJohn
Sent: Wednesday, December 28, 2022 12:45 PM
To: KellyJohn
Subject: BDE-PL20220002146 - 167 Sunset Cay - Public Hearing Sign Posted on 12/22/2022
Attachments: 3D69A3E3-4E4C-4B15-98E6-DAA00E7B11B2.jpeg; E856A4EF-D2A2-43DA-B7C2-B6109B74FD50.jpeg; 33680DBE-FBE4-443A-93E2-8BA167E6DD9D.jpeg; E1314726-97C3-4BB3-AC6A-1FE7BF3AA5D1.jpeg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on January 12, 2023, at approximately 2:15 PM. Said sign was posted to the front of the subject property, immediately adjacent to the public right-of-way, as evidenced by the attached photos.

Respectfully,

John Kelly
Planner II

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

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

Collier County
Growth Management Department

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

Attachment: Attachment D - Public Hearing Sign Postings (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)





Attachment: Attachment D - Public Hearing Sign Postings (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)





BDE-PL20220002146
167 Sunset Cay

Attachment F – Public Correspondence



Collier County GIS

Applicant/Petitioner – 167 Sunset Cay

Letters of Objection – 179 Sunset Cay (W. and J. Dafcik)
– 294 Stella Maris Drive (W. Keyser) x 2
– 306 Stella Maris Drive (G. and C. Kennedy)
– 318 Stella Maris Drive (D. Conde)

Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

From: Wendel Dafcik <wgdafcik@gmail.com>
Sent: Tuesday, January 10, 2023 3:32 PM
To: KellyJohn
Subject: Dock Extension Proposal
Attachments: Proposed Boat Dock Extension.docx

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.

Hey John

I plan on attending the public hearing on Thursday. In the event I don't make it I've attached my reasons for objecting to the dock extension. Thanks.

Wendel Dafcik

Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

Proposed Boat Dock Extension

167 Sunset Cay

Petition No. PL20220002146

A) I strongly oppose of the dock extension and my reasons are stated below

1) Every homeowner has a right to put in a dock. I feel that a 35 feet extension to a total of 55 feet is excessive

2) We moved to the PORT for the water and the wide canals the PORT has to offer. Were avid boaters and fisherman and enjoy the waterways

3) We enjoy the expansive water views from our property and the healthy array of wildlife like Manatees, Alligators, Tarpon and Dolphin that thrive in the waterways of the PORT

4) I believe a 55-foot dock will alter the water landscape and may interfere with the annual migration of wildlife and fish

5) If this 55-foot dock gets approved I'm afraid it will set a dangerous precedent for future docks and or rebuilds to jut out 55 feet into the waterways and ruin the expansive waterways

Wendel and Jody Dafcik
179 Sunset Cay
Naples, FL 34114
Ph 239-282-0015
Email- wgdafcik@gmail.com

Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

From: William Keyser <wlkangler@yahoo.com>
Sent: Friday, January 6, 2023 12:40 PM
To: KellyJohn
Subject: Proposed Boat Dock Installation 176 Sunset Cay Petition No. PL20220002146

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.

1. We, along with our HOA, strongly oppose the construction of a 55-foot dock from the MHWL/Property line. Half of the waterway being discussed is not part of Port of the Islands (The Cays) Phase II Section 9 and is governed by more restrictive county regulations.

2. We moved to the Port to enjoy the marine eco-system, boating, fishing and the amazing sunsets from our dock.

3. Almost half of our 50 resident HOA members will have a restrictive view of the sunsets if a 50 foot boat and dock is approved.

4. This water area of the Port sees considerable boat traffic both day and night. Boat fishermen are active all night long as well as occasional commercial mullet cast netters. On moonless nights or foggy conditions this dock will not be visible. It does not appear to be lighted. It is a navigational hazard.

5. Primary Criterion 5 discussion suggests a solution that should be acceptable to those that oppose the 55-foot dock. This solution would be construction of 2 shorter docks that would meet current Cays Phase II regulations.

Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

From: William Keyser <wlkangler@yahoo.com>
Sent: Monday, January 23, 2023 3:44 PM
To: KellyJohn
Cc: aggpie@aol.com; Wendel Dafcik; rcraig350@aol.com; dan@hbspecialities.com
Subject: Proposed Boat dock 176 Sunset Cay Petition No. PL20220002146
Attachments: boat1.jpg; boat2.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Here is what a 50 foot boat might look like in front of 176 Sunset Cay.

It really belongs in the marina.

William Keyser
294 Stella Maris Dr S

Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)





Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

From: GARY KENNEDY <gkenn58103@aol.com>
Sent: Saturday, January 7, 2023 11:16 AM
To: KellyJohn
Subject: Petition number: PL20220002146

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:
We are the Kennedy‘s at 306 Stella Maris Drive South. We are responding to the docking system protruding a total of 55 feet into the waterway. We are on the opposite side.

We are NOT in favor of this proposal. It would not affect us positively or the manatees.

If you have any questions, please call us. My phone number is, 701–3 06–2145

Thank you.
Gary and Cindy Kennedy,
306 Stella Maris Drive South
Naples, Florida.

Sent from my iPhone

Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

From: Dulce Conde <d@sdcollaborative.com>
Sent: Monday, January 9, 2023 2:30 PM
To: KellyJohn
Subject: RE: petition number BD-PL20220002146

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.

Mr. Kelly
Hope you had a great Holiday season.

I am writing you in reference to petition number BD-PL20220002146. The applicants residence is directly across from the canal from our property at 318 Stella Maris Dr. South
My first concern is what is the hardship stated in the request. I am a Florida registered architect (AR 015803) and have been in practice for over 30 years in Florida and understand that to grant a variance request there needs to be hardship. I do not see the hardship for this request. The application also states that there have been additional docks granted approval for BDE in our waterway, can you please clarify the addresses of such properties which have approvals and what encroachment they were granted? (in the application, the ones stated are 156 Venus and 159 Winward Cay neither of which are in our canal) The other concern is that several of my neighbors including myself have not received certified notices of this variance request. Can you please clarify your process for this item and clarify mailing proof, as I stated we are directly across from the applicant and were not notified. Also if you can clarify the dock depth the advertising in the paper states a 35' extension and the narrative, application and plans make reference to 38', which is correct and if it is 38' does this need to be properly notices and advertised? Lastly views will be impacted and the concern is if one variance is granted our canal will become a marina of sorts if all the adjacent neighbors follow in suit. We are not opposed to a variance we just feel almost 3 times the allowable 20' (58'-0") though we understand meets most of the criteria is excessive.

With all this said we are not in favor and are strongly opposed to this request.

Regards

Dulce Conde

SD COLLABORATIVE

11410 N Kendall Drive, Suite 208
Miami, FL 33176
Office: 305.740.6948
Mobile: 305.522-4907
www.sdcollaborative.com

Attachment: Attachment F - Public Correspondence (24365 : PL20220002146 BD 167 Sunset Cay - Hutchins Dock)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Doc ID: 24361
Item Summary: *** This item was continued to the January 12, 2023, HEX Meeting and further Continued to the February 9, 2023, HEX Meeting*** PETITION NO. BD-PL20220000501 - Request for a 2.75-foot boat dock extension and boathouse from the maximum permitted protrusion of 25 percent of the width of the waterway or 20 feet into a waterway, whichever is less, to allow construction of a boat docking facility protruding a total of 22.75 feet into a waterway that is 91± feet wide, pursuant to LDC Section 5.03.06. The subject property is located at 231 Dolphin Cove Court and is further described as Lot 8, Dolphin Cove, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner II] Commission District 2

Meeting Date: 02/09/2023

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
02/01/2023 2:47 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/01/2023 2:47 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	01/11/2023 3:35 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	01/11/2023 3:36 PM
Zoning	Diane Lynch	Review Item	Skipped	01/11/2023 3:36 PM
Zoning	Diane Lynch	Review Item	Skipped	01/11/2023 3:36 PM
Zoning	Diane Lynch	Division Director	Skipped	01/11/2023 3:36 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:48 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/09/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JANUARY 12, 2023

SUBJECT: BDE-PL20220000501, 231 DOLPHIN COVE COURT - LENS DOCK

PROPERTY OWNER/APPLICANT:

The Lens Family Trust
John F. and Lori-Ann Lens, Trustees
22 Beechtree Dr.
Lakeview, MA 02347

AGENT:

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

REQUESTED ACTION:

The petitioner requests a boathouse and a 2.75-foot boat dock extension from the maximum permitted protrusion of 25 percent of the width of the waterway or 20 feet into a waterway, whichever is less, to allow construction of a boat docking facility protruding a total of 22.75 feet into a waterway that is 91± feet wide, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC).

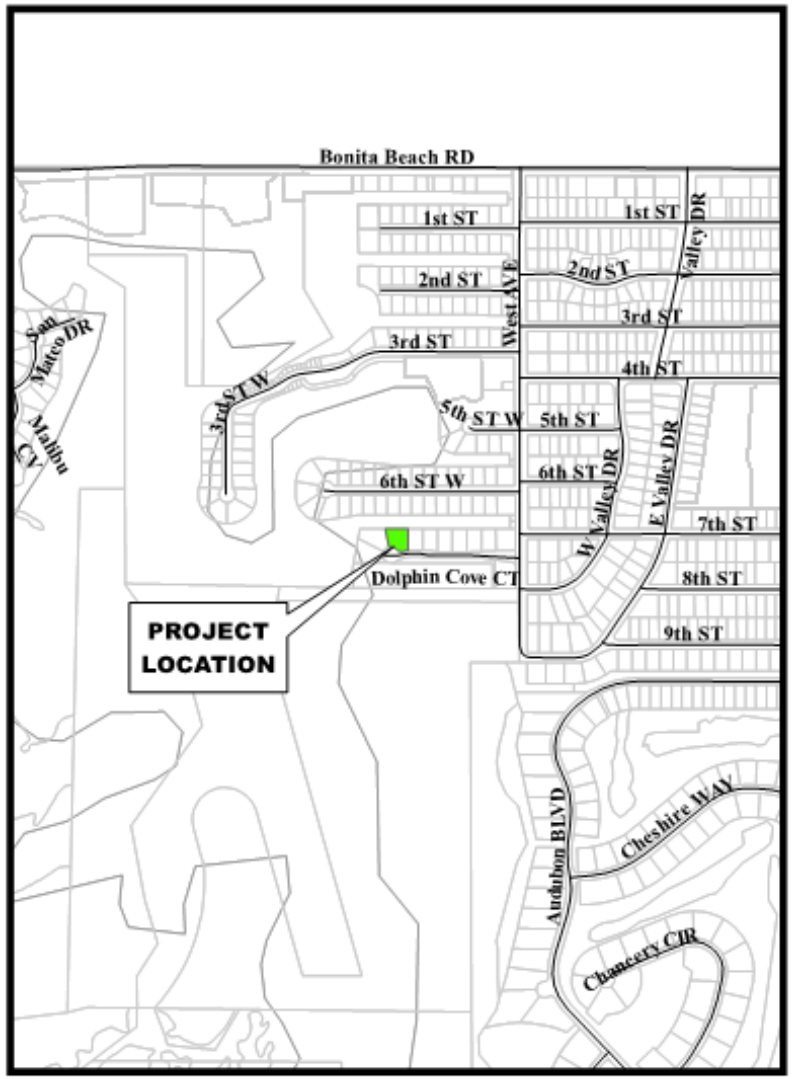
GEOGRAPHIC LOCATION:

The subject property is located at 231 Dolphin Cove Court, further described as Lot 8, Dolphin Cove, in Section 5, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

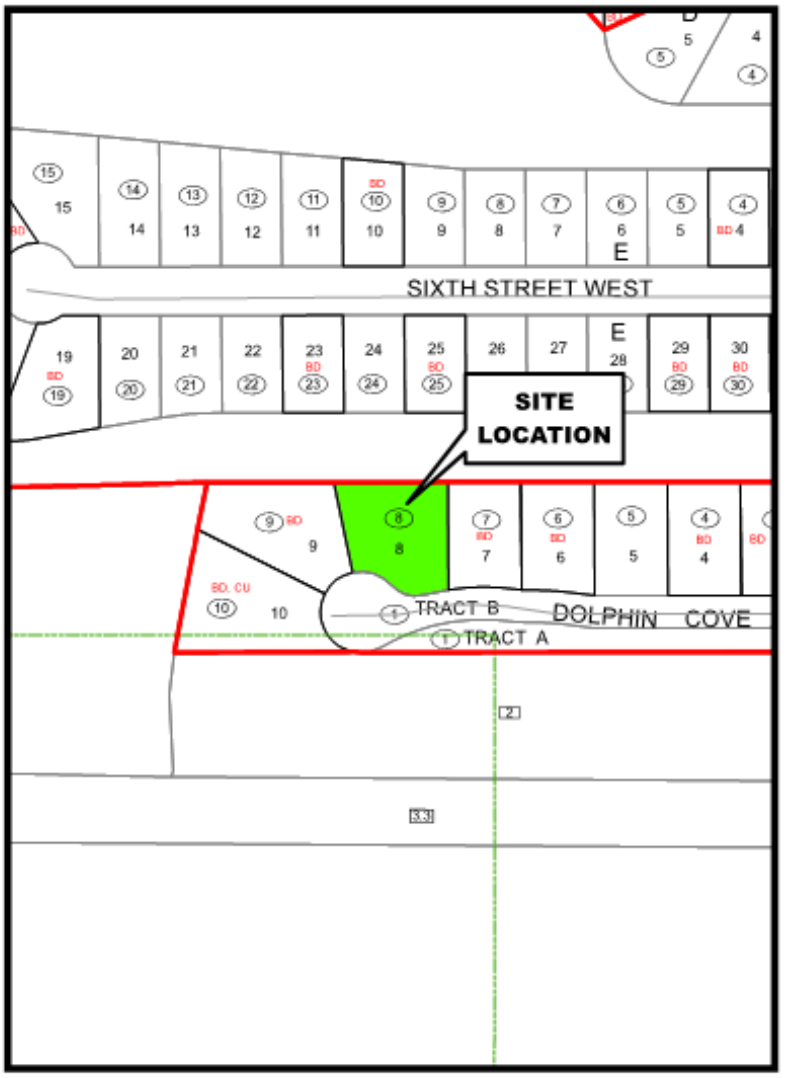
PURPOSE/DESCRIPTION OF THE PROJECT:

The subject waterfront property comprises 0.39 acres, located within a Residential Single-Family-3 (RSF-3) zoning district that is being developed for a one-story single-family dwelling as per Building Permit No. PRBD20211049219. Said property is on a man-made canal just off Little Hickory Bay and has 140± feet of shoreline consisting of a man-made rip-rap bank with mangroves throughout all of which are located within a 10-foot conservation easement. The proposed dock facility consists of a U-shaped dock, accessed by a 4-foot-wide walkway, with two boat lifts; one to moor a 32-foot vessel that will be covered by a boathouse and a second serving two 12-foot personal watercraft. The dock facility will protrude 22.75 feet into the 91±-foot wide canal and the required 15-foot side/riparian setbacks will be satisfied on both sides of the docking facility.

Attachment: Staff Report 12202022 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)



Location Map



Zoning Map

Petition Number: PL20220000501

Attachment: Staff Report 12202022 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

SURROUNDING LAND USE & ZONING:

North: Little Hickory Bay canal then single-family dwellings, Residential Single-Family-4 District (RSF-4)

East: Single-family dwelling, Residential Single-Family-3 District (RSF-3)

South: Dolphin Cove Court (Right-of-Way) then preserve, Audubon Country Club PUD

West: Single-family dwelling, Residential Single-Family-3 District (RSF-3)



Aerial – Collier County GIS

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The shoreline for this property contains mangroves. The proposed dock will be constructed waterward through the mangrove fringe. The access walkway will be 4 feet wide and constructed beyond the mangrove fringe parallel to the shoreline. Any additional impacts to mangroves will require written approval from the Florida Department of Environmental Protection (DEP). A submerged resources survey provided by the applicant found no submerged resources in

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the area 200 feet beyond the proposed docking facility. The Site Plan (sheet 7 of 10) indicates no seagrass has been observed within 200 feet of the proposed docking structure. The property contains a conservation easement just landward of the mean high-water line (MHWL) (Plat Book 19 Pages 55 – 56).

This project does not require an Environmental Advisory Council Board (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within an RSF-3 Zoning District that will support a single-family dwelling, Building Permit No. PRBD20211049219, for which this section of the LDC allows up to two boat slips. The proposed dock facility consists of a U-shaped dock, accessed by a 4-foot-wide walkway, with two boat lifts; one to moor a 32-foot vessel that will be covered by a boathouse and a second serving two 12-foot personal watercraft.

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

   Criteria not met. The applicant's agent states: "The reason for this BDE request is based on the existing rip-rap shoreline which includes a 10-foot Conservation Easement (CE) and mangroves. Water depths within the allowed 20 feet are restrictive but are not the sole reason for this BDE request." Zoning staff concurs.

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

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Criterion met. There is no marked or charted navigable channel at or adjacent to the proposed project location. Therefore, no marked or navigable channels will be affected by the proposed project.

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. As per the Specific Purpose Survey provided by the applicant, the subject canal width is between 91 feet and 95.2 feet, MHWL to MHWL. As per the proposed dock plans, sheet 04 of 10, the dock facility will protrude 22.75 feet into said waterway as measured from the most restrictive point. It can therefore be established that the proposed dock facility will occupy 25 percent of the 91-foot waterway. Sheet 10 of said plans reveals 47 feet between the proposed dock facility and that on the opposite shore; therefore, 51.65 percent of the canal remains open for navigation.

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

Criterion met. The applicant's agent states: "The proposed docking facility has been designed to be consistent with the other existing and previously approved docking facilities on the subject waterway. This is a new dock structure but will be within the required side yard setbacks as well as centrally located along the subject property's shoreline. Due to this no neighboring views or access will be negatively impacted as the proposed dock is consistent [sic] with all the previously approved docks along the subject shoreline." Zoning staff notes that the proposed dock facility design, less the boathouse, is like the existing docks to both the east and west; each accesses the primary (shore parallel) slip from the west and has an ancillary (perpendicular to shore) slip on the eastern side. Additionally, the proposed dock facility is setback 44 feet or more from each of the neighboring side/riparian lines. As such, staff concurs that there should be no interference with neighboring docks.

Secondary Criteria:

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

Criterion met. The subject property has three special conditions: a rip-rap shoreline, protected mangroves, and a 10-foot conservation easement. Staff notes that Environmental Planning Staff does have concerns with the subject conditions and has resolved to satisfy those concerns at the time of permitting; therefore, they have requested a specific condition of approval requiring removal of the rip-rap from the easement prior to their obtaining a Certificate of Completion.

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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 applicant states: "The proposed docking facility design has been fully minimized and still provides routine access to the vessels as well as provide an area for recreational activities for fishing and storage of kayaks and paddleboards." Staff concurs and further notes that the noted recreational area is minimal, measuring only 8 feet by 19 feet.

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

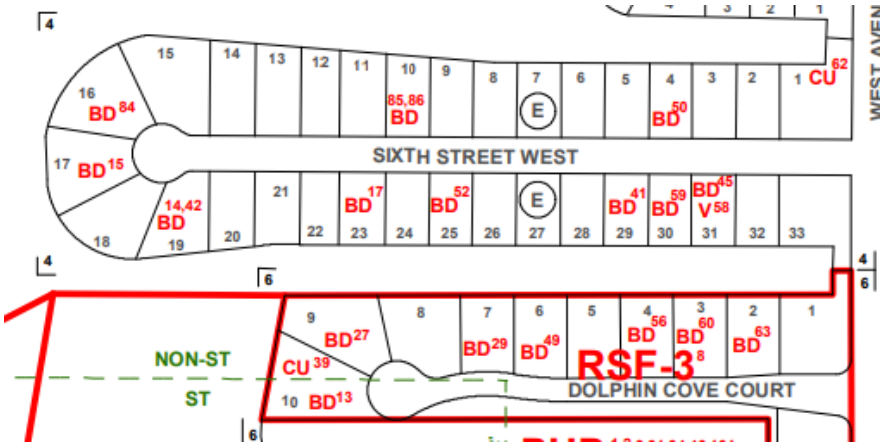
Criterion met. The subject docking facility has been designed to accommodate a 32-foot vessel, LOA, and two 12-foot PWCs with a maximum combined length of 56 feet; the subject property's linear waterfront footage is 140± feet.

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

Criterion met. To evaluate this criterion, Zoning staff must be mindful that both the applicant and their neighbors have rights that must be applied equally and fairly. It is staff's understanding that a waterfront property owner has the right to an unobscured view within their own riparian area; however, rights to a view outside of said riparian area are limited to the extent that a neighbor should not have their rights to full use of their waterfront property (to include docks) infringed upon. In this case, the applicant seeks to increase their allowable protrusion by only 2.75 feet, and they are providing a side/riparian setback of no less than 44 feet on each side whereas the required side/riparian setback is 15 feet. Additionally, the subject facility has been designed to be shore parallel and the proposed boathouse will be 15 feet in height and open on all 4 sides. Staff concludes that any impact on the waterfront view of neighbors has been minimized and therefore the impact to views is also minimal.

Zoning staff did however observe that the Zoning Atlas reveals an unusually high number of Boat Dock Extensions having been approved in the immediate vicinity, see below. Research reveals that the majority were issued prior to a zoning amendment approved in the year 2000 that served to increase the allowable protrusion for waterways under 100 feet in width. Prior to this amendment, boat docks on such waterways were limited to a protrusion of 5 feet; the amendment increased the allowable protrusion to 25 percent of the waterway not to exceed 20 feet. Staff proceeded to pull the approved Boat Dock (BD) Extensions within the canal between Dolphin Cove Court and Sixth Street West and was able to determine that of 12 approved BDs only three served to go beyond the newly established 20-foot protrusion limit. Despite this information, staff continues to believe the subject petition is neither extreme nor unwarranted.

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Collier County Zoning Atlas

BD[17] – CCPC Resolution 93-37 to allow a 16-foot protrusion and Boathouse
BD[27] – CCPC Resolution 95-31 to allow a 20-foot protrusion
BD[29] – CCPC Resolution 95-47 to allow a 17-foot protrusion
BD[41] – CCPC Resolution 97-32 to allow a 22-foot protrusion
BD[42] – CCPC Resolution 97-36 to allow a 46-foot protrusion
BD[45] – CCPC Resolution 98-39 to allow a 20-foot protrusion
BD[49] – CCPC Resolution 98-55 to allow a 20-foot protrusion and Boathouse
BD[52] – CCPC Resolution 99-22 to allow a 17-foot protrusion
BD[56] – CCPC Resolution 00-01 to allow a 20-foot protrusion
BD[59] – CCPC Resolution 00-03 to allow a 20-foot protrusion
BD[60] – CCPC Resolution 00-05 to allow a 21-foot protrusion
BD[63] – CCPC Resolution 00-19 to allow a 20-foot protrusion and Boathouse

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

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

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

Criterion is not applicable. The proposed project is for a single-family residential boat dock facility. Section 5.03.06.E.11, Manatee Protection Plan, is not applicable to this boat dock proposal.

Standards for Boathouses:

1. **Minimum side setback requirement: Fifteen Feet.**

Criterion met. As per the provided Dock Plan, the boathouse is setback more than 15 feet from both the eastern and western side/riparian lines.

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2. **Maximum protrusion into the waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.**

   Criterion met. Cross Section AA indicates that despite there being a roof overhang, said roof will not extend beyond the footprint of the proposed dock facility.

3. **Maximum height: Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.**

   Criterion met: The tip of the uppermost portion of the roof is 15 feet above the fixed dock.

4. **Maximum number of boathouses or covered structures per site: One.**

   Criterion met. Only one boathouse is to be built on this property.

5. **All boathouses and covered structures shall be completely open on all 4 sides.**

   Criterion met. The boathouse will be completely open on all four sides.

6. **Roofing material and roof color shall be the same as materials and colors used on the principal structure or may be of a palm frond "chickee" style. A single-family dwelling unit must be constructed on the subject lot prior to, or simultaneously with, the construction of any boathouse or covered dock structure.**

   Criterion met. The roofing material and color of the proposed boathouse will match that of the principal structure.

7. **The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.**

   Criterion met. The boathouse is located within the required side/riparian setbacks and will be obscured by existing mangroves.

With respect to the BDE, staff analysis finds this request complies with four of the five primary criteria and five of the six secondary criteria with the sixth criterion being not applicable. As for the boathouse, staff analysis finds that this petition satisfies all seven of the required boathouse standards. As of the date of this Staff Report, no public opposition has been received.

CONCURRENT LAND USE APPLICATIONS:

There are no known concurrent land use petitions.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

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

Attachment: Staff Report 12202022 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

An aggrieved non-party may appeal a decision of the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20220000501 in accordance with the Proposed Plans provided within Attachment A and subject to the following conditions of approval:

1. The riprap located within the Conservation Easement must be removed prior to the issuance of a Certificate of Completion for the dock facility's building permit; and

2. A Certificate of Completion for the dock facility, an accessory structure, cannot be issued prior to the issuance of a Certificate of Occupancy for the residence, the principal structure on the subject property.

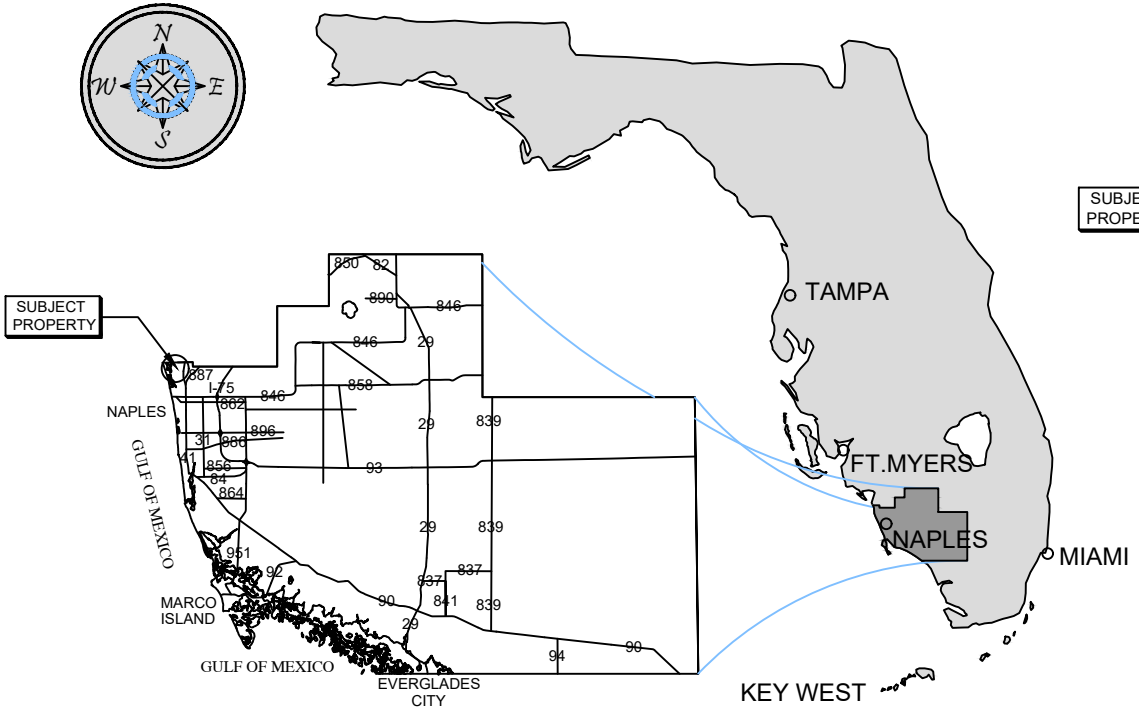
Attachments:

A. Proposed Dock Plans
B. Specific Purpose Survey
C. Dolphin Cove, PB19 PG55-56
D. Building Permit No. PRBD20211049219
E. Public Hearing Sign Posting
F. Applicant's Backup; Application and Supporting Documents

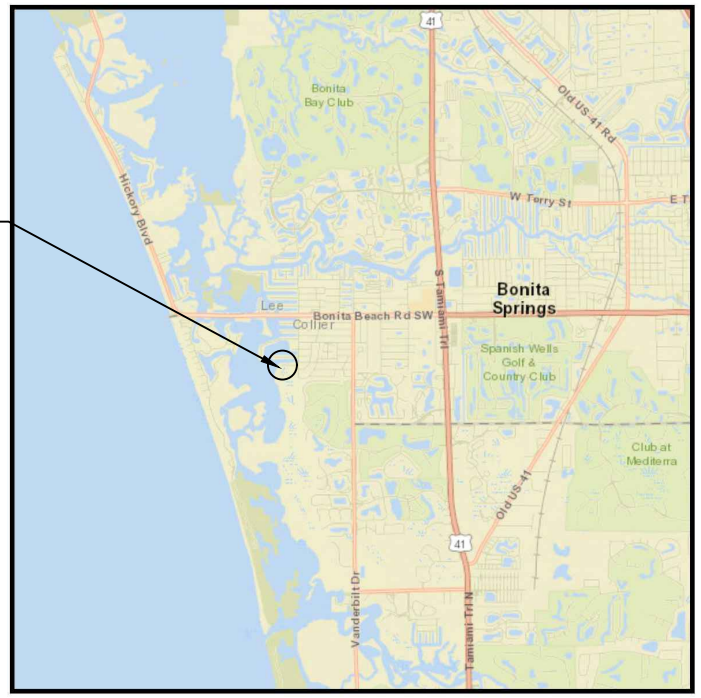
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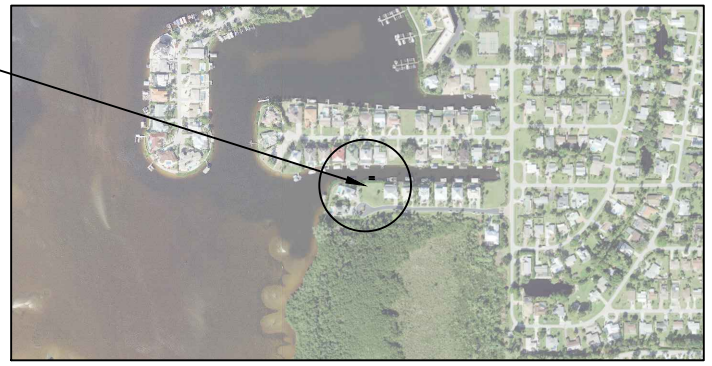
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 231 DOLPHIN COVE CT
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.324098
<> LONGITUDE: W -81.829413

NOTES:

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

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

231 DOLPHIN COVE CT

LOCATION MAP

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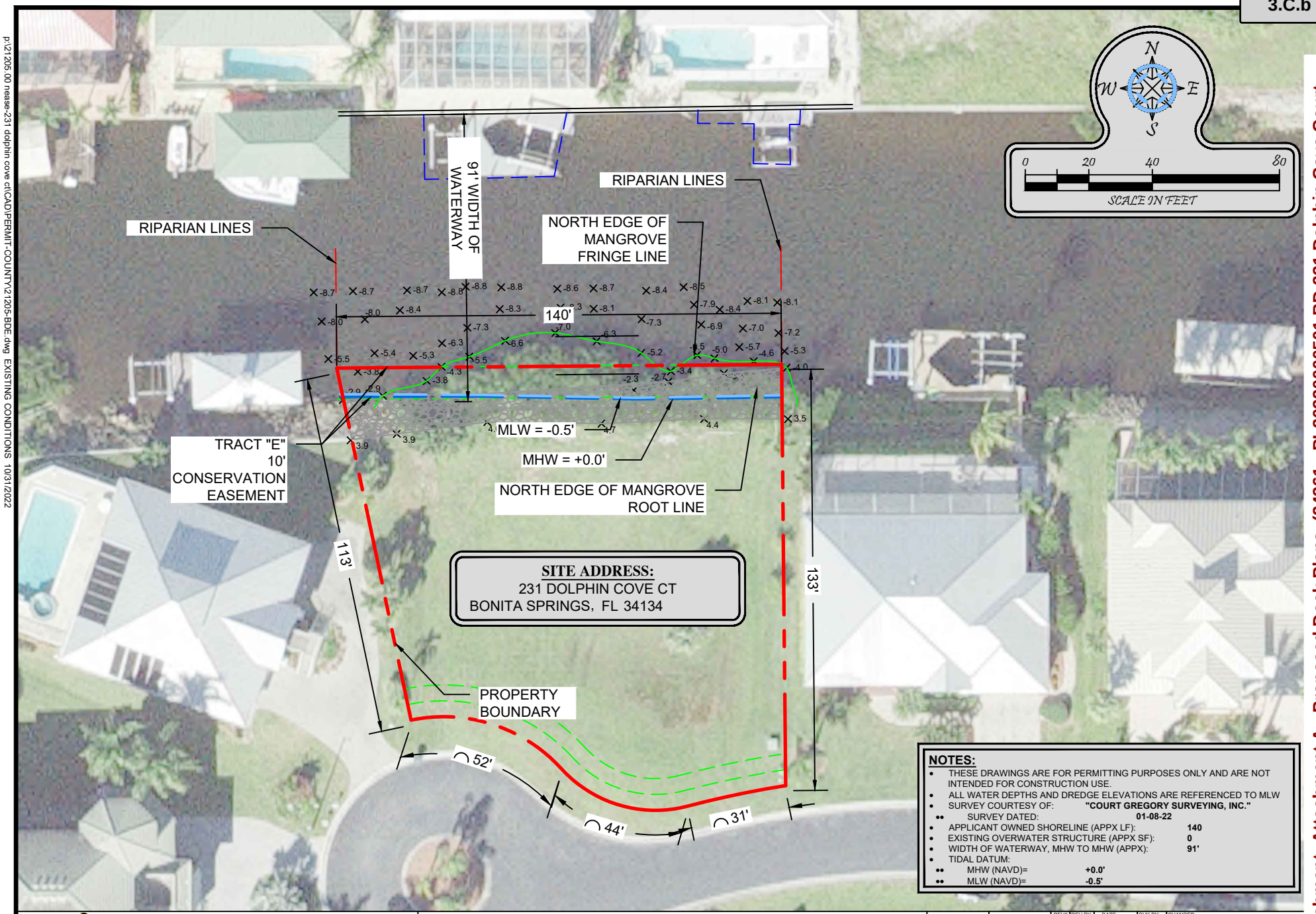
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-31-22	3.	-	-	-	-
JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg EXISTING CONDITIONS 10/31/2022



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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **01-08-22**
- APPLICANT OWNED SHORELINE (APPX LF): **140**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **91'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.0'**
  - MLW (NAVD)= **-0.5'**

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231 DOLPHIN COVE CT

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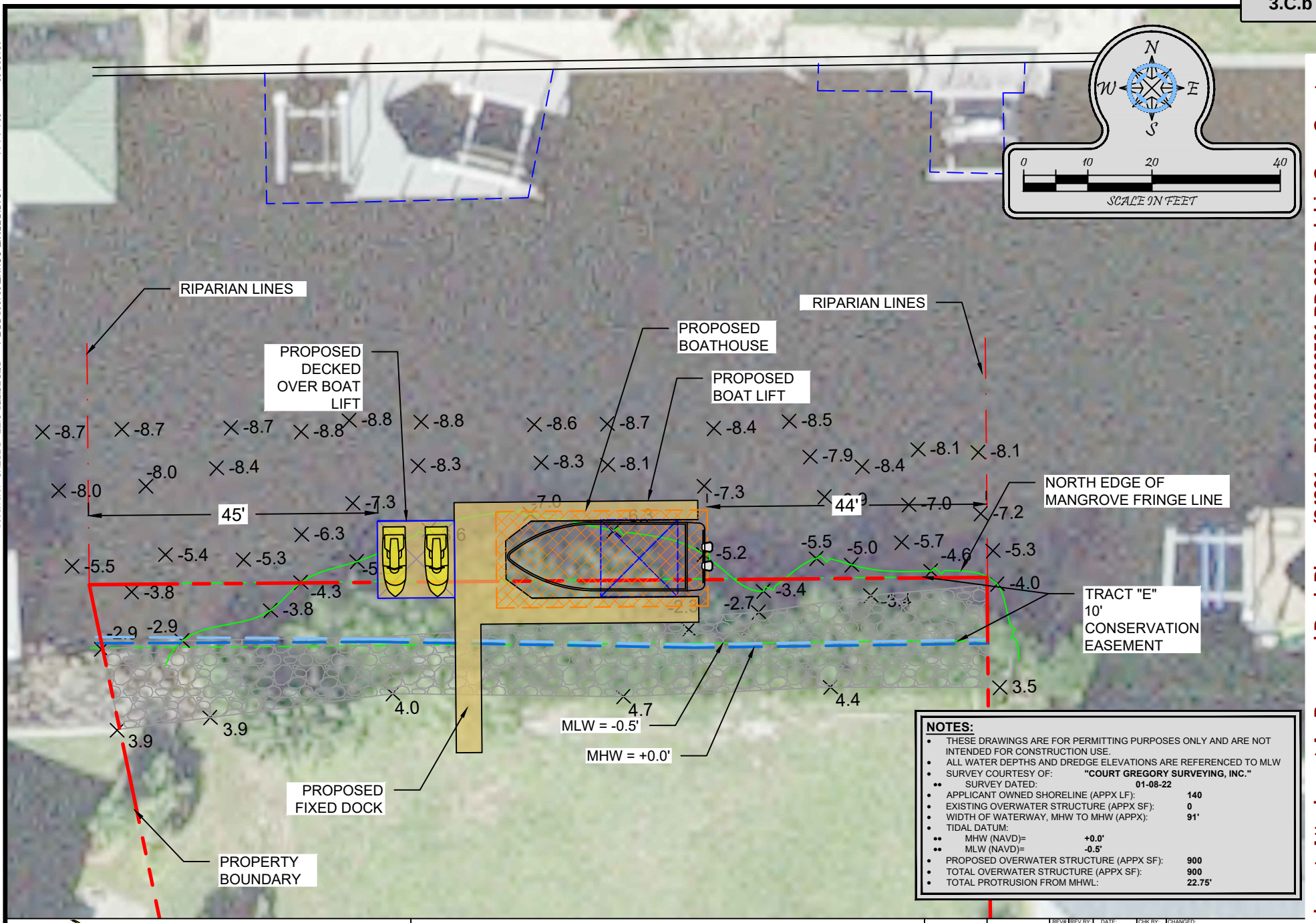
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SECTION- 05 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg 11/30/2022 PROPOSED SITE - DEPTHS 10/31/2022



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- WIDTH OF WATERWAY, MHW TO MHW (APPX): **91'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.0'**
  - MLW (NAVD)= **-0.5'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **900**
- TOTAL OVERWATER STRUCTURE (APPX SF): **900**
- TOTAL PROTRUSION FROM MHWL: **22.75'**

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231 DOLPHIN COVE CT

PROPOSED SITE - DEPTHS

RY NO. 5875

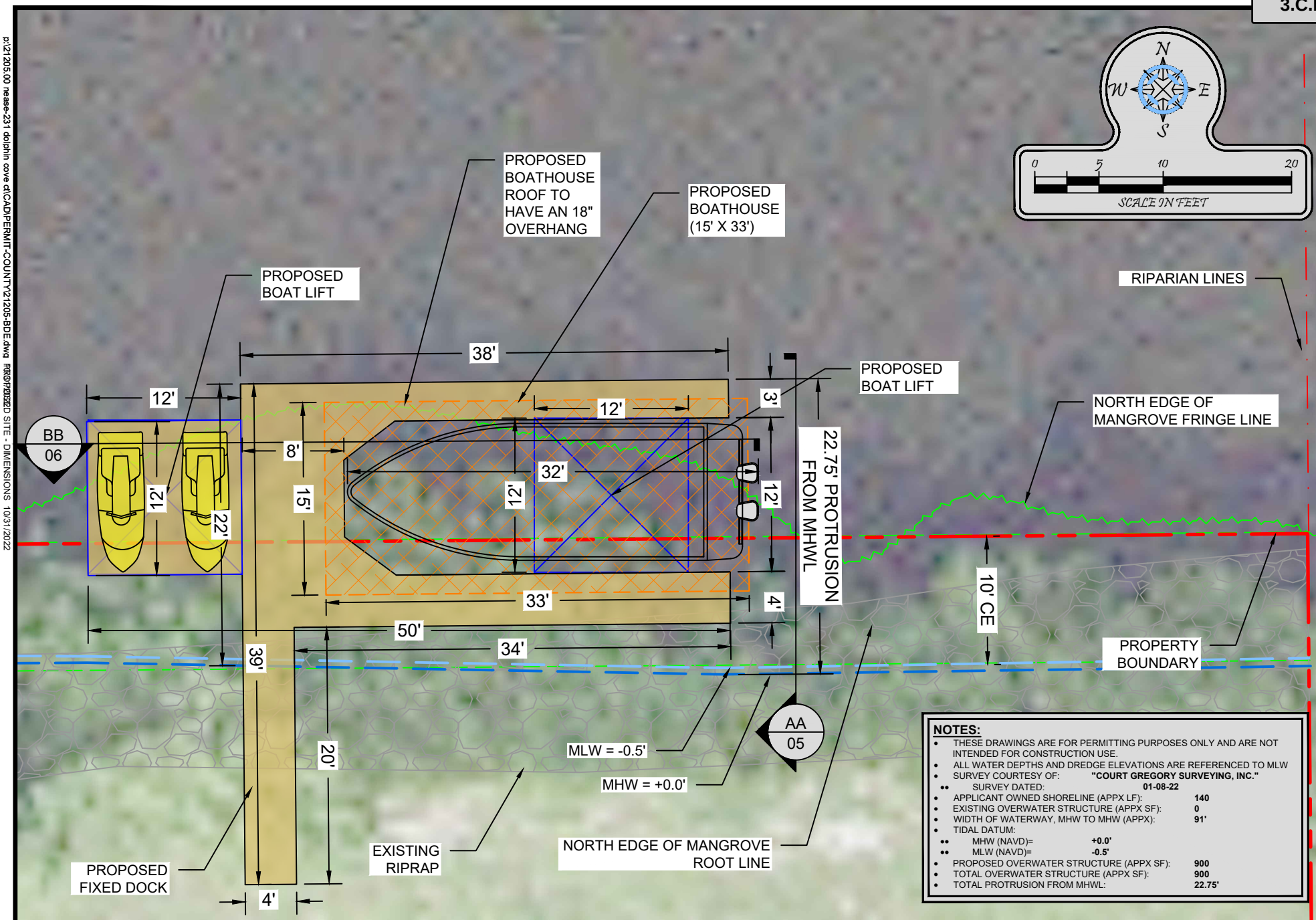
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SECTION- 05 TOWNSHIP- 48 S

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg ff 10/31/2022 PROPOSED SITE - DIMENSIONS 10/31/2022



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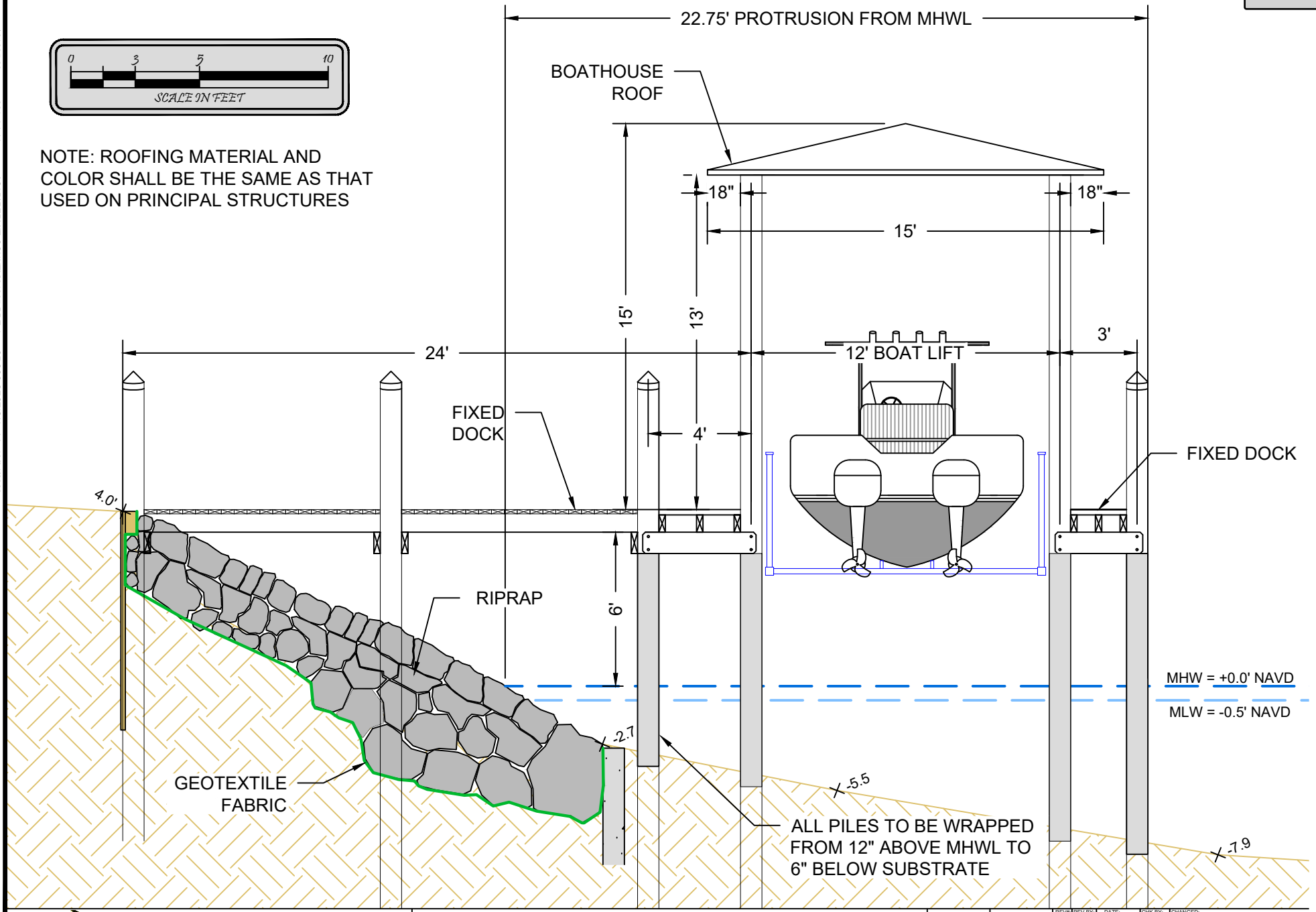
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Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -

p:\21205.00 nease-231 dolphin cove dt\CAD\PERMIT-COUNTY\21205-BDE.dwg CROSS SECTION - AA 10/31/2022

NOTE: ROOFING MATERIAL AND COLOR SHALL BE THE SAME AS THAT USED ON PRINCIPAL STRUCTURES



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

231 DOLPHIN COVE CT

CROSS SECTION - AA

RY NO. 5875

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

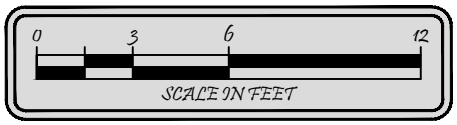
DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	10-31-22
JOB NO.:	21205.00
SHEET NO.:	05 OF 10

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

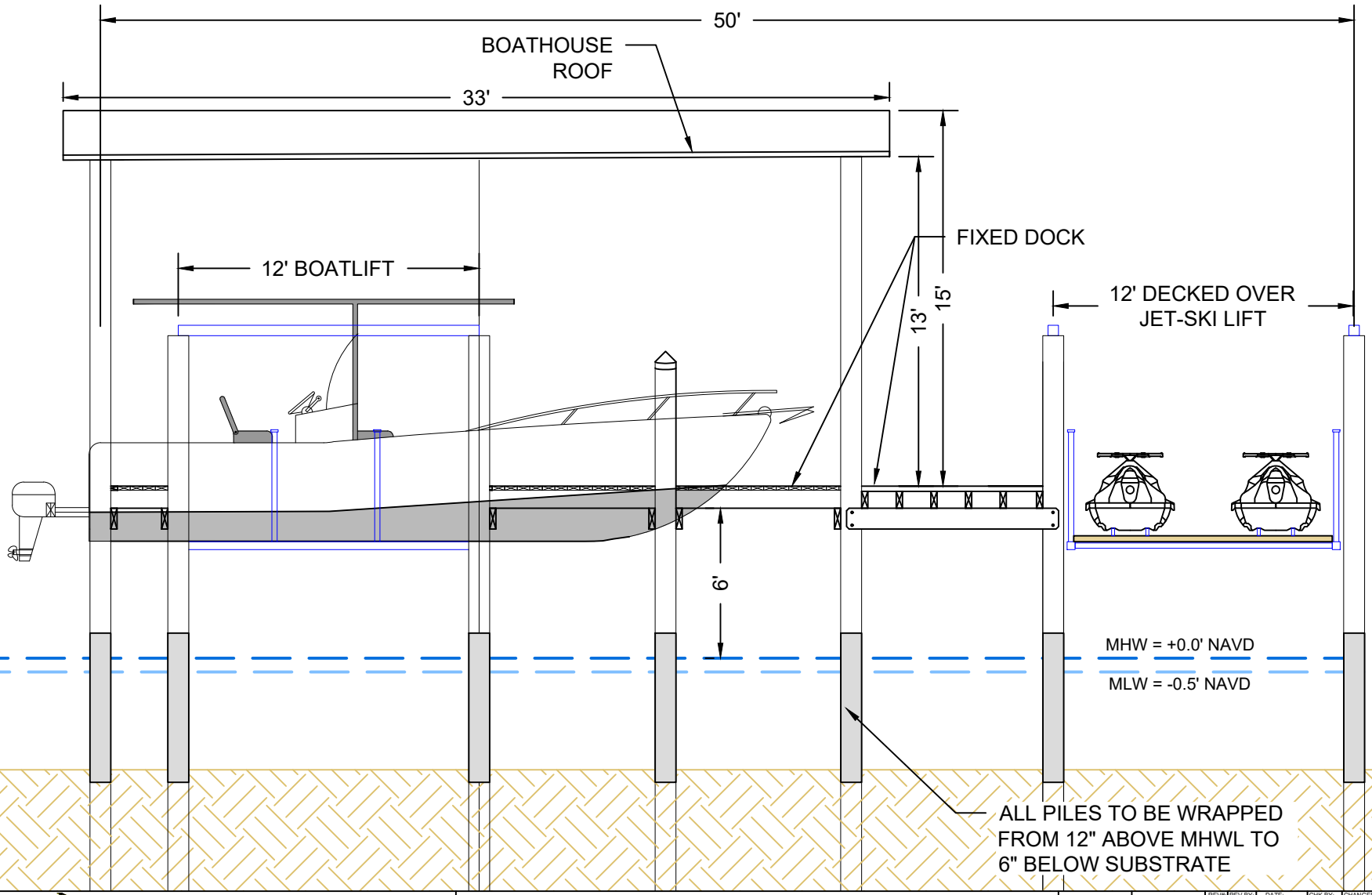
SECTION-05 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -

p:\21205.00 nease-231 dolphin cove dt\CAD\PERMIT-COUNTY\21205-BDE.dwg CROSS SECTION - BB 10/31/2022



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231 DOLPHIN COVE CT

CROSS SECTION - BB

RY NO. 5875

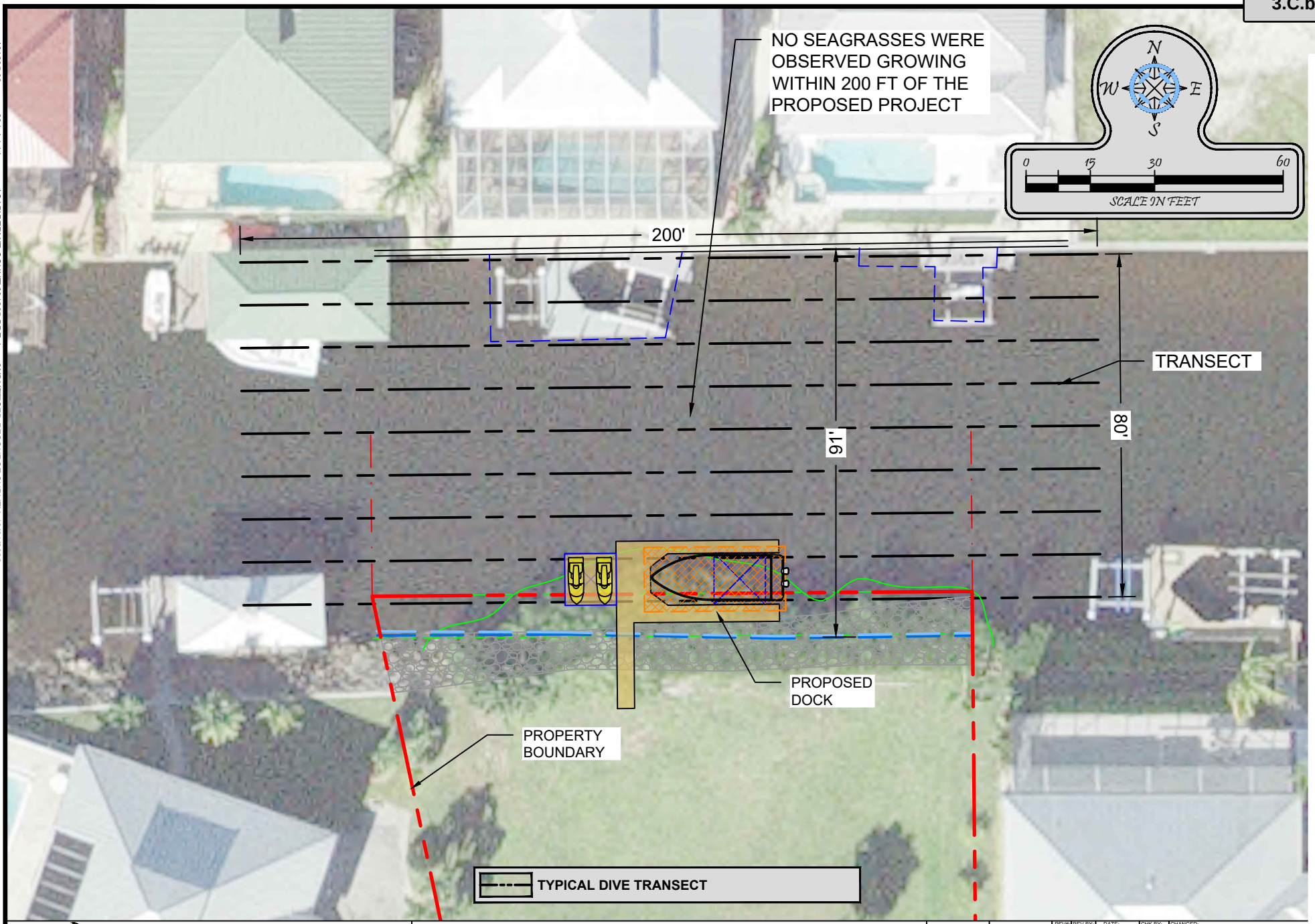
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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-31-22	3.	-	-	-	-
JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	06 OF 10	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg SUBMERGED RESOURCE SURVEY 10/31/2022



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231 DOLPHIN COVE CT

SUBMERGED RESOURCE SURVEY

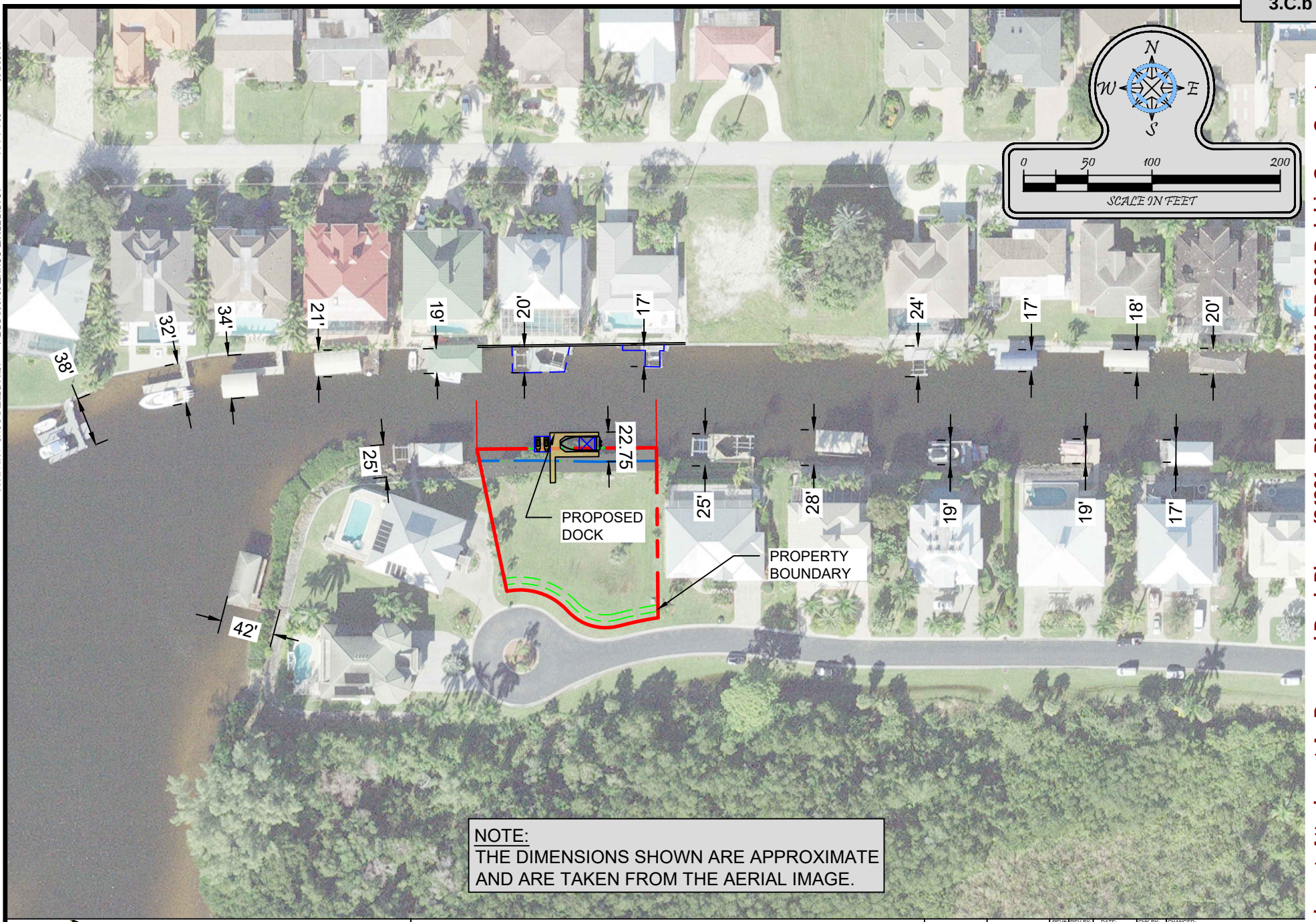
RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-31-22	3.	-	-	-	-
JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -



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

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231 DOLPHIN COVE CT

ADJACENT DOCKS

RY NO. 5875

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

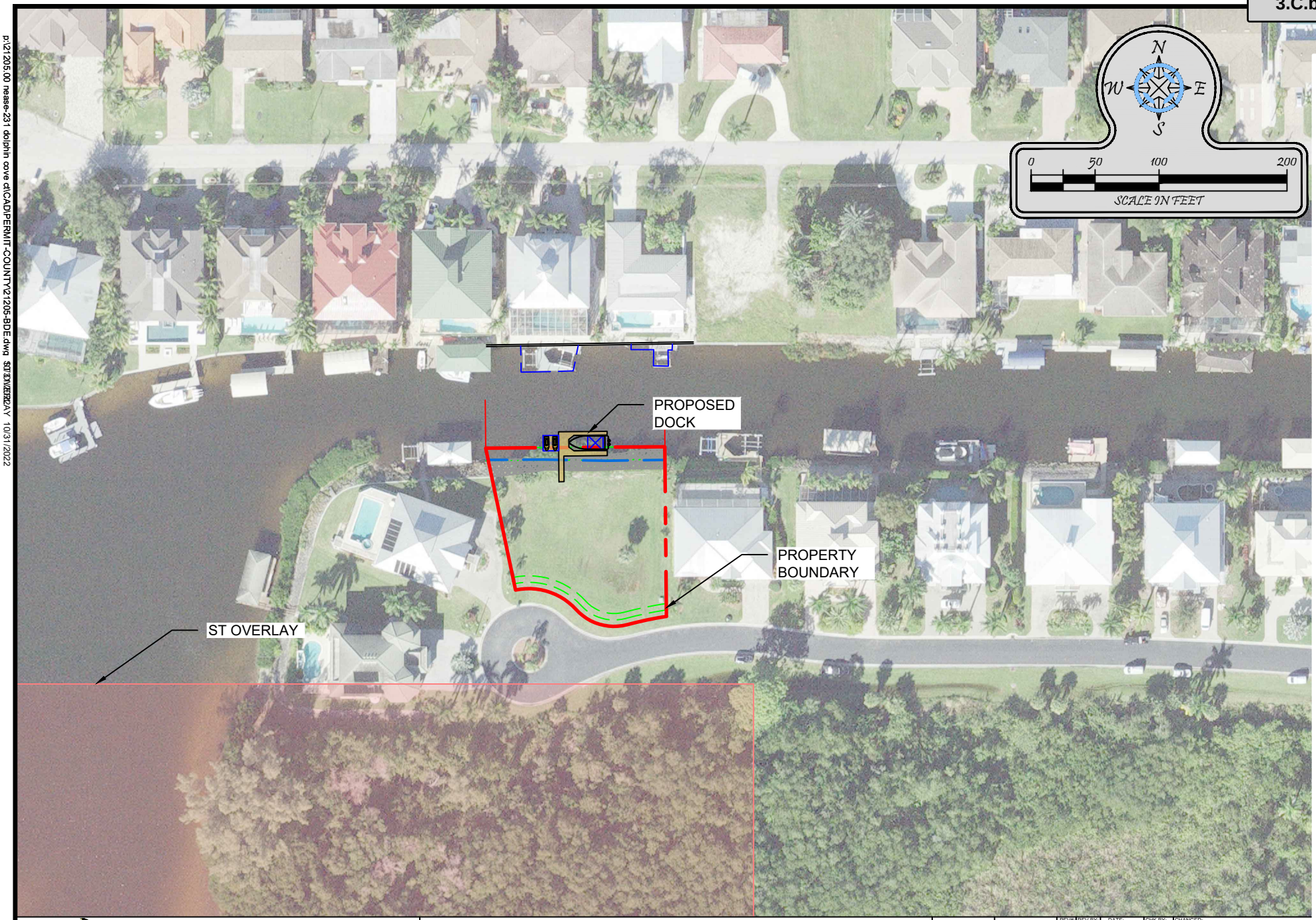
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-31-22	3.	-	-	-	-
JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	08 OF 10	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48 S

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg, 10/31/2022 DOCKS 10/31/2022

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -



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231 DOLPHIN COVE CT

ST OVERLAY

RY NO. 5875

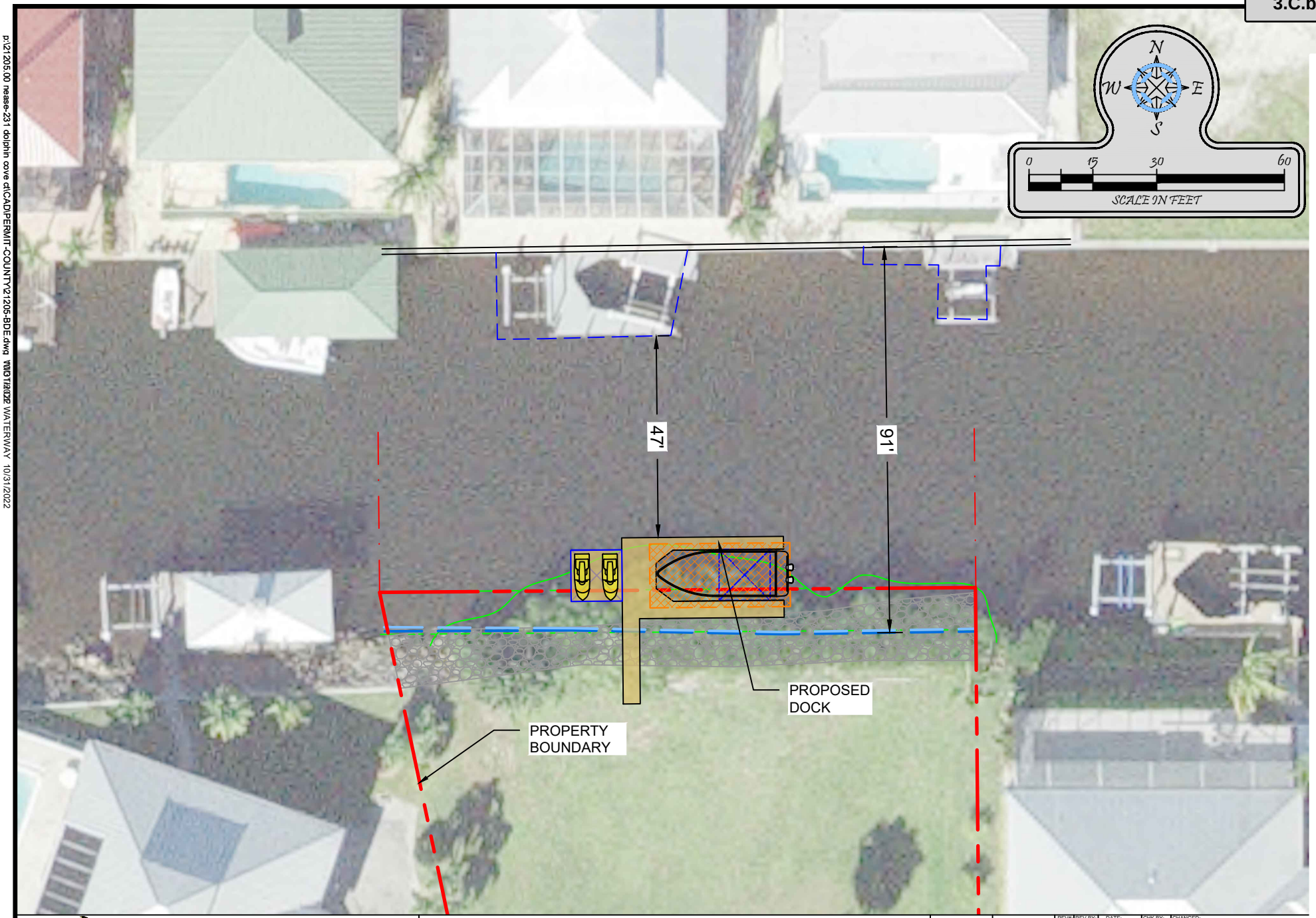
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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-31-22	3.	-	-	-	-
JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48 S

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg ST OVERLAY 10/31/2022

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg 10/31/2022 WATERWAY



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231 DOLPHIN COVE CT

WIDTH OF WATERWAY

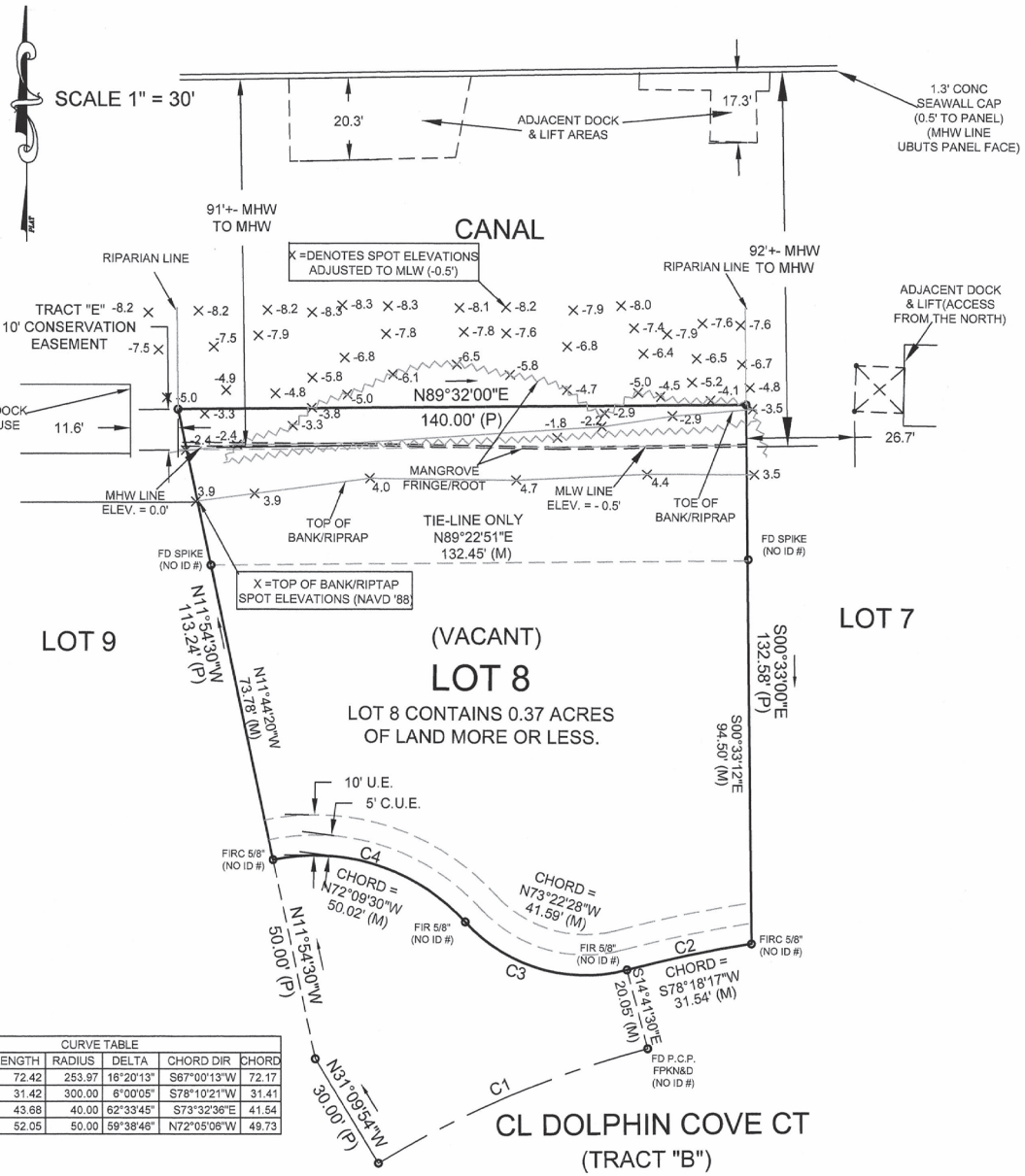
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JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (24361 : PL20220000501 BD 231 Dolphin Cove Court -



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	72.42	253.97	16°20'13"	S67°00'13"W	72.17
C2	31.42	300.00	6°00'05"	S78°10'21"W	31.41
C3	43.68	40.00	62°33'45"	S73°32'36"E	41.54
C4	52.05	50.00	59°38'46"	N72°05'06"W	49.73

NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DOLPHIN COVE COURT AS SHOWN IN PLAT BOOK 19 PAGE 56 OF COLLIER COUNTY, BEING SOUTH 31° 09' 54" 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 JANUARY 7, 2022.

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 BM AS FOLLOWS: SET BM SPKN&D #6004 IN 2' VALLEY GUTTER AT CENTER OF LOT 8 ELEV. = 4.73'

11.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SHORELINE CONDITIONS & BATHYMETRIC IN RELATION THE THE. PROPERTY LINES ARE SHOWN AS PLAT.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE N/A AS SHOWN ON FEMA MAP PANEL # ISLAND. BASE ELEVATION DETERMINED AT N/A ALL FEMA INFORMATION SHOWN NEEDS TO BE VERIFIED BY THE USER(S) OF THIS SURVEY, BEFORE ANY DESIGN AND/OR CONSTRUCTION.

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

REVISIONS

LEGEND

= FOUND (') IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
MHW/MLW = APPROXIMATE MEAN HIGH/LOW WATER

MAP OF SPECIFIC PURPOSE SURVEY

OF

LOT 8

OF

DOLPHIN COVE

AS RECORDED IN
PLAT BOOK 19 PAGE(S) 55-56
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

231 DOLPHIN COVE COURT

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 PROFESSIO LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECT 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS FREEDOM OF ENCUMBRANCES.

Digitally signed by Court Gregory
DN: cn=Court Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2022.08.24 07:04:15 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 08/11/2022
DATE OF FIELD SURVEY 01-07-2022

PSM # 6004
LB # 7112

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

Date 08/11/202
Job # VB1BS0(
Fb VB-5 Pgs 3

Attachment: Attachment B - Specific Purpose Survey (24361 : PL20220000501 BD 231 Dolphin Cove Court

DOLPHIN COVE

A SUBDIVISION OF PART OF SECTION 5 TOWNSHIP 48 SOUTH, RANGE 25 EAST COLLIER COUNTY, FLORIDA

COUNTY APPROVALS

ENGINEER

This plat approved by the County Engineer this 6th day of APRIL, 1992.

John F. Madajewski
Project Review Services Manager/
County Engineer, P. E. No. 27401

HEALTH DEPARTMENT

This plat approved by the County Health Department this 6th day of APRIL, 1992, with connection to central water and central sewage systems, and no individual potable water wells or individual sewage systems are permitted.

L. D. Lukin, P.E.
Director of Environmental Engineering

ATTORNEY

This plat approved by the County Attorney this 1st day of APRIL, 1992.

Kenneth B. Cuyler, Esq.
County Attorney

UTILITIES DIVISION

This plat approved by the Collier County Utilities Division this 9th day of April, 1992.

Frederick Bloetscher
Assistant Utilities Administrator
P. E. No. 42335
Utilities Division

COUNTY COMMISSION APPROVAL

This plat approved for recording in regular open meeting of the Board of County Commissioners of Collier County, Florida this 28TH day of JANUARY, 1992, provided that this plat is filed in the Office of the Clerk of the Circuit Court of Collier County, Florida.

By: Maureen Kenyon, D.C.
James C. Giles
Clerk of the Circuit Court

Michael J. Volpe, Chairman
Board of County Commissioners
Collier County, Florida

FILING RECORD

I hereby certify that this plat has been examined by me and that it complies, in form, with the requirements of Chapter 177, Florida Statutes. I further certify that this plat was filed for record at 9:15 A.M. this 3RD day of JUNE, 1992 and duly recorded in Plat Book 19, Pages 55 through 56 of the public records of Collier County, Florida.

Barbara Miller Rowe
James C. Giles
Clerk of Circuit Court
Collier County, Florida

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat was prepared from an actual survey of the property by me or under my supervision as provided in Rule 21 HH-6 Florida Administrative Code and Chapter 472 of the Florida Statutes.

It is further certified that all permanent reference monuments shown hereon actually exist, and all permanent control points will exist prior to final acceptance of the subdivision and their location, size, type and material are correctly shown, as provided in the current edition of Chapter 177 of the Florida Statutes.

AGNOLI, BARBER & BRUNDAGE, INC.
Professional Engineers, Planners & Land Surveyors

Guy P. Adams, P.L.S. No. 4390 — Date 3-6-92

This instrument was prepared by Guy P. Adams of Agnoli, Barber & Brundage, Incorporated Professional Engineers, Planners and Land Surveyors Naples, Florida 33963

Description of Lands Platted

All that part of the Northwest Quarter of Section 5, Township 48 South, Range 25 East, Collier County, Florida, being more particularly described as follows:

Commencing at the center of said Section 5; thence South 89°32'00" West 30.00 feet to an intersection with the westerly right-of-way line of West Avenue, said intersection being the Point of Beginning of the parcel of land herein being described; thence North 0°33'00" West along said westerly right-of-way line a distance of 410.00 feet to the southeast property corner of Lot 33, Block E, Little Hickory Shores Unit No. 2, as recorded in Plat Book 3, page 79, Collier County, Florida; thence leaving said right-of-way line South 89°32'00" West along the southerly line of said Lot 33 a distance of 30.00 feet to an intersection with the easterly line of the canal as shown on said plat; thence South 0°33'00" East along said canal 40.00 feet; thence South 89°32'00" West along said canal 926.63 feet; thence leaving said canal South 10°33'27" West 213.95 feet; thence North 89°32'00" East 857.43 feet; thence South 0°33'00" East 160.00 feet; thence North 89°32'00" East 140.42 feet to the Point of Beginning of the parcel herein described; containing 5.25 acres of land more or less; subject to easements and restrictions of record.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF COLLIER

I, RICHARD M. VOGEL, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that title is vested in the name of AUDUBON JOINT VENTURE, a Florida general partnership, that the Developer of the property is DOLPHIN COVE PARTNERSHIP, a Florida general partnership, under a Contract for Purchase and Sale with the record title owner. Further, the current taxes have been paid and the property is subject to a certain Mortgage and Security Agreement in favor of THE ROCHESTER COMMUNITY SAVINGS BANK, recorded in O.R. Book 1323, Pages 1088 et seq., as modified, in the Public Records of Collier County, Florida; and a certain Mortgage and Security Agreement in favor of NORSTAR BANK, N.A., recorded in O.R. Book 1384, Pages 1912 et seq., as modified, in the Public Records of Collier County, Florida.

Richard M. Vogel

MORTGAGEES' CONSENT

State of Florida NEW YORK
County of Collier MONROE

The undersigned hereby certify that they are the holder of a mortgage, lien, or other encumbrance upon the hereon described property and do hereby consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agree that their mortgage, lien, or other encumbrance which is recorded in Official Record Book 1384, pages 1912 et seq. all of the Public Records of Collier County, Florida, shall be subordinated to the dedications shown hereon.

Witness:

Vice President

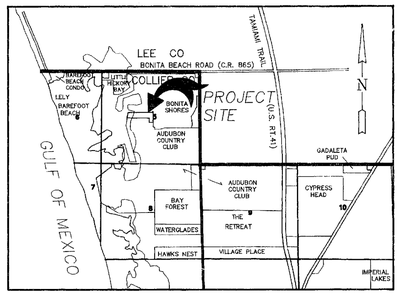
Secretary / Treasurer

The foregoing instrument was acknowledged before me this 12th day of March, 1992, by Thomas E. Kissella on behalf of Norstar Bank N.A.

Notary Public

March 26, 1992
Date

NOT A CERTIFIED COPY



LOCATION MAP

GENERAL NOTES:

1) All dimensions are in feet and decimals thereof.
2) Bearings are based on the Plat of Little Hickory Shores, Unit No. 2, Plat Book 3, Page 79.
3) ■ – Indicates Permanent Reference Monuments (PRM) set, stamped "PRM 4390".
4) □ – Indicates Permanent Reference Monuments (PRM) found, stamped as shown.
5) ● – Indicates Permanent Control Points (PCP) set, iron rod 1/2" x 24" with survey cap stamped "PCP 4390".
6) All curves are circular curves.
7) See plat for additional easements.
8) CUE indicates County Utility Easement
9) The centerline of pavement ranges in elevation from a low of 5.78 to a high of 7.11 per design plans. The average lot elevation is approximately 5.0 ± which is natural ground. According to Flood Insurance Rate map, Community-Panel Number 120067-0179D revised June 3, 1986, the property lies in Zone AE, 12. Elevations are based on National Geodetic Vertical Datum 1929.
10) Restrictions, reservations and restrictive covenants are recorded in Official Record Book _____, pages _____ through _____, Public Records of Collier County, Florida.
11) NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

MORTGAGEES' CONSENT

State of Florida NEW YORK
County of Collier MONROE

The undersigned hereby certify that they are the holder of a mortgage, lien, or other encumbrance upon the hereon described property and do hereby consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agree that their mortgage, lien, or other encumbrance which is recorded in Official Record Book 1323, pages 1088 et seq. all of the Public Records of Collier County, Florida, shall be subordinated to the dedications shown hereon.

Witness:

Vice President

Secretary / Treasurer

The foregoing instrument was acknowledged before me this 12th day of March, 1992, by Gerald B. Horn on behalf of The Rochester Community Savings Bank.

Monica J. Wilson
Notary Public

MONICA F WILSON
NOTARY PUBLIC, State of N.Y., Monroe Co.
My Commission Expires 10-9-92

March 30, 1992
Date

DEDICATION

State of Florida
County of Collier

KNOW ALL MEN BY THESE PRESENTS that AUDUBON JOINT VENTURE, a Florida General Partnership, as owner, and DOLPHIN COVE PARTNERSHIP, a Florida General Partnership, the developer of the lands described hereon have caused this plat of "Dolphin Cove" to be made and do hereby dedicate the tracts and easements as shown hereon as follows:

1) To Collier County and the Collier County Water-Sewer District all County Utility Easements (CUE) for the purpose of installation and maintenance of their facilities.
2) Tract "B" to the perpetual use and maintenance of Dolphin Cove Home Owners Association, Inc.
3) Tracts "A", "D", "E" and "F" to Collier County and to Dolphin Cove Home Owners Association, Inc., said easements will be maintained by Dolphin Cove Home Owners Association, Inc. with Collier County having no responsibility for maintenance. Tracts D, E and F, which are conservation easements, shall be protected in accordance with chapter 704.06 of the Florida Statues except that the removal of exotic species shall be permitted within Tracts D, E and F. Within Tract "E" individual docks may be permitted across the conservation easement subject to the rules and regulations of any local, state or federal regulatory agencies.
4) Tract "C" Recreation Area shall be dedicated to Dolphin Cove Homeowners Association, Inc. This shall preclude sale of the tract to any individual property owners, other than an abutting/adjacent owner. The recreational uses will be the type such that no parking is permitted within Tract "C" or within the adjacent right-of-way.
5) To Florida Power & Light, United Telephone Services, any cablevision provider or any other utility services provider the shared use of all of Tract "B" Collier County Utility Easments and Utility Easements as shown on the plat for the purpose of installation and maintenance of their respective facilities. Within Tract "B" all uses by such utility providers shall be subject to and not inconsistent with use by Collier County or the Collier County Water-Sewer District.
6) All sewer and water utilities constructed within this platted area shall be deeded to Collier County Water-Sewer District upon acceptance of the improvements required by the plat or applicable ordinances.

OWNER:

AUDUBON JOINT VENTURE,
a Florida General Partnership

By: F. & B. ASSOCIATES, a New York Limited Partnership, General Partner

By: F and B. Land Corporation, a Delaware Corporation, General Partner

ROBERT FLINN, PRESIDENT

DEVELOPER:

DOLPHIN COVE PARTNERSHIP
A Florida General Partnership

By Stan Starrett
Stan Starrett
General Partner

By Robert Gisselbeck
Robert Gisselbeck,
General Partner

By Peter Gisselbeck
Peter Gisselbeck,
General Partner

GENERAL PARTNERSHIP ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing Dedication was acknowledged before me this 12th day of March 1992, by Stan Starrett, Robert Gisselbeck and Peter Gisselbeck, the general partners of DOLPHIN COVE PARTNERSHIP, a Florida general partnership, on behalf of the partnership. They are personally known to me.

Rosemary Gangel
Notary Public – Signature

My Commission Expires: 11-3-94

ROSEMARY GANGEL
Notary Public – Printed Name
Commission No.: CC 053258

(Seal)

GENERAL PARTNERSHIP ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing Dedication was acknowledged before me this 11th day of March 1992, by Robert H. Flinn, President of F. and B. Land Corporation, a Delaware Corporation, the entity general partner of F. & B. Associates, a New York Limited Partnership, the general partner of AUDUBON JOINT VENTURE, a Florida general partnership, on behalf of the partnership. He is personally known to me.

Notary Public – Signature

My Commission Expires: 2-25-94

Notary Public – Printed Name
Commission No.:

(Seal)

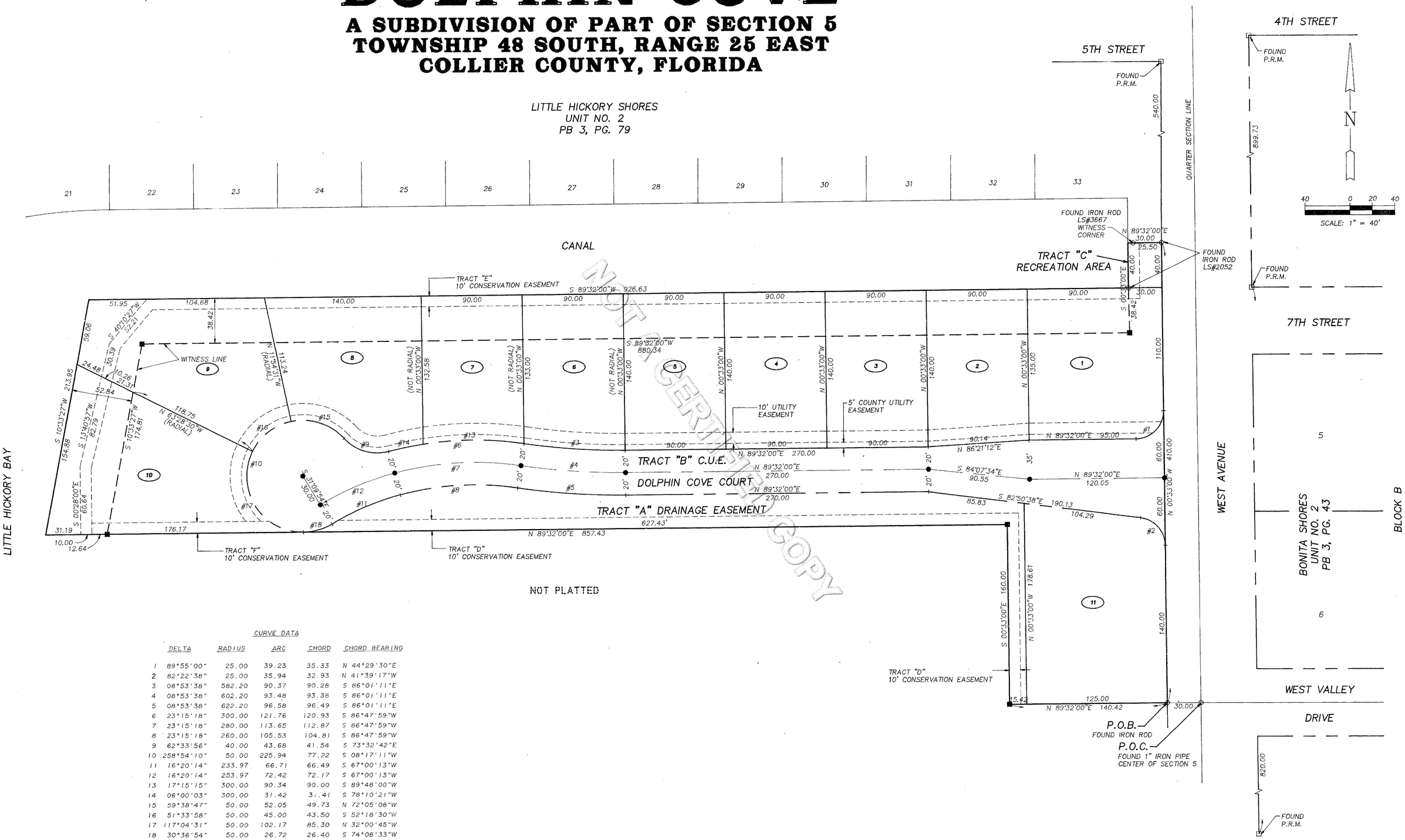
ABB FILE #3272
ACAD #3272-PTC
MARCH 6, 1992

Attachment: Attachment C - Dolphin Cove, PB19 PG55-56 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

PLAT BOOK 19 PAGE 56
SHEET 2 OF 2

DOLPHIN COVE

A SUBDIVISION OF PART OF SECTION 5 TOWNSHIP 48 SOUTH, RANGE 25 EAST COLLIER COUNTY, FLORIDA



CURVE DATA

	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	89°55'00"	25.00	39.23	35.33	N 44°29'30"E
2	82°22'38"	25.00	35.94	32.93	N 41°39'17"W
3	08°53'38"	582.20	90.37	90.28	S 86°01'11"E
4	08°53'38"	602.20	93.48	93.38	S 86°01'11"E
5	08°53'38"	622.20	96.58	96.49	S 86°01'11"E
6	23°15'18"	300.00	121.76	120.93	S 86°47'59"W
7	23°15'18"	280.00	113.65	112.87	S 86°47'59"W
8	23°15'18"	260.00	105.53	104.81	S 86°47'59"W
9	62°33'56"	40.00	43.68	41.54	S 73°32'42"E
10	258°54'10"	50.00	225.94	77.22	S 08°17'11"W
11	16°20'14"	233.97	66.71	66.49	S 67°00'13"W
12	16°20'14"	253.97	72.42	72.17	S 67°00'13"W
13	17°15'15"	300.00	90.34	90.00	S 89°48'00"W
14	06°00'03"	300.00	31.42	31.41	S 78°10'21"W
15	59°38'47"	50.00	52.05	49.73	N 72°05'08"W
16	51°33'58"	50.00	45.00	43.50	S 52°18'30"W
17	117°04'31"	50.00	102.17	85.30	N 32°00'45"W
18	30°36'54"	50.00	26.72	26.40	S 74°08'33"W

NOT CERTIFIED COPY

This instrument was prepared by Guy P. Adams of
Agnoli, Barber & Brundage, Incorporated
Professional Engineers, Planners and Land Surveyors
Naples, Florida 33963

ABB FILE #3272
ACAD #3272-PT1
DECEMBER 20, 1991

Attachment: Attachment C - Dolphin Cove, PB19 PG55-56 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

PRBD20211049219

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD20211049219 PERMIT TYPE: Building
DATE ISSUED: June 30, 2022
BUILDING CODE IN EFFECT: FBC 7th Edition 2020

JOB ADDRESS: 231 Dolphin Cove CT, Bonita Springs, Vacant Land
FOLIO #: 29910000650
JOB DESCRIPTION: Single Family Residence to be single story including 3,202 A/C space and 5,922 total square footage along with pool to be completed at
4BED 4W/C
231 Dolphin Cove CT, Vacant Land, Bonita Springs

OWNER INFORMATION:
LENS FAMILY TRUST
22 BEECHTREE DR
LAKEVIEW, MA 02347

AREA OF WORK (SQFT): 5922

SETBACKS:
FRONT: 30' REAR: 25' principal/ 10' accessory <4' above top of bank LEFT: 7.5' RIGHT: 7.5'

FLOOD ZONE: AE
SEWER: Sewer
WATER: New

CONTRACTOR INFORMATION:
NEASE INC
12553 NEW BRITTANY BLVD.
FORT MYERS BEACH, FL 33931
(239) 334-0999

CERTIFICATE #:
LCC20170002897

Attachment: Attachment D - Building Permit PRBD20211049219 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

PRBD20211049219

INSPECTION JOB CARD

To schedule inspections call 239-252-3726
or visit https://cvportal.colliercountyfl.gov/cityviewweb

SETBACKS:											
FRONT:	30'	REAR:	25' principal / 10' accessory <4' above top of bank	LEFT:	7.5'	RIGHT:	7.5'	SPECIAL:		FLOOD ZONE:	FZAE

INSPECTION	OUTCOME	COMMENTS
101 - Pile Caps		
103 - Floating Slab		SOIL TREAT
104 - Tie Beam		
106 - Columns		
107 - Truss/Sheathing/Bucks		
108 - Framing		
109 - Insulation		
111 - Dry-in/Flashing		
115 - Building Final		
118 - Lintel Beam		
119 - Fill Cells		
120 - Flood Vent Relief		
121 - Elevated Structural Deck		
124 - Steel In Stairs		
134 - Roofing Final		
136 - Impact Glass		
151 - Shearwall/Nailing		
152 - Shearwall/Water Barrier		
153 - Shearwall/Stucco Lath		
154 - Soffit Coverings In progress		Please do NOT complete Soffit installation prior to inspection.
200 - Plumbing		

Attachment: Attachment D - Building Permit PRBD20211049219 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Underground		
201 - Plumbing Rough-in		
203 - Sewer Tap		
204 - Plumbing Final		
300 - A/C Rough		
301 - A/C Final		
501 - Electrical Rough		
502 - Electrical Final		
505 - Temporary Power Residential		
508 - TV/Telephone Rough		
509 - TV/Telephone Final		
801 - Site Drainage		
802 - Landscaping		
810 - Exotic Vegetation Removal		
814 - Erosion/Silt		The 814 - Erosion/Silt must be passed before any other inspections are scheduled.

OPEN CONDITIONS Condition Type:	**Condition Description:**
Informational	NOTICE OF CLEARING RESTRICTIONS: The issuance of a building permit for a single-family dwelling allows up to one (1) acre of native vegetation to be cleared. Clearing more than one (1) acre may be allowed for accessory structures and requires a separate Vegetation Removal Permit. Properties located in the following zoning district overlays may not be allowed to clear one (1) acre: Rural Fringe Mixed Use District (RFMU), Big Cypress Area of Concern (ACSC), and Special Treatment Overlay (ST). There may be additional restrictions related to clearing native vegetation and impacts to wetlands or protected species found on the property. State and Federal agency permits may be required. Contact the Growth Management Department?s Environmental Services at (239) 252-2400 for additional information.
CO Hold	Waiting for Blower Door Test documentation. Upload to the condition on the portal.<4.37 ACH50
CO Hold	Waiting for Final Energy Calc Summary Sheet. Send document to EnergyCalc@CollierCountyFl.gov and include your permit number in the emails subject line.
Informational	FEMA - All equipment must be above flood plus one foot. Any materials used below flood level must comply with FEMA regulations
CO Hold	A Spot Survey will be required within ten days of passing a 704 shell reinforcement or 103/133 inspection of slab. Prior to obtaining County approval of the Spot Survey, the permit holder?s construction activities are at his/her own risk. After 10 days an "Inspection HOLD" will be placed on this Permit for survey review. NOTE: A Spot Survey must verify slab meets setbacks and minimum elevation per Chapter 62, Collier County Code of

Attachment: Attachment D - Building Permit PRBD20211049219 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

	Laws and Ordinances, e.g., 18? above the crown of the road or the elevation established by the SFWMD permit. ** The top of bank or seawall final elevation must be addressed on the spot survey. Pool deck shall not be more than 4' above top of bank or top of seawall.**
CO Hold	Soil Compaction Test. Upload to the condition on the portal.
CO Hold	Any required County impact fees will be due prior to issuance of a temporary or final Certificate of Occupancy
CO Hold	At the time of permit application, the permitted structure is in the special flood hazard area. An Under Construction Elevation Certificate is required within 10 days of passing a 103 or 133 inspection of slab or other foundation system. Prior to obtaining County approval of the Under Construction Elevation Certificate, the permit holder?s construction activities are at his/her own risk. Under Construction Elevation Certificates must verify the slab meets minimum elevations per the Florida Building Code and Chapter 62, Collier County Code of Laws and Ordinances (e.g., BFE +1 or 18? above the crown of the road, whichever is higher, and the elevation established by the SFWMD permit). AE 10.00 NAVD, Proposed FFE 11.00, Garage 6.58 NAVD. (12) Flood vents model 1540-511 for 4,813 sqft enclosure. 400sqft per vent
CO Hold	> Elevation Certificate AE 10.00 NAVD, Proposed FFE 11.00, Garage 6.58 NAVD. (12) Flood vents model 1540-511 for 4,813 sqft enclosure. 400sqft per vent
CO Hold	Pursuant to the Floodplain Management Ordinance 2019-01 a Non-conversion Agreement shall be recorded in the public records of Collier County, FL prior to issuance of the certificate of occupancy or certificate of completion for this permit. Once the Non-Conversion Agreement is recorded, upload to the condition on the portal. For questions, contact the Floodplain Management section at 239-252-2942 or email BuildingFloodDocs@colliercountyfl.gov. The form can be downloaded here: https://www.colliercountyfl.gov/home/showdocument?id=84981
Inspection Hold	Permit is on inspection hold until the following deferred items are submitted as a revision:TRUSS LAYOOUT
Inspection Hold	Permit is on inspection hold until the following deferred items are submitted as a revision:SHOP DRAWINGS FOR PRECAST HC DECKING
CO Hold	Engineering Certificate/Letter (Structural). Upload to the condition on the portal.PILINGS
Stipulation	The rip rap located within the conservation easement must be removed in association with PL20220000501 (BDE approval). BrownCraig 06/23/2022
Inspection Hold	Sub Contractor (Electrical) Upload to the condition on portal.
Inspection Hold	Sub Contractor (Mechanical) Upload to the condition on portal.
Inspection Hold	Sub Contractor (Roofing) Upload to the condition on portal.
Inspection Hold	Sub Contractor (Plumbing) Upload to the condition on portal.
CO Hold	Please contact the Inspection/CO section at 239-252-2406 or email us at inspections@colliercountyfl.gov to have this condition resolved prior to paying CO fees. This will generate the Mandatory Curbside Solid Waste Collection fee based on the total permit fees due.

NOTE: If you are unable to schedule your inspection, please contact the inspection desk at 252-2400.
NOISE ORDINANCE: Collier County Codes of Laws and Ordinances 54-92(f) Construction Sound. NOISE LIMITATIONS are in effect at all times. Work permitted, RESIDENTIAL Areas – 6:30 AM to 7:00 PM Monday thru Saturday; NON-RESIDENTIA Areas (more than 500 feet from Residential Area) 6:00AM to 8:00PM Monday thru Saturday. No Work on Sundays or Holidays. RADIOS, LOUDSPEAKERS, ETC. – Must not disturb peace, quiet and comfort of neighboring inhabitants. FREE CABLE

Attachment: Attachment D - Building Permit PRBD20211049219 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

PRBD20211049219

LOCATIONS – Call 48 Hours prior to digging/FPL 434-1222/UTS 1-800-542-0088/PalmerCATV 783-0638 and all other applicabl utilities.

Per currently adopted building code ordinance, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is nc commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed mus be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OI THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

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

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTENI TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Attachment: Attachment D - Building Permit PRBD20211049219 (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

From: KellyJohn
Sent: Wednesday, January 18, 2023 6:46 PM
To: KellyJohn
Subject: BDE-PL20220000501 - 231 Dolphin Cove Ct - Public Hearing Sign Revised on 01/18/2023
Attachments: E457D7B8-5DB0-4BE9-A157-3D03CB987379.jpeg; E0BA0962-7C17-4A33-BA6D-AA1A8CD6AAD3.jpeg; BF6BE9AA-09B2-44B0-B2EF-063BB0E64BE8.jpeg

At approximately 1:05 P.M. this date, I personally revised the posted public hearing sign at the subject location to reflect the new hearing date of February 9, 2023, as evidenced by the attached photographs.

Respectfully,
John Kelly
Planner II

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

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

Collier County
Growth Management Department

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

Attachment: Attachment E - Public Hearing Sign Postings (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)





Attachment: Attachment E - Public Hearing Sign Postings (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)


BLOCK
STRONG

From: KellyJohn
Sent: Wednesday, December 28, 2022 12:42 PM
To: KellyJohn
Subject: BDE-PL20220000501 - 231 Dolphin Cove Ct - Public Hearing Sign Posted on 12/22/2022
Attachments: 92E70613-E837-4F7F-841B-4A205D6B8362.jpeg; CC19C4C3-549B-4DD2-9223-6BAA81D5CBF7.jpeg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on January 12, 2023, at approximately 1:08 PM. Said sign was posted to the front of the subject property, immediately adjacent to the public right-of-way, as evidenced by the attached photos.

Respectfully,
John Kelly
Planner II

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

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

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Attachment: Attachment E - Public Hearing Sign Postings (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

BDE PL20220000501
231 DOLPHIN CT

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

BDE APP PACKAGE ADDRESSING PROPERTY AFFIDAVIT NARRATIVE PRIMARY SECONDARY BOATHOUSE EXHIBITS SURVEY SAG

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR/ E-mail

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

Jeff Rogers
Signature of Agent Representative

11/28/22
Date

Jeff Rogers
Printed Name of Signing Agent Representative

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Lens Family Trust

Name of Applicant if different than owner: John & Lori-Ann Lens

Address: 22 Beechtree Drive **City:** Lakeview **State:** MA **ZIP:** 02347

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

E-Mail Address: jlens@comcast.net

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 05 / 48 / 25 **Property I.D. Number:** 29910000650

Subdivision: Dolphin Cove **Unit:** _____ **Lot:** 8 **Block:** _____

Address/ General Location of Subject Property:
231 Dolphin Cove

Current Zoning and Land use of Subject Property:
RSF-3 Single-family Residential

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-4	Residential Single-family
S	PUD	Audubon Country Club
E	RSF-3	Residential Single-family
W	RSF-3	Residential Single-family

DESCRIPTION OF PROJECT

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

See attached

SITE INFORMATION

1. **Waterway Width:**
   91 ft. Measurement from ☐ plat ■ survey ☐ visual estimate
   ■ other (specify) GIS
2. **Total Property Water Frontage:**
   140 ft.
3. **Setbacks:**
   Provided: 45 & 44 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   22.75 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 32 ft.
   2. 12 & 12 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   There are numerous other docks within the subject canal and surrounding Little Hickory Bay that have all been granted boat dock extensions ranging from 25-50 feet.
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?** 0.39 Acres

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

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SECONDARY CRITERIA

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

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

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

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

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

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

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ Dock Extension
☐ Boathouse
Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Jeff Rose
Signature of Petitioner or Agent

8/31/22
Date

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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Pre-Application Meeting Notes

Petition Type: BDE

Date and Time: Wednesday 2/16/22 - 1:30 PM

Assigned Planner: John Kelly

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

Project Information

Project Name: Nease - 231 Dolphin Cove Ct (BDE)

PL #: 20220000501

Property ID #: 29910000650 **Current Zoning:** RSF-3

Project Address: 231 Dolphin Cove Ct.,Bonita Springs, FL 34134 **City:** _____ **State:** _____ **Zip:** _____

Applicant: Jeff Rogers, Turrell Hall & Associates Inc.

Agent Name: Jeff Rogers **Phone:** 239-643-0166

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

Property Owner: Lens Family Trust

Please provide the following, if applicable:

i. **Total Acreage:** .39

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

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

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

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

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Collier County

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Meeting Notes

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

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

ZONING –

- SEE ATTACHED, BDE & BOATHOUSE NOTES ON PAGE 2A.
- PROPERTY ABUTS A 10-FOOT CONSERVATION EASEMENT, TRACT E, AS PER PLAT. OBTAIN A LETTER OF NO OBJECTION FROM HOA
- PROVIDE SURVEY TO ESTABLISH MOST RESTRICTIVE POINT FOR MEASURING PROTRUSION; BELIEVED TO BE THE MHWL.

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

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Pre-Application Meeting Notes
GMD - Zoning Services

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

Boat Dock Extension

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

Boathouse

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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Meeting Notes

ENVIRONMENTAL - CRAIG BROWN - SEE EMAIL NOTES ON PAGE 3.A

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

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, February 16, 2022 5:42 PM
To: ThomasClarkeVEN
Subject: RE: Pre-App Research for Nease-231 Dolphin Cove Ct. (BDE) - PL20220000501
Attachments: Boat Dock Extension Checklist 2017 for customer.doc

Thomas,

I will be out until Feb 23rd. Let me know what notes I still owe you.
Here are my notes for this one.

Please provide a benthic survey with an exhibit to indicate the location of seagrasses or oyster beds within 200 feet of the proposed docking facility. ***LDC Section 5.03.06.J***

Please provide a description of the shoreline and any native vegetation present. Indicate any proposed impacts to the native shoreline vegetation (approximate area in square feet to be impacted).

Please provide complete answers to Secondary Criteria #5 and #6 See ***LDC section 5.03.06. H.2***

If lighting is proposed, please provide a description of the type and locations on the docking facility.

Please provide any written authorization from any state and federal agencies ***if any approvals*** *have been obtained.*

Please provide written acknowledgment from Homeowners Association for the placement of the dock through the conservation easement.

Label the name of any natural waterbody in close proximity to the proposed docking facility.

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

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

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Tuesday, February 15, 2022 4:42 PM
To: AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; FeyEric

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Residential Boat Dock Extension Checklist FOR APPLICANTS
Submerged Resources Survey Checklist

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

2. Include an aerial with a note indicating whether seagrass beds exist within 200 feet of the proposed dock facility. (LDC 5.03.06 J)
   Provide a submerged resources survey from an Environmental Consultant done between April and October.

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

4. Provide complete answers to Secondary Criteria #5 & #6.

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

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

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

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

---

SUGGESTED FORMAT AND INFORMATION TO INCLUDE IN SUBMERGED RESOURCES SURVEY

- Location of survey – property address and folio#
  - The survey shall indicate any seagrass or seagrass beds located within 200 feet on any proposed dock facility (5.03.06.J). In order for this to be accomplished, any within 200 feet of the proposed dock (within the riparian lines of the property and adjacent to the property) shall be surveyed.
- Who did the survey – which firm and their contact information including name, address, phone #, email
- What date was the survey conducted? Guidance from FWC is to do between April and October
  - Weather conditions, water temperature, low tide & high tide times
- Objective of Survey & Work done on the site
  - Was the site snorkeled?
  - What methodologies were used?
  - Was a GPS used?
  - Was an aerial photograph reviewed and used to establish survey transect lines?
- Results
  - What was found? Substrate and what kind? Seagrass, shell, oysters?
  - What was along the shoreline? Mangroves, seawall, etc?

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

- Why does the consultant think no submergerd resources were found?
- Other observations

- When seagrass is found, include all requirements of LDC section 5.03.06. J.
- Conclusions
  - Were any submerged resources found? If yes, what?
  - Are any impacts to submerged resources expected or proposed?
- Pictures (suggested angles)
  - Looking toward and away from the shoreline
  - The proposed location of the boat access
  - Observations in the water - Any oyster debris, shell, seagrass
- Aerial photograph
  - Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such photographs are not available from the County. (LDC 5.03.06.J)
  - An aerial is required even when seagrasses are not found. The aerial shall indicate whether seagrasses were found within 200 feet of the proposed dock facility.

5.03.06. J. (LDC section up to date as of 2017)

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

1. Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such photographs are not available from the County. The location of seagrass beds shall be verified by the County Manager or designee prior to issuance of any project approval or permit.
2. All proposed **dock** facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds, except where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, and to minimize negative impacts to seagrasses and other native **shoreline**, emergent and submerged vegetation, and hard bottom communities.
3. Where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, the **applicant** shall be allowed to build a **dock** across the seagrass beds, or a **docking** facility within 10 feet of seagrass beds. Such **docking** facilities shall comply with the following conditions:
   a. The **dock** shall be at a height of at least 3.5 feet NGVD.
   b. The terminal platform area of the **dock** shall not exceed 160 square feet.
   c. The **access dock** shall not exceed a width of 4 feet.
   d. The **access dock** and terminal platform shall be sited to impact the smallest area of seagrass beds possible.
4. The petitioner shall be required to demonstrate how negative impacts to seagrass beds and other native **shoreline** vegetation and hard bottom communities have been minimized prior to any project approval or permit issuance.

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)



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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Sign-In Sheet

PL# 20220000501

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	GMP - Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☑ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	GMP – Comprehensive Planning	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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☐ Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐ Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@colliercountyfl.gov
☑ Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐ Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐ James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐ Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐ Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐ Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐ Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Jeff Roberts	Turnell Hall		
Justin Ebnie			

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Collier County
Growth Management Department
Zoning Division

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

PL20220000501– Nease-231 Dolphin Cove Ct (BDE) **Planner- John Kelly**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Jeff Rogers – Turrell, Hall & Associates, Inc. 239-784-0081
- **Agent to list for PL#**

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

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

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

  Single-family
- **Details about Project:**
  New dock, boatlift and boathouse on vacant residential lot.

REQUIRED Supplemental Information provided by:
Name: Jeff Rogers
Title: Consultant
Email: jeff@thanaples.com
Phone: 239-643-0166 or 239-784-0081

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

Created April 5, 2017

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ Dock Extension
☐ Boathouse
Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Signature of Petitioner or Agent Date

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(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

DOLPHIN COVE LOT 8 T48, R25, S05

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

29910000650

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

231 Dolphin Cove Ct, Bonita Springs, FL 34134

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

CURRENT PROJECT NAME *(if applicable)*

_____

PROPOSED PROJECT NAME *(if applicable)*

_____

PROPOSED STREET NAMES *(if applicable)*

_____

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

SDP___-____ or AR or PL # _____

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

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

Applicant Name: Jeff Rogers

Phone: 239-643-0166 **Email/Fax:** tuna@thanaples.com

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

FOR STAFF USE ONLY

Folio Number 29910000650

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

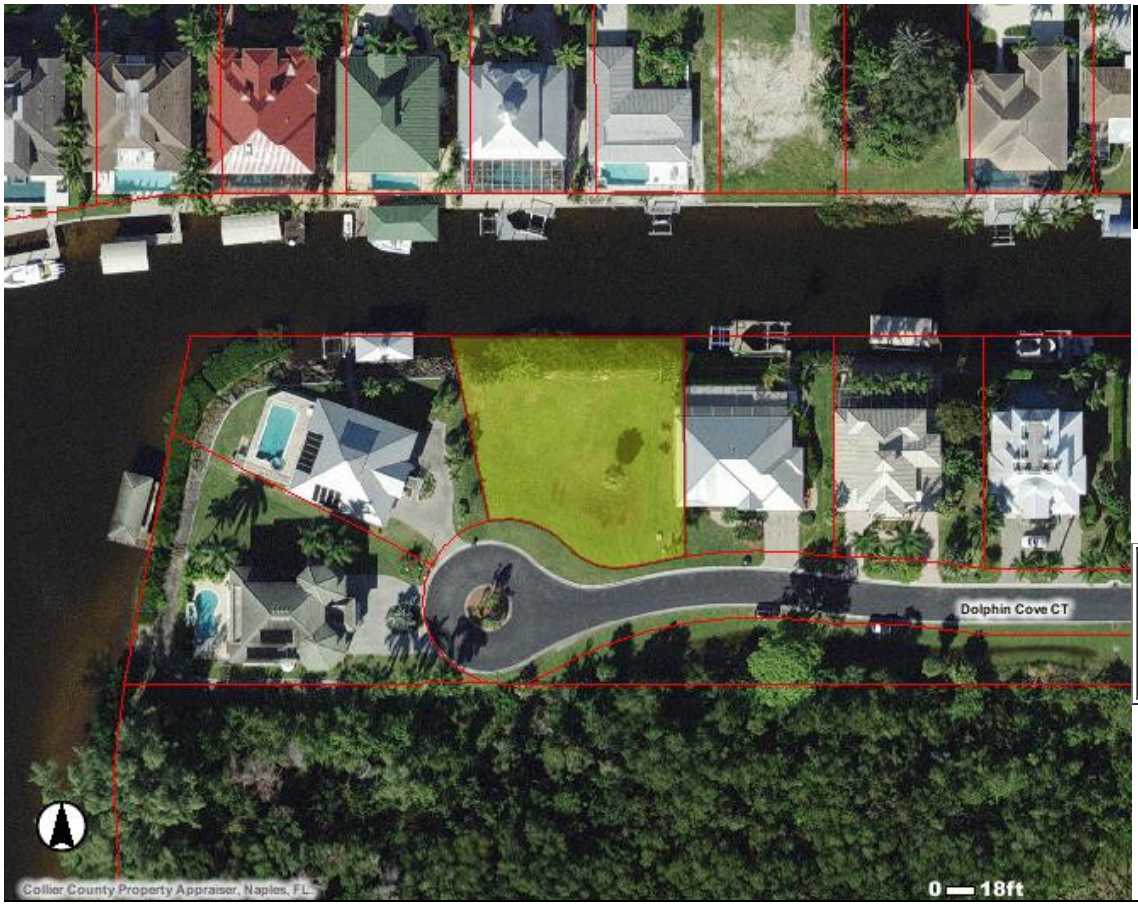
Folio Number _____

Approved by: L.L.H. **Date:** 1/20/2022

Updated by: _____ **Date:** _____

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)





MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2021 Urban [6IN]
- Aerials 2021 Rural [2FT]
- Collier County

Folio Number: 29910000650
Name: LENS FAMILY TRUST
Street# & Name: 231 DOLPHIN COVE CT
Build# / Unit#: / 8
Legal Description: DOLPHIN COVE LOT 8

2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
John Lens 231 Dolphin Cove Court, Bonita	50%
Lori Lens 231 Dolphin Cove Court Bonita	50%

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 1-29-2021

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

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

J. F. Lens
Agent/Owner Signature

3-17-22
Date

John F. Lens
Agent/Owner Name (please print)

Created 9/28/2017

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220000501

I, John Lens & Lauanne Lens (print name), as Owner (title, if applicable) of The Lens Family Trust (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

J & F Lens & Lauanne Lens
Signature

March 12 2022
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/12/22 (date) by John & Lauanne Lens (name of person providing oath or affirmation), as owner who is personally known to me or who has produced Driver License (type of identification) as identification.

STAMP/SEAL

MORGAN B. RODGERS
MY COMMISSION # GG 293917
EXPIRES: May 20, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Narrative Description: The proposed Boat Dock Extension request is for a single-family dock located within man-made canal just off Little Hickory Bay. The subject property has a single-family residence currently being constructed on the upland area and has approximately 140-linear feet of shoreline. The subject shoreline consists of a man-made rip-rap bank with mangroves throughout all of which are located within the 10-foot conservation easement (CE) as outlined per PB 19, Pages 55-56. The subject waterway is approximately 91-feet wide as measured from MHWL to MHWL and in this case the MHWL is the most restrictive point.

The proposed dock design consists of a U-shaped dock a boathouse and two boatlifts which is consistent with other existing previously approved docks on the subject canal. As proposed the dock will protrude approximately 22.75-feet or 25% into the waterway as well as provide 44 and 45-foot side yard setbacks from the subject property's riparian lines. The dock will also consist of two boatlifts one to accommodate a 32-foot vessel and the other being a decked over boatlift to accommodate 2 personal watercrafts (PWC's). Additionally, the dock will include a boathouse over the large boatlift which has been designed to meet the Collier County LDC design criteria for boathouses. Please see attached boathouse criteria.

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 constructing a new docking facility with a boathouse which will have two boatlifts. The proposed dock extends out 22.75-feet from the Mean High-Water Line (MHWL) and therefore we are requesting a 2.75-foot boat dock extension from the allowed 20-feet.

   Criterion Met

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

   The reason for this BDE request is based on the existing rip-rap shoreline which includes a 10-foot Conservation Easement and mangroves. Water depths within the allowed 20-feet are restrictive but are not the sole reason for this BDE request.

   Criterion Not Met

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

   The proposed docking facility is consistent with the other docks within the subject waterway. As proposed the dock and boatlifts will not impact navigation as some of the adjacent neighboring docks extend out past what the applicant is requesting

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

within this BDE. The overall protrusion has been reduced to the fully extent possible and be within 25% of the waterway width.

Criterion Met

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

   The approximate waterway width is approximately 91-feet wide. The proposed dock protrusion is 22.75-feet which is 25% width of the waterway.

   Criterion Met

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

   The proposed docking facility has been designed to be consistent with the other existing and previously approved docking facilities on the subject waterway. This is a new dock structure but will be within the required side yard setbacks as well as centrally located along the subject property's shoreline. Due to this no neighboring views or access will be negatively impacted as the proposed dock is consist with all the previously approved docks along the subject shoreline.

   Criterion Met

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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.)

   The subject property shoreline has three special conditions taken into consideration which justify the proposed dock design and associated dimensions. These conditions consist of the rip-rap shoreline, associated mangroves, and the 10-foot-wide conservation easement all of which do not allow the proposed dock to be constructed within 20-feet from the MHWL.

   Criterion Met

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

   The proposed docking facility design has been fully minimized and still provides routine access to the vessels as well as provide area for recreational activities for fishing and storage for kayaks or paddleboards.

   Criterion Met

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

   The proposed vessels size to be kept on-site range from 30-feet to 12-feet long. Based on the vessels length this criterion is met as the 1 vessel and 2 PWC's will not exceed the allowed 50% of the subject property's linear shoreline.

   Criterion Met

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

   As proposed the dock has been designed within the designated property lines and riparian lines with the required side yard setbacks of 15-feet. All adjacent properties have docks which are consistent with what we are proposing therefore the views will be about the same.

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Additionally, this is a boating community and is expected to have docks, associated boatlifts, and vessels along the subject waterway and therefore no impacts to neighboring property views of the waterway will result from the proposed project.

Criterion Met

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

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

Criterion Met

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

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

N/A

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

Boathouse Criteria
LDC Section 5.03.06(F)

1. Minimum side setback requirement: Fifteen feet.

   As proposed the dock will provide a 44-foot setback and a 45-foot setback. Therefore, this criterion is met.

2. Maximum protrusion into waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.

   Please see attached exhibits, the cross-section view verifying the proposed boathouse roof will extend out into the waterway no more than 22.75-feet from the MHWL, which is 25% width of the subject waterway.

3. Maximum height: Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.

   Please see attached exhibits indicating the proposed boathouse roof will be 15-feet above the top of dock.

4. Maximum number of boathouses or covered structures per site: One.

   This criterion is met.

5. All boathouses and covered structures shall be completely open on all 4 sides.

   This criterion is met.

6. Roofing material and roof color shall be the same as materials and colors used on the principal structure or may be of a palm frond "chickee" style. A single-family dwelling unit must be constructed on the subject lot prior to, or simultaneously with, the construction of any boathouse or covered dock structure.

   The proposed roofing material will match the upland principal structure therefore this criterion is met.

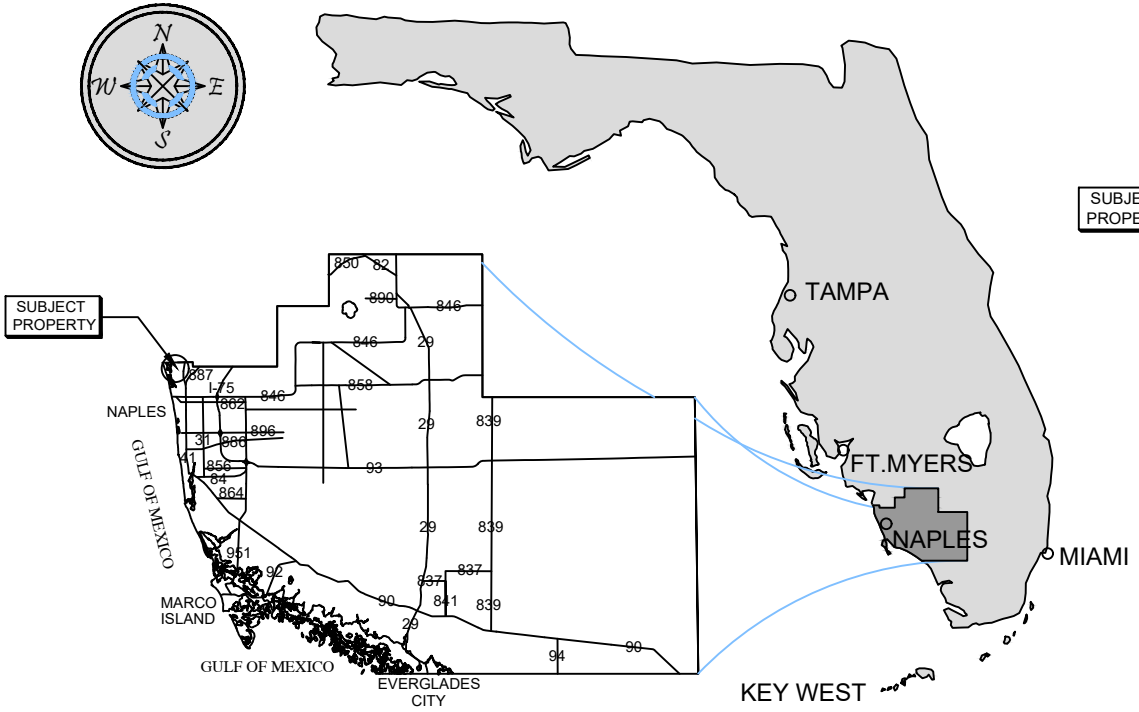
7. The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.

   The boathouse is located within the required side yard setbacks and is consistent with other existing previously approved boathouses on the subject waterway.

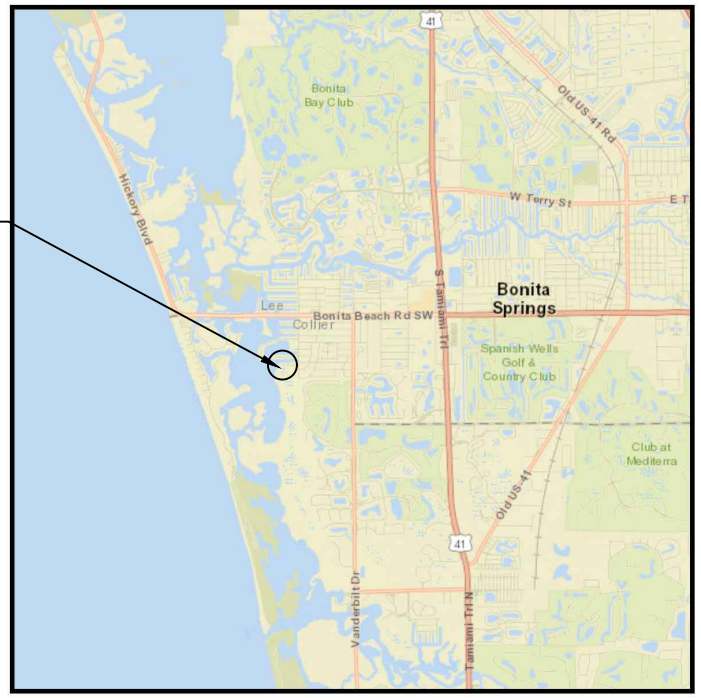
Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg LOCATION MAP 10/31/2022

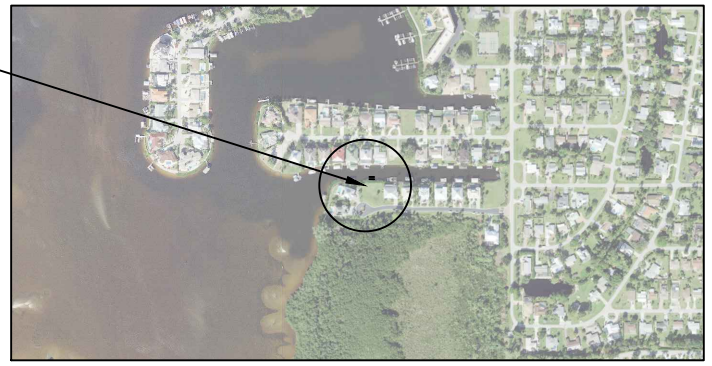
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 231 DOLPHIN COVE CT
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.324098
<> LONGITUDE: W -81.829413

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

231 DOLPHIN COVE CT

LOCATION MAP

RY NO. 5875

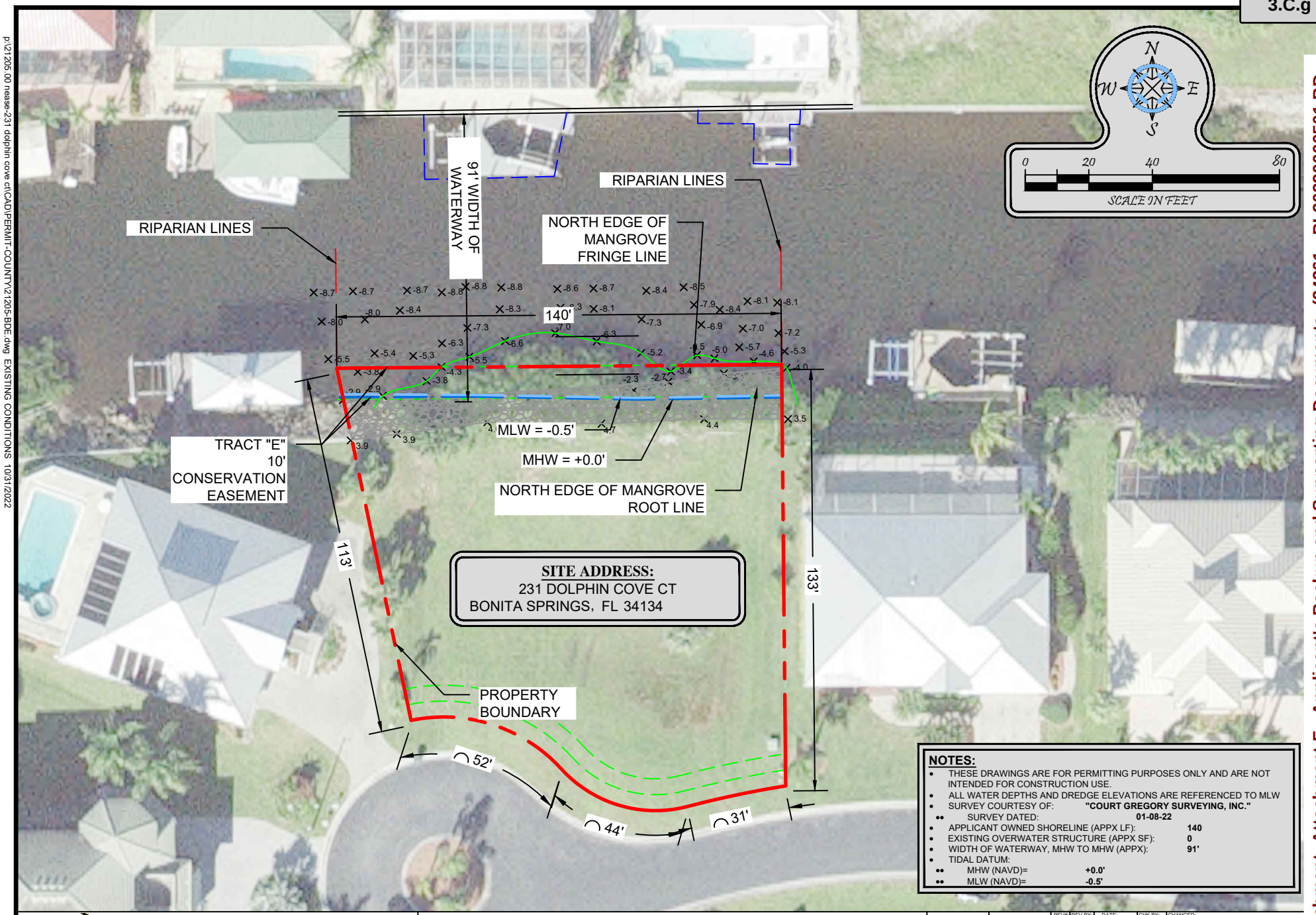
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-31-22	3.	-	-	-	-
JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg EXISTING CONDITIONS 10/31/2022



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: **01-08-22**
- APPLICANT OWNED SHORELINE (APPX LF): **140**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **91'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.0'**
  - MLW (NAVD)= **-0.5'**

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Marine & Environmental Consulting
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231 DOLPHIN COVE CT

EXISTING CONDITIONS

RY NO. 5875

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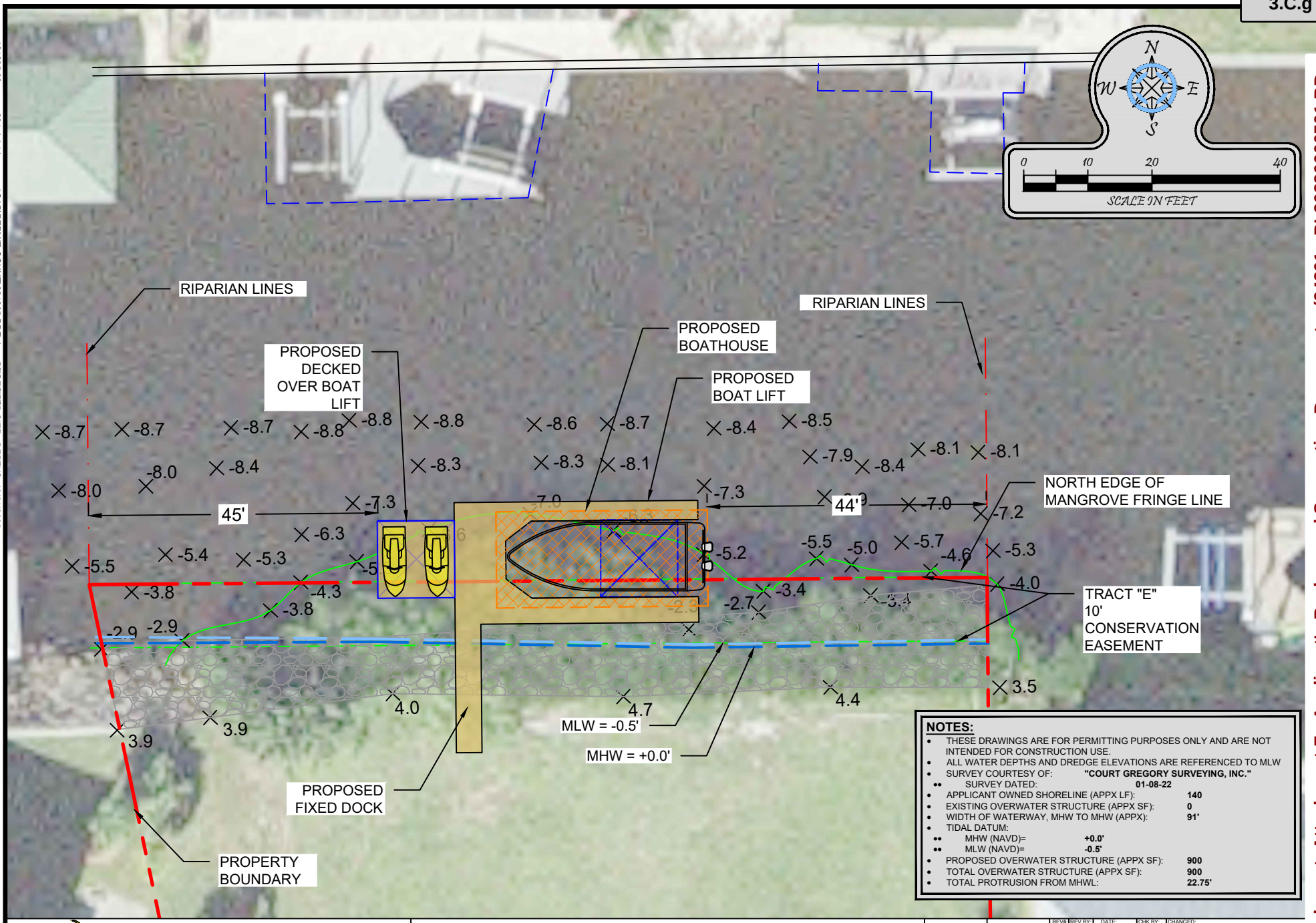
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JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	02 OF 10	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48S

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg ff8/30/2022 PROPOSED SITE - DEPTHS 10/31/2022

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **01-08-22**
- APPLICANT OWNED SHORELINE (APPX LF): **140**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **91'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.0'**
  - MLW (NAVD)= **-0.5'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **900**
- TOTAL OVERWATER STRUCTURE (APPX SF): **900**
- TOTAL PROTRUSION FROM MHWL: **22.75'**

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231 DOLPHIN COVE CT

PROPOSED SITE - DEPTHS

RY NO. 5875

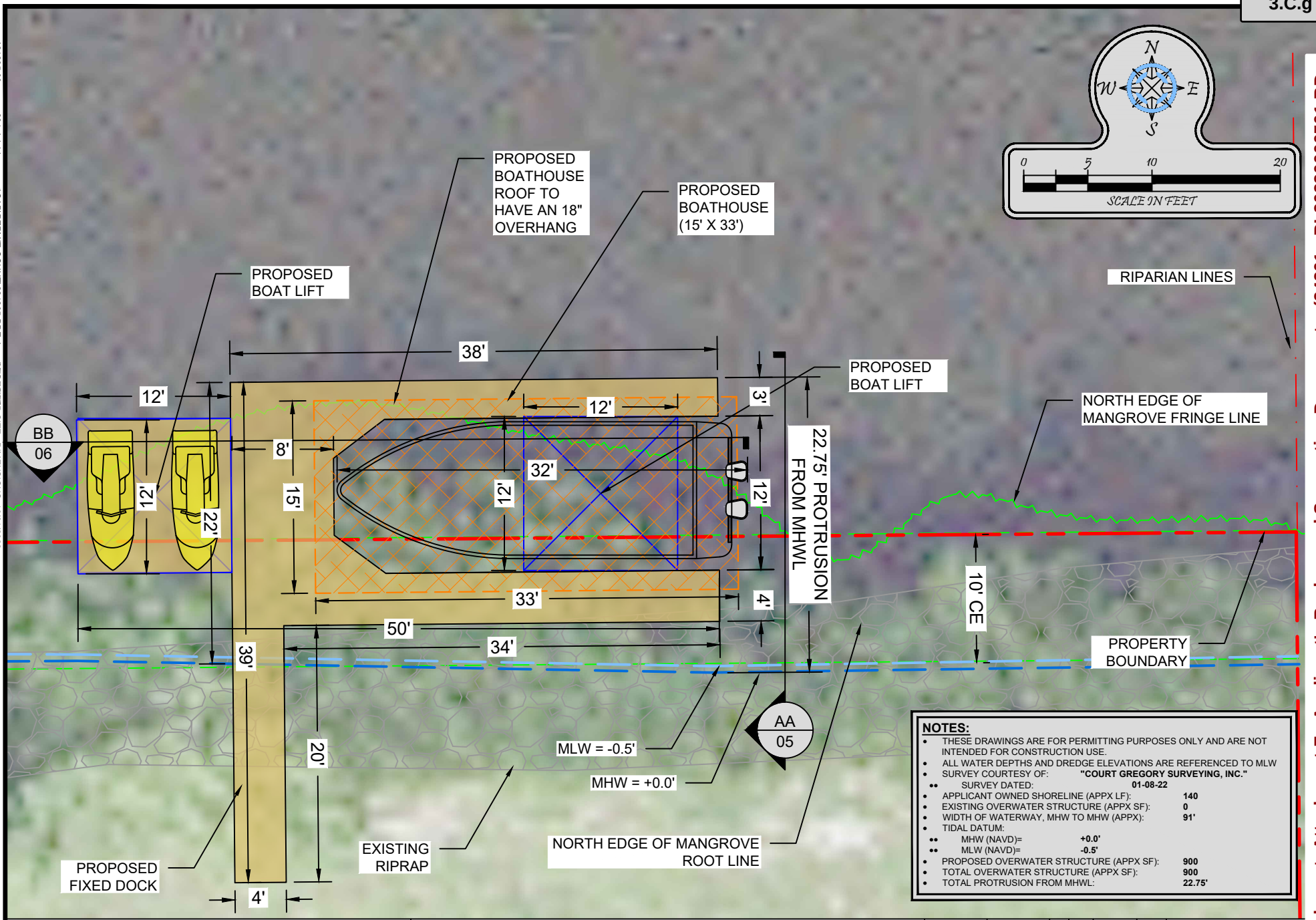
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SECTION- 05 TOWNSHIP- 48 S

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg ff 10/31/2022 PROPOSED SITE - DIMENSIONS 10/31/2022

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD



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231 DOLPHIN COVE CT

PROPOSED SITE - DIMENSIONS

RY NO. 5875

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JOB NO.:	21205.00	4.	-	-	-	-
SHEET NO.:	04 OF 10	5.	-	-	-	-

SECTION- 05 TOWNSHIP- 48 S

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg CROSS SECTION - AA 10/31/2022



NOTE: ROOFING MATERIAL AND COLOR SHALL BE THE SAME AS THAT USED ON PRINCIPAL STRUCTURES

22.75' PROTRUSION FROM MHWL

BOATHOUSE ROOF

18"

18"

15'

15'

13'

24'

12' BOAT LIFT

3'

FIXED DOCK

4'

FIXED DOCK

4.0'

RIPRAP

6'

MHW = +0.0' NAVD

MLW = -0.5' NAVD

-2.7

-5.5

-7.9

GEOTEXTILE FABRIC

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

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231 DOLPHIN COVE CT

CROSS SECTION - AA

RY NO. 5875

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DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	10-31-22
JOB NO.:	21205.00
SHEET NO.:	05 OF 10

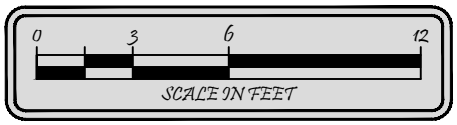
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SECTION-05 TOWNSHIP-48S

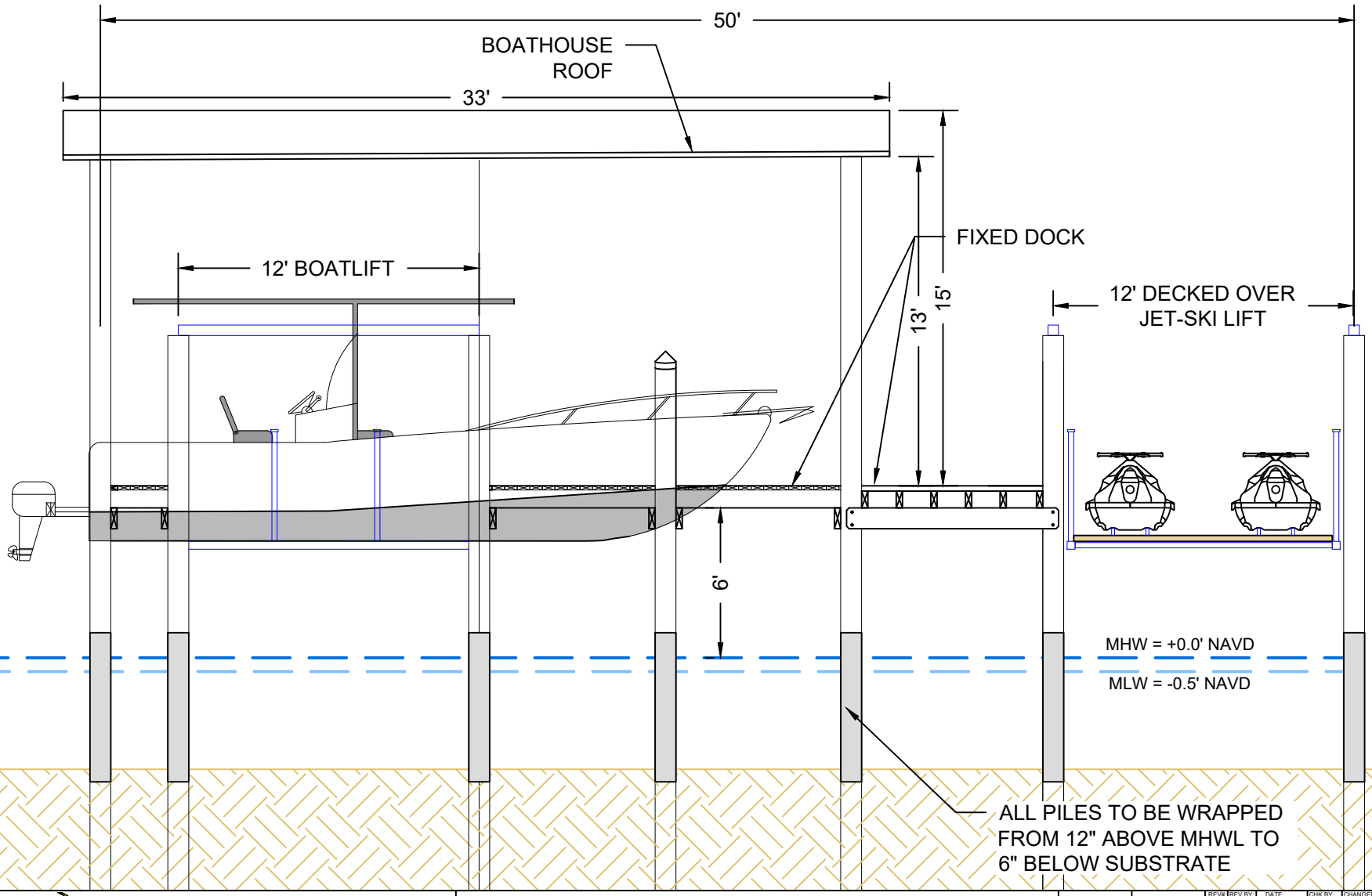
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NOTE: ROOFING MATERIAL AND COLOR SHALL BE THE SAME AS THAT USED ON PRINCIPAL STRUCTURES



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231 DOLPHIN COVE CT

CROSS SECTION - BB

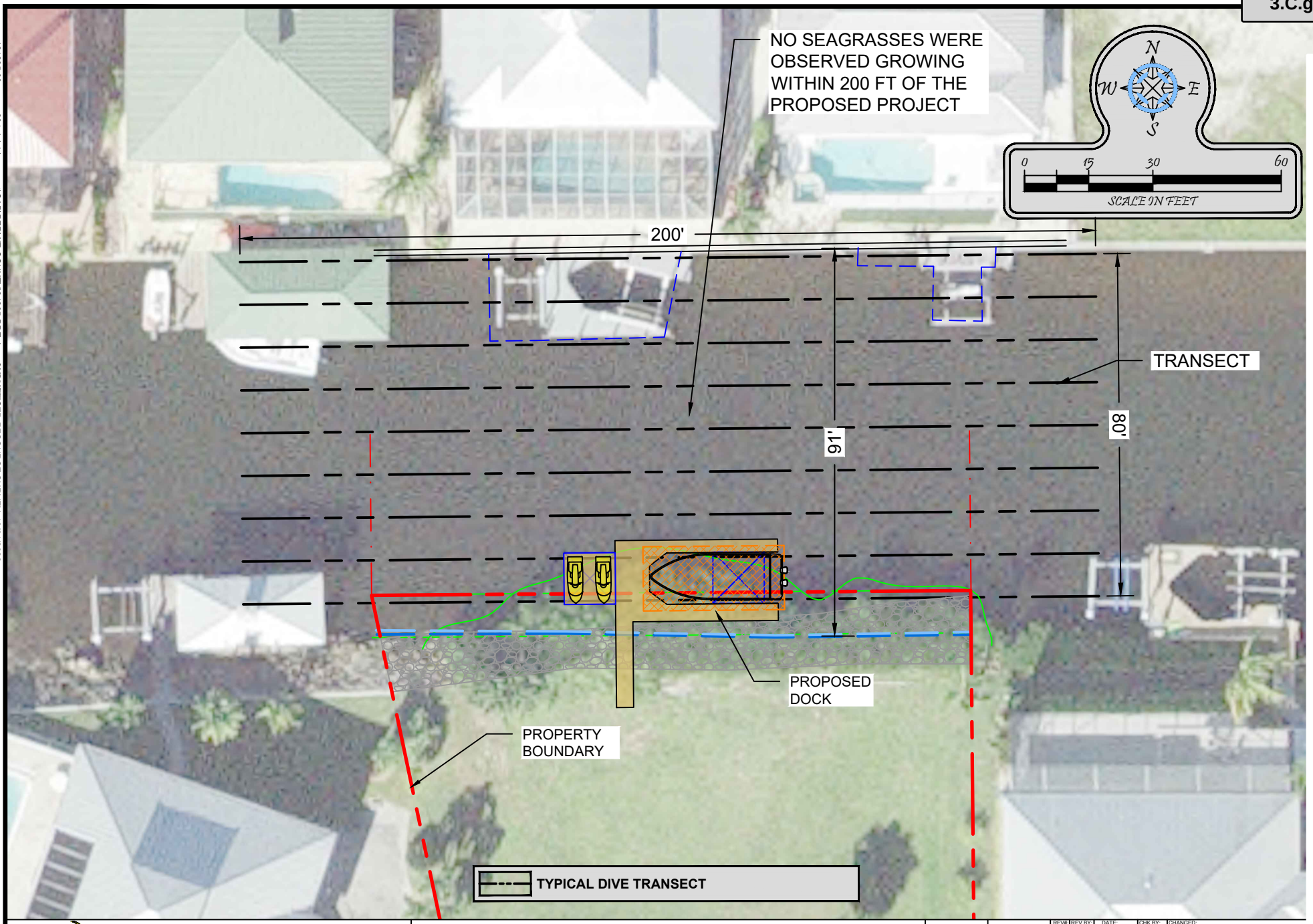
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SECTION-05 TOWNSHIP-48S

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg 10/31/2022 SUBMERGED RESOURCE SURVEY 10/31/2022



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231 DOLPHIN COVE CT

SUBMERGED RESOURCE SURVEY

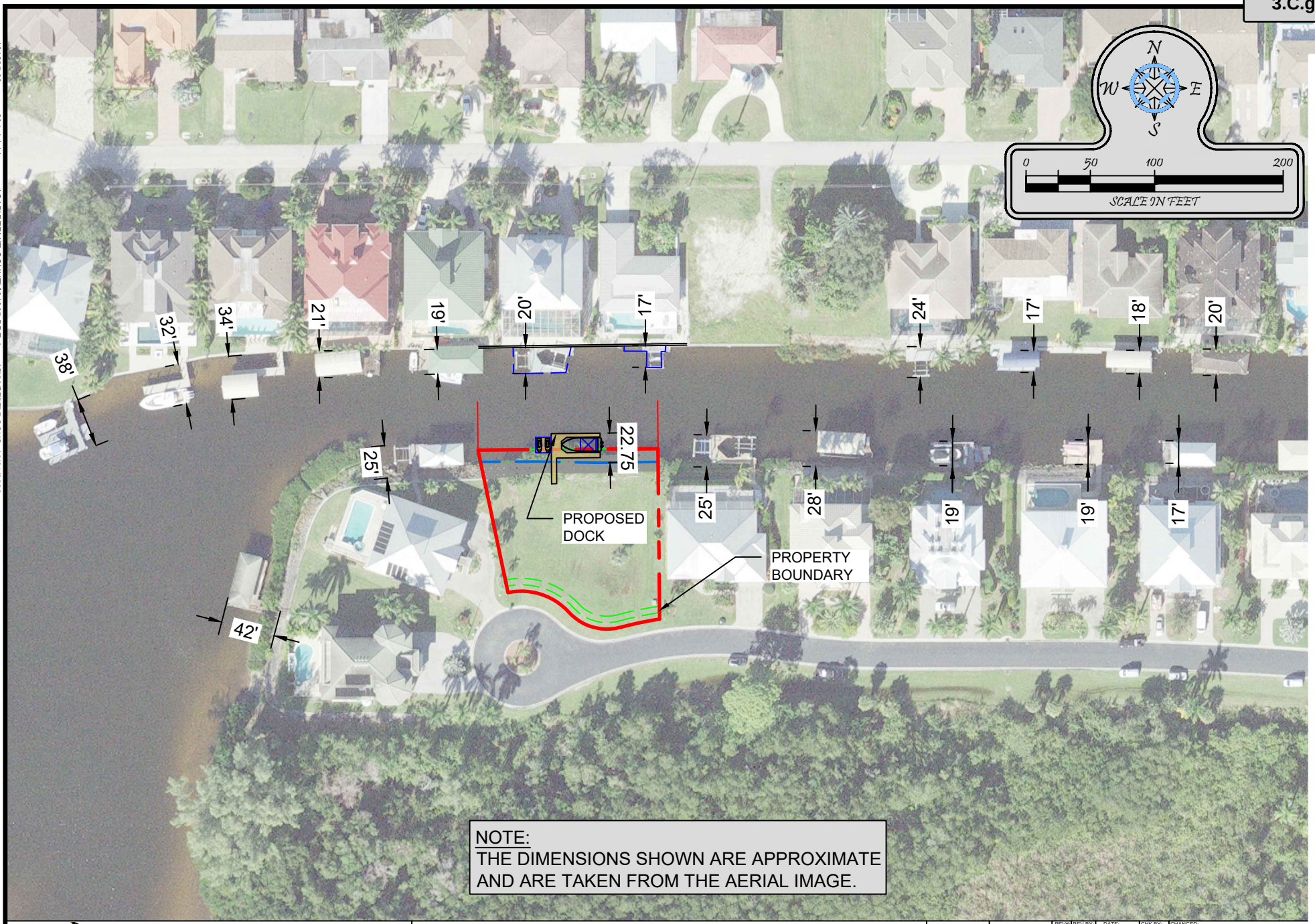
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SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD



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

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231 DOLPHIN COVE CT

ADJACENT DOCKS

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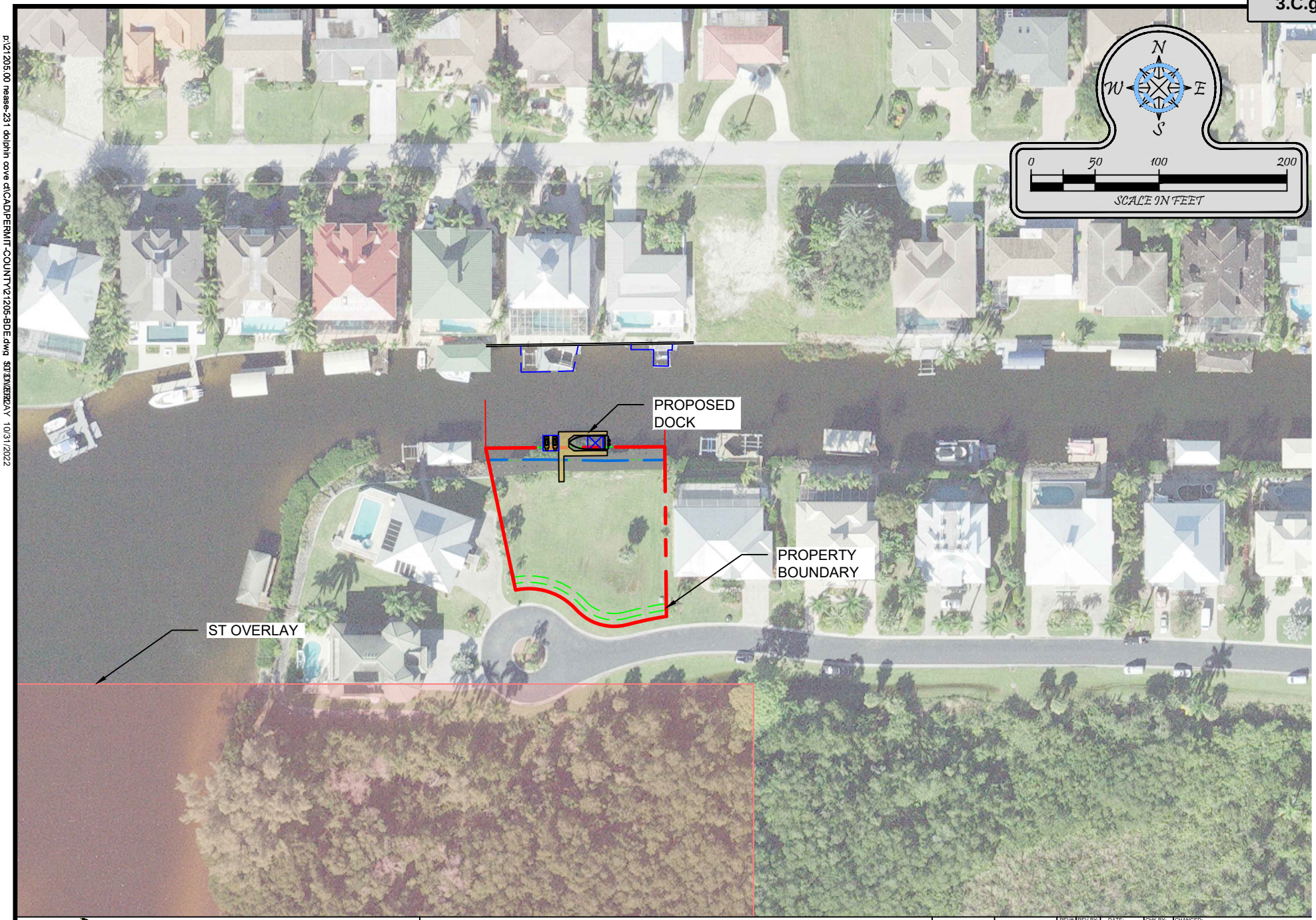
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SHEET NO.:	08 OF 10	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

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Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg ST OVERLAY 10/31/2022



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231 DOLPHIN COVE CT

ST OVERLAY

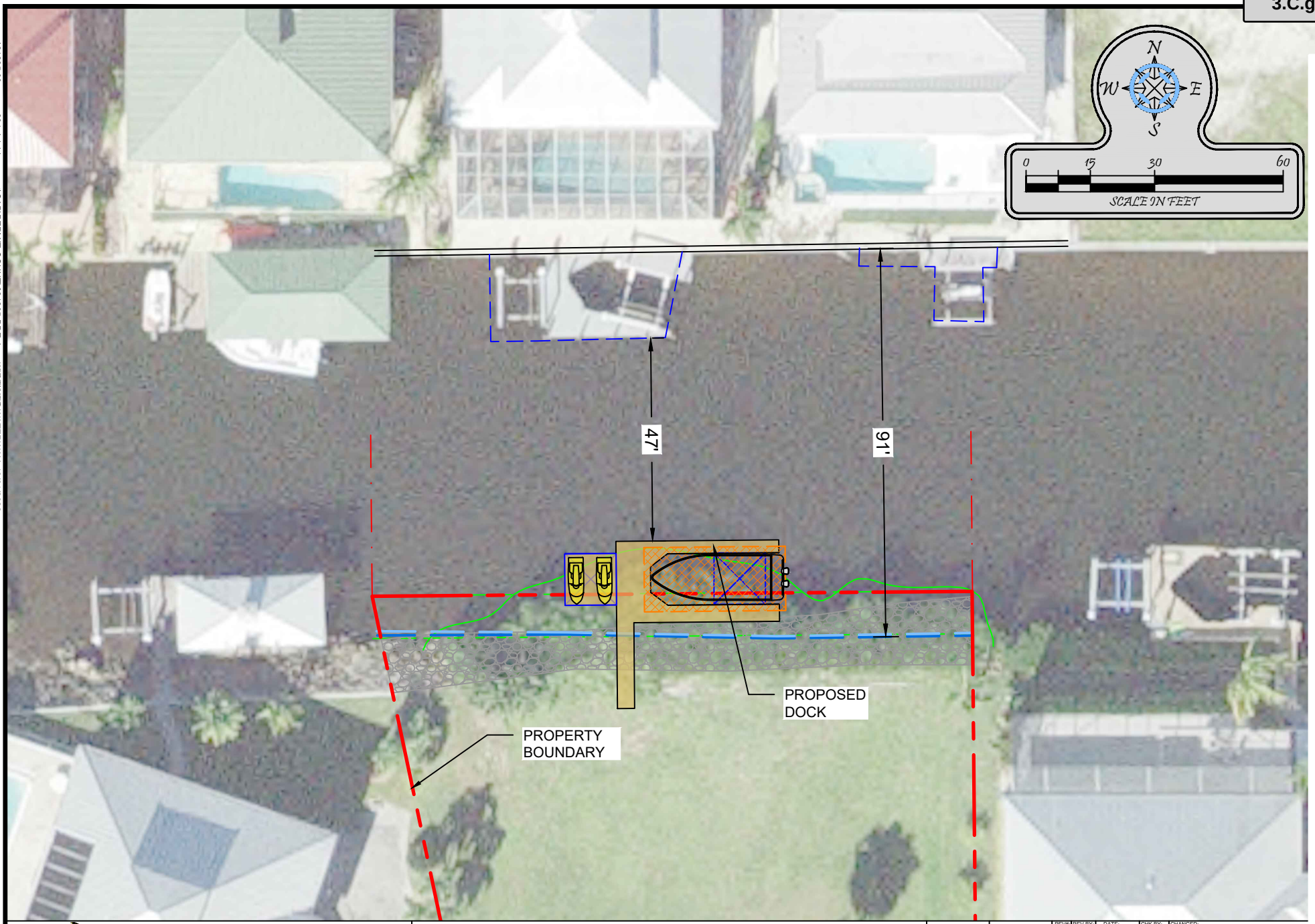
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SECTION-05 TOWNSHIP-48S

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231 DOLPHIN COVE CT

WIDTH OF WATERWAY

RY NO. 5875

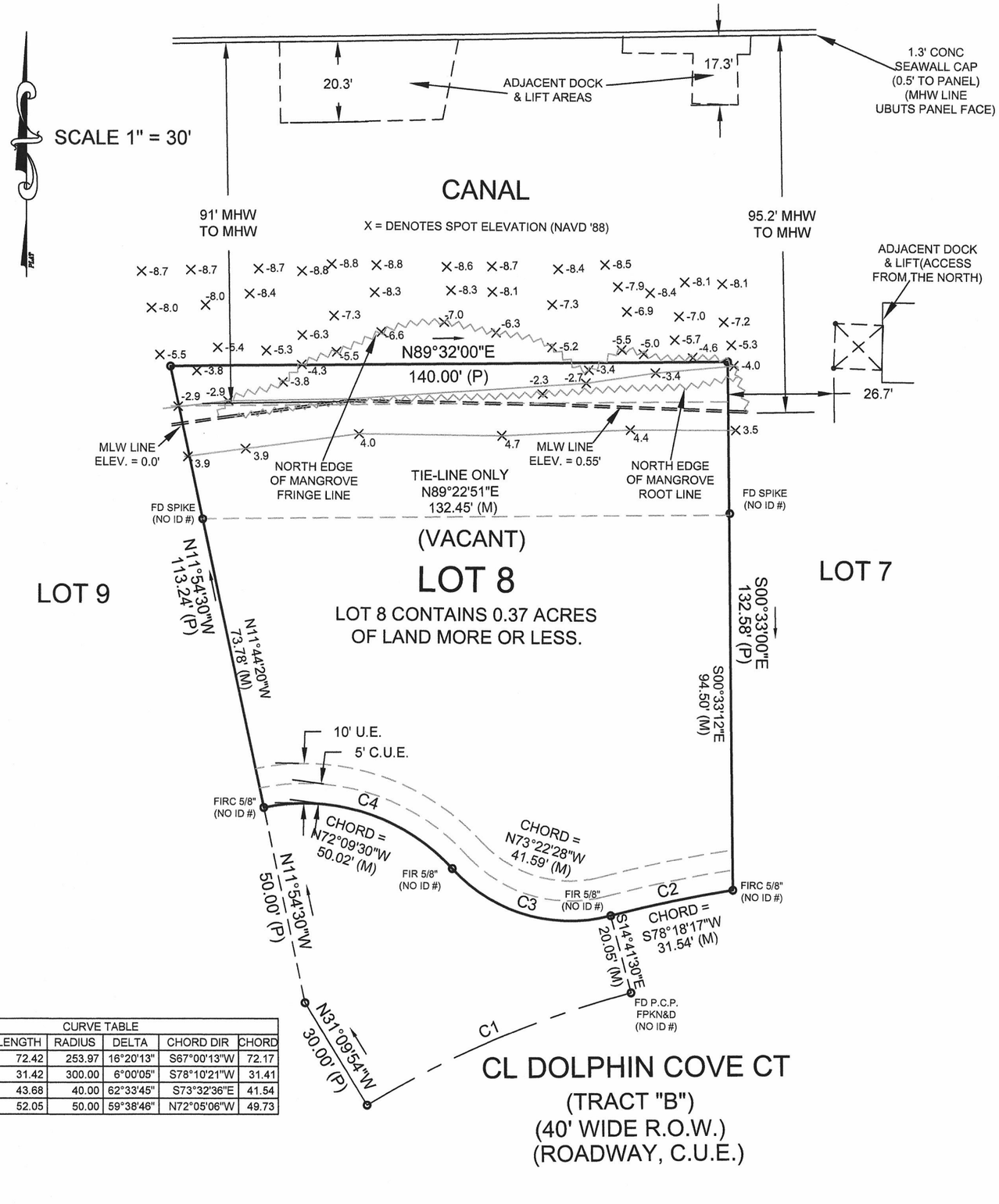
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SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION-05 TOWNSHIP-48S

p:\21205.00 nease-231 dolphin cove ct\CAD\PERMIT-COUNTY\21205-BDE.dwg WIDTH OF WATERWAY 10/31/2022

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	72.42	253.97	16°20'13"	S67°00'13"W	72.17
C2	31.42	300.00	6°00'05"	S78°10'21"W	31.41
C3	43.68	40.00	62°33'45"	S73°32'36"E	41.54
C4	52.05	50.00	59°38'46"	N72°05'06"W	49.73

NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DOLPHIN COVE COURT AS SHOWN IN PLAT BOOK 19 PAGE 56 OF COLLIER COUNTY, BEING SOUTH 31° 09' 54" 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 JANUARY 7, 2022.

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 BM AS FOLLOWS: SET BM SPKN&D #6004 IN 2' VALLEY GUTTER AT CENTER OF LOT 8 ELEV. = 4.73'

11.THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SHORELINE CONDITIONS & BATHYMETRIC IN RELATION THE THE. PROPERTY LINES ARE SHOWN AS PLAT.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE N/A AS SHOWN ON FEMA MAP PANEL # ISLAND. BASE ELEVATION DETERMINED AT N/A ALL FEMA INFORMATION SHOWN NEEDS TO BE VERIFIED BY THE USER(S) OF THIS SURVEY, BEFORE ANY DESIGN AND/OR CONSTRUCTION.

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

REVISIONS

LEGEND

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

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

MAP OF SPECIFIC PURPOSE SURVEY

OF

LOT 8

OF

DOLPHIN COVE

AS RECORDED IN PLAT BOOK 19 PAGE(S) 56-57 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

231 DOLPHIN COVE COURT

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 01/17/2022
DATE OF FIELD SURVEY 01-07-2022

PSM # 6004
LB # 7112

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

Date 01/17/2022
Job # VB1BS0051M
Fb VB-5 Pgs 37-38

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

LENS FAMILY DOCK
231 DOLPHIN COVE CT
BONITA SPRINGS, FL 34134

SUBMERGED RESOURCE SURVEY

APRIL 2022

PREPARED BY:



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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

1.0 INTRODUCTION

The Lens Family dock and associated residence is located at 231 Dolphin Cove Ct and can be further identified by parcel #29910000650. The property is bound to the east and west by single family residences, to the north by subject canal, and to the south by Dolphin Cove Court. The property is located at Section 5, Township 48, and Range 25. The landward portion of the property currently consist of a vacant single-family residential lot that is about to be under construction.

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

The SRS survey was conducted on March 23, 2022. Sea surface conditions consisted of clear skies, light winds out of the southeast, and an air temperature of 82° F at the time of the survey. The tide was a low tide upon arrival to the site, low tide at the project site occurred at 10:52 A.M. (0.9 ft.) and high tide had occurred following our arrival onsite at 4:21 P.M. (2.2 ft.). The water temperature was 74° F.

2.0 OBJECTIVE

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

- Turrell, Hall & Associates personnel conducted a site visit to verify the location of any submerged resources within 200-feet.
- Turrell, Hall & Associates personnel identified submerged resources at the site (or the lack there of), estimated the percent coverage, and delineated the approximate limits of any submerged resources observed.
- Turrell, Hall & Associates personnel delineated limits via a handheld GPS (Garmin Model 76csx).

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

3.0 METHODOLOGY

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

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

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

4.0 RESULTS

The substrate found within the surveyed area consists of 1 distinct classification: silt muck with minimal shell debris, which was observed throughout the entire surveyed area. The shoreline consists of a natural rip-rap and mangrove bank which currently supports a variety of fish as well as sessile and motile invertebrates such as barnacles and mud crabs growing the rocks and mangrove roots. Some of the existing rocks carried historic fragments or remains of oysters, but no live individuals were observed. Algae was observed covering parts of the deeper submerged areas within the canal but was not observed in the underlying substrate. The majority of the project site was devoid of vegetative growth, presumably because of the low water quality which also reduces penetration of the water column by sunlight. A list of observed species can be seen below in Table 1.

Table 1 – Observed fish species

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

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best. Barnacles, mud crabs, and historic indicators of oysters could be seen on the riprap and on the adjacent dock pilings. The mangroves and natural shoreline area provides additional cover and habitat for fish and other marine life to utilize. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the dock and subject shoreline.

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

<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>EXISTING PROPERTY & MANGROVE SHORELINE</td><td>EXISTING ADJACENT DOCKS ON WATERWAY</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Typical Bottom Sediment</td><td>Observed Oyster Debris Covered with Silt</td></tr>
</table>

Attachment: Attachment F - Applicant's Backup and Supporting Documents (24361 : PL20220000501 BD 231 Dolphin Cove Court - Lens Dock)

02/09/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Doc ID: 24497
Item Summary: *** This item was continued from the January 26, 2023, HEX Meeting*** PETITION NO. CU-PL20210001657 - Request for approval of a Conditional Use for the Collier County Water Sewer District to allow a sewage treatment plant and its expansion, superseding Resolution No. 94-533 and pursuant to subsection 2.01.03.G.1.c of the Collier County Land Development Code, on 16 ± acres located at 4931 32nd Ave SW in Section 28, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner III] Commission District 3

Meeting Date: 02/09/2023

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
02/01/2023 2:45 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/01/2023 2:45 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	01/30/2023 3:49 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	01/30/2023 3:49 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:49 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:49 PM
Zoning	Diane Lynch	Division Director	Skipped	01/30/2023 3:49 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/09/2023 9:00 AM	

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JANUARY 26, 2023

SUBJECT: CU-PL20210001657; GOLDEN GATE WATER RECLAMATION FACILITY

PROPERTY OWNER/AGENT:

Owner:
Collier County Water Sewer District
3339 Tamiami Trail E, Suite 303
Naples, FL 34112

Agent:
D. Wayne Arnold, AICP
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application for approval of a Conditional Use for the Collier County Water Sewer District to allow a sewage treatment plant and its expansion, superseding Resolution 94-533 and pursuant to subsection 2.01.03.G.1.c of the Collier County Land Development Code and revising the overall site plan (Attachment A) and conditions of approval (Attachment B).

GEOGRAPHIC LOCATION:

The subject property is comprised of 16± acres and is located at 4931 32nd Avenue SW in Section 28, Township 49 South Range 26 East, Collier County, Florida. *(See location map on page 3)*

PURPOSE/DESCRIPTION OF PROJECT:

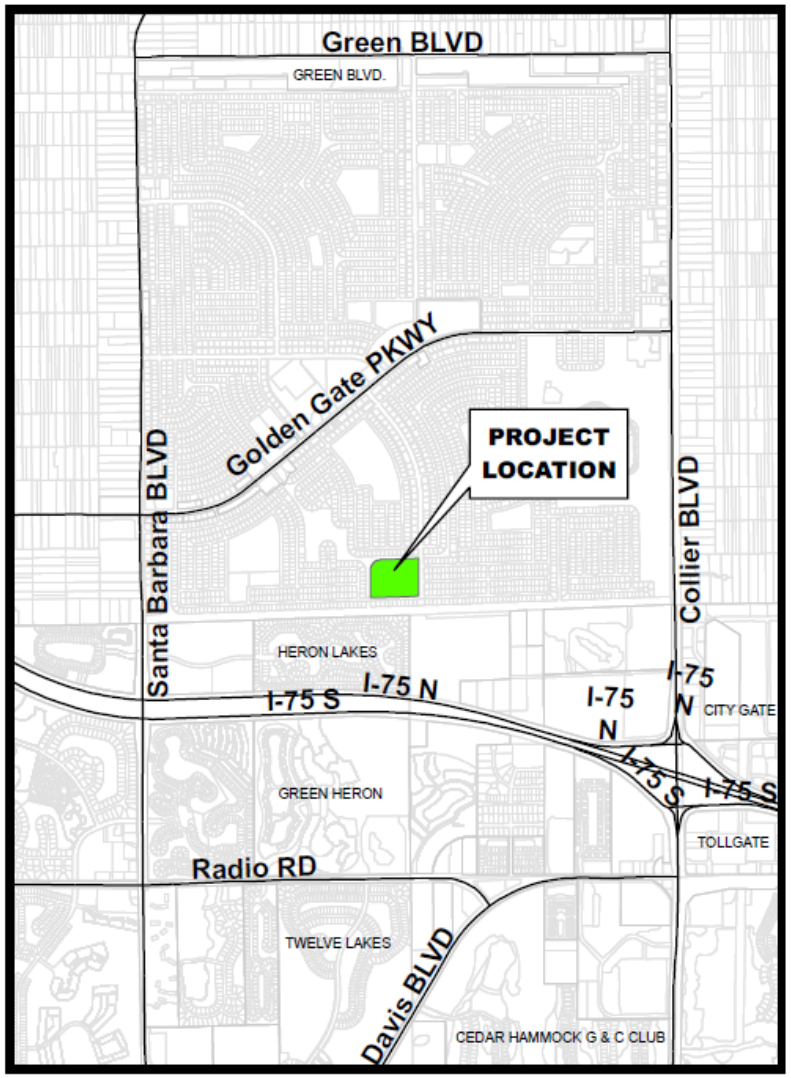
The subject property is 16+/- acres in size and is located on the northwest corner of 32nd Ave SW and Tropicana Boulevard. The property is located in the Golden Gate City Sub Element, Mixed Use District, Urban Residential Subdistrict on the Golden Gate City Future Land Use Map. The property is zoned Residential Single Family (RSF-3) district.

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

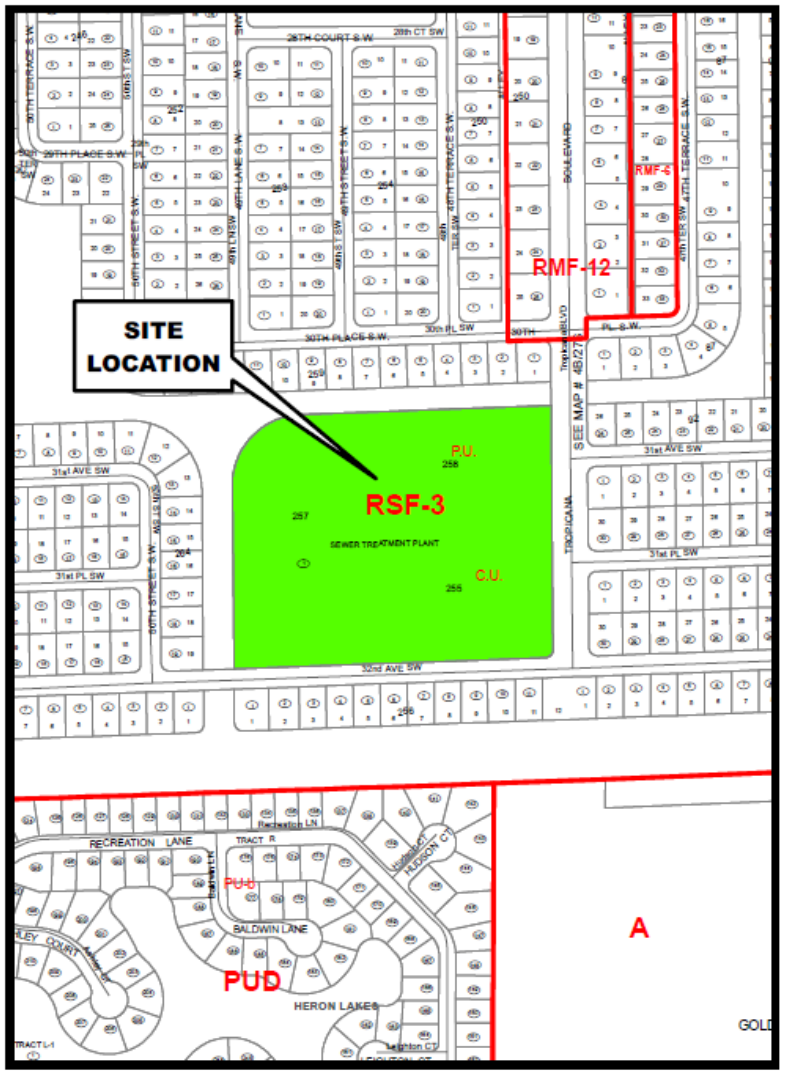
In 2018, Collier County acquired this water reclamation facility from Florida Governmental Utility Authority. In an effort to upgrade and expand wastewater treatment capacity for the Golden Gate City area, Collier County is proposing to incrementally expand the treatment capabilities of this facility from its current treatment capacity of 1.5 mgd. The existing site is sufficiently sized to accommodate the proposed rehabilitation of some of the existing treatment equipment and the addition of more modern treatment systems which will support the treatment capacity. The newly renamed "Central County Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR) technology with closed tanks that produce irrigation-quality water. The site has been utilized as a wastewater treatment facility since 1984 and the capacity was increased to its current capacity in 1994 via Resolution 94-533 (See Attachment D). The Water-Sewer District has acknowledged that the plant expansion is necessary, and it is a funded improvement in order to meet established level of service standards. The site will remain compatible with the surrounding residential properties as it will have a type 'B' perimeter landscape buffer around the entire site as required by the LDC. The site is separated from nearby homes by canals and road ROW. The treatment capacity increase will also provide for the County to utilize more modern treatment systems which will utilize covered tanks as well as odor control systems not currently utilized in the existing treatment plant.

Additional access points to the treatment facility are proposed to be located on Tropicana Boulevard. These two new access points will be aligned with 31st Ave S.W. and 31st Place S.W. All access points to the treatment facility are gated and secured. The additional access points will facilitate the delivery and maintenance of vehicles. The internal site circulation will reduce vehicular backing movements and thereby reducing noise associated with backup alarms.

[Space Intentionally Left Blank]



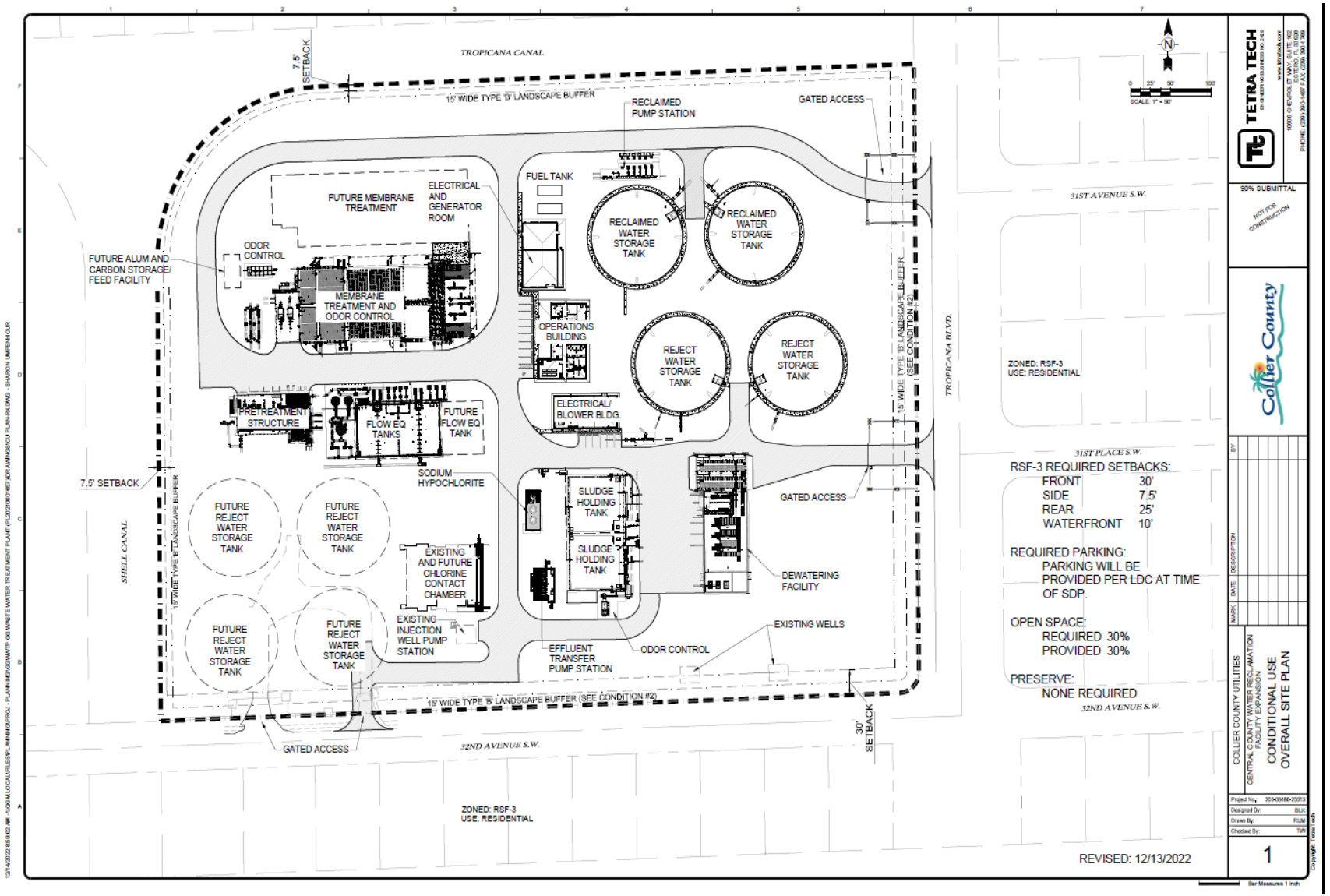
Location Map



Zoning Map

Petition Number: PL20210001657

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden



CU-PL20210001657, GOLDEN GATE WATER RECLAMATION FACILITY
Revised Date: December 22, 2022

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property, which is developed with a sewage treatment plant and zoned Residential Single Family (RSF-3) zoning district:

North: Tropicana Canal, then developed with single-family residential, with a current zoning designation of Residential Single Family (RSF-3) zoning district

East: Tropicana Boulevard (two-lane local road), then developed with single-family residential, with a current zoning designation of Residential Single Family (RSF-3) zoning district

South: 32nd Avenue SW (two-lane local road), then developed with single-family residential, with a current zoning designation of Residential Single Family (RSF-3) zoning district

West: Shell Canal, then developed with single-family residential, with a current zoning designation of Residential Single Family (RSF-3) zoning district



Aerial (Grady Minor)

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Comprehensive Planning staff has reviewed this request and offered the following comments:

Future Land Use Element (FLUE): The subject property is designated as part of the Urban Residential subdistrict of the Urban Designation of the Golden Gate City Sub-Element of the Golden Gate Area Master Plan Element of the Growth Management Plan. Currently, the property is home to a Water Treatment plant that was constructed back in 1984 to provide reusable water to the residents of Golden Gate City. The FLUE states, "the Urban Designation will also accommodate future non-residential uses including essential services as defined by the most recently adopted Collier County Land Development Code." Per LDC 2.01.03.G.1.c., major re-pump stations sewage treatment plants, including percolation ponds, and water aeration or treatment plants, are allowed in any district subject to CU approval. This project is intended to increase the capacity of the site to keep up with the demand of the growing population. It is therefore the opinion of Comprehensive Planning staff that the proposed reclamation facility is consistent with the Golden Gate Area Master Plan and the applicable Golden Gate City Sub-Element.

Transportation Element: The project is consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan, which states,

> *"The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five-year AUIR planning period unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occurs:*
>
> *a. For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*
>
> *b. For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*
>
> *c. For all other links the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*
>
> *Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways."*

According to the Transportation Impact Statement (TIS) dated August 19, 2021, provided with this petition; the proposed Golden Gate Wastewater Treatment Conditional Use will generate a

projected total of +/- 7 PM peak hour two-way trips on the following roadway segments with the listed capacities according to the 2021 and 2022 AUIR:

Roadway/ID	Link	Current Peak Hour Peak Direction Service Volume/Peak Direction	2021 AUIR LOS	2021 AUIR Remaining Capacity	2022 AUIR LOS	2022 AUIR Remaining Capacity
* Golden Gate Parkway/22.0	Santa Barbara to Collier Boulevard	1,980/East	D	230	C	470
**Collier Boulevard (CR 951)/32.2	Golden Gate Parkway to Golden Gate Main Canal	3,000/North	D	509	D	279

*This Road Segment is Designated as "Constrained". Constrained indicates that the segment has a Service Volume increase of +10% by the BCC.
**This Road Segment has a Trip Bank Expected Deficiency in 2030-31. This segment is in the current County Road improvement work program to a 6-lane configuration. Construction is projected from late 2024 to early 2027.

Note: The proposed development has a de minimus (less than 1%) impact on the adjacent roadway segment.

Based on the 2021 and 2022 AUIR, the adjacent roadway network has sufficient capacity to accommodate the proposed new trips for this development within the 5-year planning period. Additionally, the proposed development represents a de minimus impact on the adjacent road network. Therefore, the subject Rezone can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan.

Transportation Review: Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC and recommends approval of this development.

Stormwater Review: The proposed conditional use expansion request is not anticipated to create drainage problems or adverse stormwater management impacts on surrounding properties in the area. Stormwater best management practices, treatment, and storage will be addressed through the environmental resource permitting process with the Florida Department of Environmental Protection (F.D.E.P.). Additionally, the same Best Management Practices, Erosion Control Measures, and Pollution Prevention Plan associated with the current permitted operation will continue to be used for the proposed expansion.

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Landscape Review: The buffers labeled on the Master Concept Plan meet or exceed LDC requirements. The height of the trees mentioned in condition #2 along Tropicana Blvd. and 32nd Ave. SW is a minimum 4 feet taller than the code minimum.

Utility Review: The project lies within the regional potable water service area and the Golden Gate wastewater service area of the Collier County Water-Sewer District (CCWSD). The project already receives CCWSD water and wastewater services. Sufficient water and wastewater treatment capacities are available.

Environmental Review: Environmental Services staff has reviewed the Conditional Use petition to address environmental concerns. The property had been historically cleared and maintained clear of native vegetation; therefore, no preservation is required. No listed animal species were observed on the property. The property was cleared of vegetation prior to 1973 as part of the Golden Gate Regional Development, which predated the adoption of the Conservation and Coastal Management Element, which was adopted in 1997. Additionally, the current wastewater treatment plant was issued a Site Development Plan in 1994 (SDP 94-09).

The property is in Wellfield Risk Management Special Treatment Overlay zones (ST/W-3 and ST/W-4) and must address groundwater protection in accordance with LDC Section 3.06.12.M.3 Due to the proximity of this property to private drinking water wells, Pollution Prevention Best Management Practices (BMPs) must be provided at the time of PPL or SDP review.

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.

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

STAFF ANALYSIS:

When considering a Conditional Use petition, the HEX must make findings that 1) approval of the Conditional Use will not adversely affect the public interest and will not adversely affect other properties of uses in the same district of a neighborhood; and 2) all specific requirements for the individual Conditional Use will be met; and 3) satisfactory provisions have been made concerning the following matters, where applicable:

1. **Section 2.01.03.G.1.c, of the LDC permits conditional uses in the Residential Single Family (RSF-3) zoning district**

   The requested use for a sewage treatment plant is allowed as a conditional use in the Residential Single Family (RSF-3) zoning district, subject to the standards and procedures established in section 10.08.00, conditional uses procedures, of the LDC.

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

   This request is consistent with the GMP and, with the conditions proposed by staff, this project will comply with the applicable provisions of the Land Development Code (LDC).

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

   Ingress and egress to the subject property will be limited to two gated access points on 32nd Avenue S.W. and two gated access points on Tropicana Blvd as shown on the master site plan. The TIS submitted by the applicant indicates that the proposed capacity expansion of the Golden Gate Wastewater Treatment Plant will not have a significant or negative impact on the surrounding road network. It was verified that all roadways within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed public-utility land use.

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

   The proposed plant expansion includes modernization of the treatment process which will reduce the odor associated with wastewater treatment. The use of enclosed tanks, membrane processing, and odor control systems will result in an improvement over the existing treatment facility operations. The new structures proposed to be constructed on-site will meet or exceed all required building setbacks. The proposed Conditional Use seeks only to expand the existing sewage treatment plan.

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

   If the proposed Conditions of Approval are adopted, the proposed sewage treatment plant expansion can be found compatible with adjacent properties and other properties in the immediate area.

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

   It is important to note that the conditions of approval from the existing Conditional Use adopted via Resolution 94-533 (Attachment D) will be modified, per the following as described in the Proposed Conditions of Approval, strikethrough/underline (Attachment B).

DECEMBER 8, 2021 NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a duly noticed and advertised NIM on December 8, 2021, at the Golden Gate Community Center in Meeting Room B located at 4701 Golden Gate Pkwy, Naples, FL 34116. The meeting commenced at approximately 5:30 p.m. and ended at 5:47 p.m. with two

people in attendance. Wayne Arnold, the agent, conducted the meeting with introductions of the consultant team and staff, and an overview of the proposed sewage treatment plant expansion. The agent gave a PowerPoint presentation of the request for conditional use.

Following the agent's presentation, the meeting was open to attendees to make comments and ask the consultant team questions regarding the sewage treatment plant expansion. There were questions about vegetation, lights, retention ponds, dust, sewer line connections, brown water affecting the canal systems, and deep injection wells. All questions were answered by the agent and county staff. No commitments were made. A copy of the NIM advertisement, sign-in sheet, transcript, and PowerPoint presentation is included in the backup materials in Attachment E.

DECEMBER 8, 2022 NEIGHBORHOOD INFORMATION MEETING (NIM):

Because the petition was beyond the one-year anniversary of its first NIM the applicant was required to conduct a second NIM. As such, the applicant conducted a duly noticed and advertised NIM on December 8, 2022, at the Golden Gate Community Center in Meeting Room B located at 4701 Golden Gate Pkwy, Naples, FL 34116. The meeting commenced at approximately 5:40 p.m. and ended at 6:01 p.m. with only one person in attendance. Wayne Arnold, the agent, conducted the meeting with introductions of the consultant team and staff, and an overview of the proposed sewage treatment plant expansion. The agent gave a PowerPoint presentation of the request for conditional use.

Following the agent's presentation, the meeting was open to attendees to make comments and ask the consultant team questions regarding the sewage treatment plant expansion. There were questions about the increase in capacity, settling ponds, tanks, project completion date, areas to be served by the expansion, area master plan, and NIM meeting advertisement. All questions were answered by the agent and county staff. No commitments were made. A copy of the NIM advertisement, sign-in sheet, transcript, and PowerPoint presentation is included in the backup materials in Attachment E.

COUNTY ATTORNEY OFFICE REVIEW:

The County Attorney's Office reviewed the staff report on 12/21/2022.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition **CU-PL20210001657**, subject to the following conditions:

1. Central County Water Reclamation Facility Expansion Conditional Use shall be limited to what is depicted on the "Conditional Use Overall Site Plan, revised 12/13/2022," prepared by Tetra Tech.

2. Landscaping/Buffers: Collier County Water Sewer District (CCWSD) shall install/upgrade to a Type 'B' landscape buffer around the perimeter of the Golden Gate Water Reclamation

Facility. The landscape buffer shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting.

For the frontage along 32nd Avenue S.W. and Tropicana Boulevard, the following buffers shall be required: (1) For 32nd Ave S.W., the required canopy trees within the Type 'B' buffer shall be 14 to 16 feet tall, based on availability, with a minimum 6 foot spread at the time of planting; (2) For Tropicana Boulevard the existing above-ground power lines that are located along the Tropicana Boulevard property line will be placed underground as part of the revisions to the Golden Gate Wastewater Treatment Plant.

The existing healthy mature canopy trees will be retained and additional 14' to 16' tall canopy trees will be installed as necessary to meet the required 25' on-center spacing requirement for a Type B buffer. Hedge material will be added to the buffer per Type B standards.

These buffers shall be installed prior to site acceptance.

3. The construction associated with the conditional use permit shall include noise abatement which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance.

4. CCWSD will shield lights away from residential areas to the extent possible without compromising operator safety, on the lights illuminating processing tanks. Control switches will be installed so that plant operators are able to dim or turn off lights when they are not needed.

5. Upon completion of the capacity expansion to the plant, CCWSD shall arrange for an independent engineer or other qualified technicians to take bimonthly noise readings from properties immediately adjacent to the plant over a six-month period to confirm that the noise levels of the plant at or below Collier County's requirements. A community representative from the Golden Gate Civic Association or other groups as may be appointed by the County Commission may be present during the testing. CCWSD shall provide fourteen (14) days' written notice of such tests to the designated group or association and a community representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceed the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional noise mitigation.

6. A representative of CCWSD will be available to meet with the Golden Gate Civic Association, or other groups as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, CCWSD representatives are available to meet with area residents upon request.

7. Groundwater quality monitoring shall be conducted as required by FDEP and Collier County Pollution Control.

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

8. Building and tank colors shall be consistent with the building colors permitted in LDC Section 5.05.08 for industrial buildings.

9. Tanks shall be limited to a maximum height of 50’ above grade and are otherwise exempted from the maximum building heights of the RSF-3 Zoning District per LDC 4.02.01.D., Exemptions and exclusions from design standards.

10. Should the southernmost access point on 32nd Avenue S.W. be removed, the area shall be landscaped with a Type B buffer consistent with that required for the perimeter buffer elsewhere on 32nd Avenue S.W.

Attachments:

A) Conditional Use Overall Site Plan, revised 12/13/2022, prepared by Tetra Tech.
B) Proposed Conditions of Approval, strikethrough/underline
C) Proposed Conditions of Approval, clean version
D) Resolution 94-533
E) Application/Backup Materials

Attachment: Staff Report - Golden Gate Water Reclamation Facility CU (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

TROPICANA CANAL

7.5' SETBACK

15' WIDE TYPE 'B' LANDSCAPE BUFFER

RECLAIMED PUMP STATION

GATED ACCESS

FUTURE MEMBRANE TREATMENT

ELECTRICAL AND GENERATOR ROOM

FUEL TANK

ODOR CONTROL

FUTURE ALUM AND CARBON STORAGE/ FEED FACILITY

MEMBRANE TREATMENT AND ODOR CONTROL

RECLAIMED WATER STORAGE TANK

RECLAIMED WATER STORAGE TANK

OPERATIONS BUILDING

REJECT WATER STORAGE TANK

REJECT WATER STORAGE TANK

PRETREATMENT STRUCTURE

FLOW EQ TANKS

FUTURE FLOW EQ TANK

ELECTRICAL/ BLOWER BLDG.

15' WIDE TYPE 'B' LANDSCAPE BUFFER (SEE CONDITION #2)

TROPICANA BLVD.

7.5' SETBACK

SODIUM HYPOCHLORITE

SLUDGE HOLDING TANK

SLUDGE HOLDING TANK

GATED ACCESS

SHELL CANAL

15' WIDE TYPE 'B' LANDSCAPE BUFFER

FUTURE REJECT WATER STORAGE TANK

FUTURE REJECT WATER STORAGE TANK

EXISTING AND FUTURE CHLORINE CONTACT CHAMBER

DEWATERING FACILITY

FUTURE REJECT WATER STORAGE TANK

FUTURE REJECT WATER STORAGE TANK

EXISTING INJECTION WELL PUMP STATION

EFFLUENT TRANSFER PUMP STATION

ODOR CONTROL

EXISTING WELLS

15' WIDE TYPE 'B' LANDSCAPE BUFFER (SEE CONDITION #2)

30' SETBACK

GATED ACCESS

32ND AVENUE S.W.

ZONED: RSF-3
USE: RESIDENTIAL

31ST AVENUE S.W.

ZONED: RSF-3
USE: RESIDENTIAL

31ST PLACE S.W.

32ND AVENUE S.W.

RSF-3 REQUIRED SETBACKS:

FRONT	30'
SIDE	7.5'
REAR	25'
WATERFRONT	10'

REQUIRED PARKING:
PARKING WILL BE PROVIDED PER LDC AT TIME OF SDP.

OPEN SPACE:
REQUIRED 30%
PROVIDED 30%

PRESERVE:
NONE REQUIRED

0 25' 50' 100'
SCALE: 1" = 50'

REVISED: 12/13/2022

TETRA TECH
ENGINEERING BUSINESS NO: 2429
www.tetratech.com
10600 CHEVROLET WAY, SUITE 102
ESTERO, FL 33928
PHONE: (239) 390-1467 FAX: (239) 390-1769

90% SUBMITTAL

NOT FOR CONSTRUCTION

Collier County

MARK	DATE	DESCRIPTION	BY

COLLIER COUNTY UTILITIES
CENTRAL COUNTY WATER RECLAMATION FACILITY EXPANSION
CONDITIONAL USE OVERALL SITE PLAN

Project No.:	200-08486-20013
Designed By:	BLK
Drawn By:	RLM
Checked By:	TW

1

Bar Measures 1 inch

12/14/2022 8:59:02 AM - \\GM.LOCAL\FILES\PLANNING\PROJ - PLANNING\GGWWTP GG WASTE WATER TREATMENT PLANT (PL20210001657)\DRAWINGS\CU PLAN-R4.DWG - SHARON LIMPENHOUR

Attachment: Attachment A - Conditional Use Overall Site Plan, revised 12-13-2022, prepared by Tetra Tech (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Golden Gate Water Reclamation Facility Conditional Use (PL20210001657)

Proposed Conditions of Approval

The approval of this conditional use is subject to the following conditions:

1. Central County Water Reclamation Facility Expansion Conditional Use shall be limited to what is depicted on the "Conditional Use Overall Site Plan, revised 12/13/2022," prepared by Tetra Tech.

~~1.~~2. ~~FCWC~~ Landscaping/Buffers: Collier County Water Sewer District (CCWSD) shall install/upgrade to a Type 'B' landscape buffer around the ~~entire~~ perimeter of the Golden Gate ~~Wastew~~Water ~~treatment plant~~Reclamation Facility. ~~At the time of installation, the plantings along Tropicana Blvd. and 32nd Avenue Southwest shall be 5 feet in height and spaced 5 feet on center. The plants shall be approximately 4 feet wide at the time of planting.~~ The ~~landscaping~~ landscape buffer shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting. ~~FCWC will make application with the County for a permit to install the necessary irrigation system prior to the July 26, 1994 County Commission meeting.~~ For the frontage along 32nd Avenue S.W. and Tropicana Boulevard the following buffers shall be required: (1) For 32nd Ave S.W., the required canopy trees within the Type 'B' buffer shall be 14 to 16 feet tall, based on availability, with a minimum 6 foot spread at the time of planting; (2) ~~on the final landscape design along~~ For Tropicana Boulevard the existing above ground power lines that are located along the Tropicana Boulevard property line will be placed underground as part of the revisions to the Golden Gate Wastewater Treatment Plant. The existing healthy mature canopy trees will be retained and additional 14' to 16' tall canopy trees will be installed as necessary to meet the required 25' on center spacing requirement for a Type B buffer. Hedge material will be added to the buffer per Type B standards. ~~buffer plantings along Tropicana Boulevard will be removed due to the years of hard pruning, the required Type B Buffer plantings (with minimum 16-foot-tall Canopy Trees) would be installed. Any supplemental plantings needed for screening would be placed within the Type B buffer. The Type B Buffer would provide the space to install the required 60" tall shrubs spaced 48" on center for the length of the eastern Tropicana Boulevard buffer. The required buffer trees (Minimum 16 foot tall) would be installed in accordance with FPL planting requirements at the required 25 foot on center dimension called out in the Collier County Land Development Code. A minimum of 5-foot separation between canopy trees and underground water/sewer lines would be maintained in accordance with the Collier County Utility Manual~~

~~This~~ These buffers shall be installed prior to site acceptance~~completed within thirty days of beginning installation~~.

~~2. FCWC will provide supplemental landscaping in the southwest quadrant of the site, above and beyond what is required in Alternative B. the supplemental landscaping shall be a height of six (6) feet at the time of planting and shall include canopy trees of a type that will achieve a minimum height of 14 to 16 feet by July of 1997.~~

Attachment: Attachment B - Proposed Conditions of Approval, strikethrough-underline (24497 : PL20210001657 - Golden Gate Water

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.co

~~3. FCWC shall install a one-way, semi-circular driveway which will reduce noise levels associated with truck traffic by allowing trucks servicing the facility to enter and exit the plant with less maneuvering. The driveway shall be completed no later than nine months after commencement of construction on the improvements.~~

~~4.~~3. The construction associated with the conditional use permit shall include noise abatement ~~improvements~~ which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance. ~~Except during reasonable emergency conditions, the generator will only function between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. Said improvements shall be completed as part of the overall construction project, but in any event no later than 9 months from the start of construction.~~

~~5. When the plant exceeds its existing 750,000 g.p.d. capacity or within 9 months from the start of construction, whichever comes first, FCWC will install a scrubber or other odor control mechanism which functions as well as or better than a scrubber which constitutes the utilization of best available technology.~~

~~6.~~4. ~~FCWC~~ CCWSD ~~shall provide shielding, which~~ will shield~~s~~ lights away from residential areas to the ~~maximum~~ extent possible without compromising operator safety, on the lights ~~which~~ illuminating~~e~~ ~~the~~ processing tanks ~~at night~~. Control switches will be installed so that plant operators are able to dim or turn off lights when they are not needed ~~and plant operators will turn off the lights when not needed~~.

~~7.~~5. Upon completion of the capacity expansion ~~improvements~~ to the plant, ~~FCWC~~ CCWSD shall arrange from an independent engineer, or other qualified technician to take bimonthly noise readings from properties immediately adjacent to the plant over a ~~six~~ six-month period to ~~insure~~ confirm that the noise levels of the plant are at or below Collier County's requirements. A community representative from the Golden Gate Civic Association or other group as may be appointed by the County Commission may be present during the testing. ~~FCWC~~ CCWSD shall provide ~~ten~~ fourteen (~~10~~14) days written notice of such tests to the designated group or association and a community representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceeds the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional noise mitigation~~g conditions~~.

~~8. Once the wastewater treatment plant reaches a capacity of 1,500,000 g.p.d., no further increase in capacity shall be permitted on this site. this does not, however, preclude additional structures and/or improvements necessitated by changing law or technology to keep the plant functioning at or below the 1,500,000 g.p.d. level.~~

~~9.~~6. A representative of ~~FCWC~~ CCWSD will be available to meet with the Golden Gate Civic Association, or other group as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, ~~area residents may meet with a FCWC~~CCWSD

Attachment: Attachment B - Proposed Conditions of Approval, strikethrough-underline (24497 : PL20210001657 - Golden Gate Water

representatives are available to meet with area residents upon request ~~on the second Monday of every month at its already scheduled meetings with the Golden Gate Water Utility Committee~~.

~~10. When the existing holding tanks next require painting, FCWC will receive input from area residents regarding the color of the tanks. FCWC will paint the tanks a reasonable color agreed upon with the group referred to in number 9 above.~~

~~11. Noncompliance with any of the conditions of the conditional use permit imposed by the County Commission shall result in further proceedings before the Board of County Commissioners or an appropriate code enforcement board.~~

~~12.~~ ~~Asphaltic sidewalk/bike path shall be constructed along the west side of Tropicana Boulevard and north side of 32nd Avenue S.W. adjacent the subject property on or before issuance of a certificate of Occupancy/Completion of digester facility plant addition.~~

7. Ground water quality monitoring shall be conducted as required by FDEP and Collier County Pollution Control.

8. Building and tank colors shall be consistent with the building colors permitted in LDC Section 5.05.08 for industrial buildings.

9. Tanks shall be limited to a maximum height of 50' above grade and are otherwise exempted from the maximum building heights of the RSF-3 Zoning District per LDC 4.02.01.D., Exemptions and exclusions from design standards.

10. Should the southernmost access point on 32nd Avenue S.W. be removed, the area shall be landscaped with a Type B buffer consistent with that required for the perimeter buffer elsewhere on 32nd Avenue S.W.

Attachment: Attachment B - Proposed Conditions of Approval, strikethrough-underline (24497 : PL20210001657 - Golden Gate Water

Attachment: Attachment C - Proposed Conditions of Approval, clean version (24497 : PL20210001657 - Golden Gate Water Reclamation Facility

Golden Gate Water Reclamation Facility Conditional Use (PL20210001657)

Proposed Conditions of Approval

The approval of this conditional use is subject to the following conditions:

1. Central County Water Reclamation Facility Expansion Conditional Use shall be limited to what is depicted on the "Conditional Use Overall Site Plan, revised 12/13/2022," prepared by Tetra Tech.

2. Landscaping/Buffers: Collier County Water Sewer District (CCWSD) shall install/upgrade to a Type 'B' landscape buffer around the perimeter of the Golden Gate Water Reclamation Facility. The landscape buffer shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting.

   For the frontage along 32nd Avenue S.W. and Tropicana Boulevard, the following buffers shall be required: (1) For 32nd Ave S.W., the required canopy trees within the Type 'B' buffer shall be 14 to 16 feet tall, based on availability, with a minimum 6 foot spread at the time of planting; (2) For Tropicana Boulevard the existing above ground power lines that are located along the Tropicana Boulevard property line will be placed underground as part of the revisions to the Golden Gate Wastewater Treatment Plant.

   The existing healthy mature canopy trees will be retained and additional 14' to 16' tall canopy trees will be installed as necessary to meet the required 25' on center spacing requirement for a Type B buffer. Hedge material will be added to the buffer per Type B standards.

   These buffers shall be installed prior to site acceptance.

3. The construction associated with the conditional use permit shall include noise abatement which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance.

4. CCWSD will shield lights away from residential areas to the extent possible without compromising operator safety, on the lights illuminating processing tanks. Control switches will be installed so that plant operators are able to dim or turn off lights when they are not needed.

5. Upon completion of the capacity expansion to the plant, CCWSD shall arrange from an independent engineer, or other qualified technician to take bimonthly noise readings from properties immediately adjacent to the plant over a six-month period to confirm that the noise levels of the plant are at or below Collier County's requirements. A community representative from the Golden Gate Civic Association or other group as may be appointed by the County Commission may be present during the testing. CCWSD shall provide fourteen (14) days written notice of such tests to the designated group or association and a community

representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceeds the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional noise mitigation.

6. A representative of CCWSD will be available to meet with the Golden Gate Civic Association, or other group as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, CCWSD representatives are available to meet with area residents upon request.

7. Ground water quality monitoring shall be conducted as required by FDEP and Collier County Pollution Control.

8. Building and tank colors shall be consistent with the building colors permitted in LDC Section 5.05.08 for industrial buildings.

9. Tanks shall be limited to a maximum height of 50’ above grade and are otherwise exempted from the maximum building heights of the RSF-3 Zoning District per LDC 4.02.01.D., Exemptions and exclusions from design standards.

10. Should the southernmost access point on 32nd Avenue S.W. be removed, the area shall be landscaped with a Type B buffer consistent with that required for the perimeter buffer elsewhere on 32nd Avenue S.W.

Attachment: Attachment C - Proposed Conditions of Approval, clean version (24497 : PL20210001657 - Golden Gate Water Reclamation Facility

JULY 26, 1994

RESOLUTION 94- 533

A RESOLUTION PROVIDING FOR THE ESTABLISHMENT OF EXPANSION TO AN EXISTING SEWAGE TREATMENT PLANT CONDITIONAL USE IN THE RSF-3 ZONING DISTRICT PURSUANT TO SUBSECTION 2.6.9.2 OF THE COLLIER COUNTY LAND DEVELOPMENT CODE FOR PROPERTY LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

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

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 91-102) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Collier County Planning Commission, being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use of Subsection 2.6.9.2 of the Land Development Code in an RSF-3 zone for an expansion to an existing sewage treatment plant on the property hereinafter described, and has found as a matter of fact (Exhibit "A") that satisfactory provision and arrangement has been made concerning all applicable matters required by said regulations and in accordance with Subsection 2.7.4.4 of the Land Development Code for the Collier County Planning Commission; and

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

NOW, THEREFORE BE IT RESOLVED, BY THE BOARD OF ZONING APPEALS of Collier County, Florida that:

Page 76.1

Attachment: Attachment D - Resolution 94-533 (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

The petition filed by Gregory R. Crawford of Hartman & Associates, Inc., representing Florida Cities Water Company, with respect to the property hereinafter described as:

Exhibit "B" which is attached hereto and incorporated by reference herein.

be and the same is hereby approved for a Conditional Use of Subsection 2.6.9.2 of the Land Development Code in the RSF-3 zoning district for an expansion to an existing sewage treatment plant in accordance with the Conceptual Master Plan (Exhibit "C") and subject to the following conditions:

1. FCWC shall install a landscape buffer around the entire perimeter of the Golden Gate Wastewater treatment plant. At the time of installation, the plantings along Tropicana Blvd. and 32nd Avenue Southwest shall be 5 feet in height and spaced 5 feet on center. The plants shall be approximately 4 feet wide at the time of planting. The landscaping shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting. FCWC will make application with the County for a permit to install the necessary irrigation system prior to the July 26, 1994 County Commission meeting.

   This buffer shall be completed within thirty days of beginning installation.

2. FCWC will provide supplemental landscaping in the southwest quadrant of the site, above and beyond what is required in Alternative B. The supplemental landscaping shall be a height of six (6) feet at the time of planting and shall include canopy trees of a type that will achieve a minimum height of 14 to 16 feet by July of 1997.

3. FCWC shall install a one-way, semi-circular driveway which will reduce noise levels associated with truck traffic by allowing trucks servicing the facility to enter and exit the plant with less maneuvering. The driveway shall be completed no later than nine months after commencement of construction on the improvements.

4. The construction associated with the conditional use permit shall include noise abatement improvements which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance. Except during reasonable emergency conditions, the generator will only function between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. Said improvements shall be completed as part of the overall construction project, but in any event no later than 9 months from the start of construction.

5. When the plant exceeds its existing 750,000 g.p.d. capacity or within 9 months from the start of construction, whichever comes first, FCWC will install a scrubber or other odor control mechanism which functions as well as or better than a scrubber which constitutes the utilization of best available technology.

Page 16.2

Attachment: Attachment D - Resolution 94-533 (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

6. FCWC shall provide shielding, which shields lights away from residential areas to the maximum extent possible without compromising operator safety, on the lights which illuminate the processing tanks at night. Control switches will be installed so that plant operators are able to turn off lights when they are not needed and plant operators will turn off the lights when not needed.

7. Upon completion of the improvements to the plant, FCWC shall arrange from an independent engineer, or other qualified technician to take bimonthly readings from properties immediately adjacent to the plant over a six month period to insure that the noise levels of the plant are at or below Collier County's requirements. A community representative from the Golden Gate civic Association or other group as may be appointed by the County Commission, may be present during the testing. FCWC shall provide ten (10) days written notice of such tests to the designated group or association and a community representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceeds the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional mitigating conditions.

8. Once the wastewater treatment plant reaches a capacity of 1,500,000 g.p.d., no further increase in capacity shall be permitted on this site. This does not, however, preclude additional structures and/or improvements necessitated by changing law or technology to keep the plant functioning at or below the 1,500,000 g.p.d. level.

9. A representative of FCWC will meet with the Golden Gate Civic Association, or other group as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, area residents may meet with a FCWC representative on the second Monday of every month at its already scheduled meetings with the Golden Gate Water Utility Committee.

10. When the existing holding tanks next require painting, FCWC will receive input from area residents regarding the color of the tanks. FCWC will paint the tanks a reasonable color agreed upon with the group referred to in number 9 above.

11. Noncompliance with any of the conditions of the conditional use permit imposed by the County Commission shall result in further proceedings before the Board of County Commissioners or an appropriate code enforcement board.

12. Asphaltic sidewalk/bike path shall be constructed along the west side of Tropicana Boulevard and north side of 32nd Avenue S.W. adjacent the subject property on or before issuance of a Certificate of Occupancy/Completion of digester facility plant addition.

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Attachment: Attachment D - Resolution 94-533 (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

Commissioner Saunders offered the foregoing Resolution and moved for its adoption, seconded by Commissioner Norris and upon roll call, the vote was:

AYES: Commissioner Saunders, Commissioner Norris, Commissioner Volpe, Commissioner Matthews, and Commissioner Constantine

NAYS:

ABSENT AND NOT VOTING:

ABSTENTION:

Done this 26th day of July, 1994.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

BY: _____
TIMOTHY J. CONSTANTINE, CHAIRMAN

ATTEST:
DWIGHT E. BROCK, CLERK

_____, D.C.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
MARJORIE M. STUDENT
ASSISTANT COUNTY ATTORNEY

CU-94-1 RESOLUTION
mh/11198

Page 76.4

Attachment: Attachment D - Resolution 94-533 (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

JULY 26, 1994

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

CU-94-1

The following facts are found:

1. Section 2.6.9.2 of the Land Devlopment Code authorized the conditional use.

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

   A. Consistency with the Land Development Code and Growth Management Plan:
   Yes ✓ No _____

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

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

   D. Compatibility with adjacent properties and other property in the district:
   Compatible use within district
   Yes _____ No ✓

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

DATE: 5/19/94 CHAIRMAN: [signature]

FINDING OF FACT CHAIRMAN/md Page 76.5

- Exhibit "A"

Attachment: Attachment D - Resolution 94-533 (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

JULY 26, 1994

LEGAL DESCRIPTION

ALL OF BLOCKS 255, 257 AND 258, THE 20 FOOT WIDE ALLEY BETWEEN BLOCKS 255, 257 AND 258. ALL OF 31ST AVENUE SOUTHWEST BOUNDED BY BLOCK 258 AND THE WEST RIGHT-OF-WAY LINE OF TROPICANA BOULEVARD, ACCORDING TO THE PLAT OF GOLDEN GATE UNIT 7, A SUBDIVISION OF PORTIONS OF SECTIONS 27 AND 28, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RECORDED IN PLAT BOOK 5, AT PAGES 135 THROUGH 146 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Page 76.6

EXHIBIT "B"

Attachment: Attachment D - Resolution 94-533 (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Exhibit "C"

Page 26.7

JULY 26, 1994

GOLDEN GATE WWTP

HARTMAN & ASSOCIATES, INC.

CONCEPTUAL SITE PLAN FOR
CONDITIONAL USE APPLICATION

Attachment: Attachment D - Resolution 94-533 (24497 : PL20210001657 - Golden Gate Water Reclamation

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.

- - - -

Golden Gate Water Reclamation Facility (CU) (PL20210001657)







Posted December 29, 2022

Attachment: Attachment F - Affidavit Sign Posting with pictures (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Golden Gate Water Reclamation Facility (CU) PL20210001657

Application and Supporting Documents

January 26, 2023 HEX Hearing

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.c

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 7, 2021, Amended November 12, 2021

Ms. Gabriela Castro, AICP
Collier County Growth Management Department
2800 North Horseshoe Drive
Naples, FL 34104

RE: Golden Gate Water Reclamation Facility Conditional Use (PL20210001657), Submittal 1

Dear Ms. Castro:

An application for Public Hearing for Conditional Use (CU) per LDC Section 2.01.03.G.1.c. is being filed electronically for review.

The subject property is 16+/- acres in size and is located on the northwest corner of 32nd Ave SW and Tropicana Boulevard (4931 32nd Ave SW). The applicant is proposing to incrementally expand the treatment capabilities of this existing facility from its current treatment capacity of 1.5 mgd. The existing site is sufficiently sized to accommodate the proposed rehabilitation of some of the existing treatment equipment and the addition of more modern treatment systems which will support the treatment capacity. The newly renamed "Central County Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR) technology with closed tanks that produces irrigation quality water.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application for a Public Hearing for CU
3. Evaluation Criteria
4. Preapplication meeting notes
5. Affidavit of Authorization
6. Addressing Checklist
7. Property Ownership Disclosure
8. Warranty Deed(s)
9. Boundary Survey
10. Location Map
11. Conceptual Site Plan
12. Traffic Impact Statement

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 Fax. 239-947-0375
EB 0005151 LB 0005151 LC 26000266
www.gradyminor.com

13. Environmental Narrative

Please feel free to contact me should you have any questions.

Sincerely,



D. Wayne Arnold, AICP

c: Collier County Water-Sewer District (CCWSD)
GradyMinor File (GGWWTP)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

APPLICATION FOR PUBLIC HEARING FOR: CONDITIONAL USE

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

PETITION NO (PL)
PROJECT NAME
DATE PROCESSED

To be completed by staff

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

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

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Collier County, a Political Subdivision of the State of Florida

Name of Applicant if different than owner: _____

Address: 3339 Tamiami Trail E. #303 **City:** Naples **State:** FL **ZIP:** 34112

Telephone: 239-252-4233 **Cell:** _____ **Fax:** _____

E-Mail Address: corinne.trtan@colliercountyfl.gov

Name of Agent(s): D. Wayne Arnold, AICP

Firm: Q. Grady Minor & Associates, P.A.

Address: 3800 Via Del Rey **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: 239-947-1144 **Cell:** _____ **Fax:** _____

E-Mail Address: warnold@gradyminor.com

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

ASSOCIATIONS

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

Name of Homeowner Association: N.A.
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

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

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

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

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

PROPERTY INFORMATION

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

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

Property I.D. Number: 36450440006 **Plat Book:** 5 **Page #:** 135
Section/Township/Range: 28 / 49S / 26E
Subdivision: Golden Gate Unit 7 **Lot:** * **Block:** *
Metes & Bounds Description: * (*see Boundary Survey)
Size of Property: 741+/- **ft. X** 720+/- **ft. =** 696,960+/- **Total Sq. Ft. Acres:** 16+/-
Address/ General Location of Subject Property:
4931 32nd Ave SW / northwest corner of 32nd Ave SW and Tropicana Blvd

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-3	Residential
S	RSF-3	Residential
E	RSF-3	Residential
W	RSF-3	Residential

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

Section/Township/Range: N.A. / N.A. / N.A.

Lot: N.A. **Block:** N.A. **Subdivision:** N.A.

Plat Book: N.A. **Page #:** N.A. **Property I.D. Number:** N.A.

Metes & Bounds Description: N.A.

CONDITIONAL USE REQUEST DETAIL

Type of Conditional Use:
This application is requesting a conditional use as allowed, pursuant to LDC section 2.03.00, of the RSF-3 **zoning district** for _____ **(type of use)**.

Present Use of the Property: Water reclamation facility

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

COLLIER COUNTY GOVERNMENT
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(239) 252-2400 FAX: (239) 252-6358

EVALUATION CRITERIA

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

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

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

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

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

NO

Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

STATEMENT OF UTILITY PROVISIONS FOR CONDITIONAL USE REQUEST

APPLICANT INFORMATION

Name of Applicant(s): Collier County, a Political Subdivision of the State of Florida

Address: 3339 Tamiami Trail E. #301 **City:** Naples **State:** FL **ZIP:** 34112

Telephone: 239-252-4233 **Cell:** _____ **Fax:** _____

E-Mail Address: corinne.trtan@colliercountyfl.gov

Address of Subject Property (If available): 4931 32nd Ave SW

City: Naples **State:** FL **ZIP:** 34116

LEGAL DESCRIPTION

Section/Township/Range: 28 / 49 / 26

Lot: * **Block:** * **Subdivision:** Golden Gate Unit 7

Plat Book: 5 **Page #:** 135 **Property I.D. Number:** 36450440006

Metes & Bounds Description: * (*See Boundary Survey)

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

a.	County Utility System	[x]	
b.	City Utility System	[ ]	
c.	Franchised Utility System	[ ]	Provide Name: _____
d.	Package Treatment Plant	[ ]	(GPD Capacity): _____
e.	Septic System	[ ]	

TYPE OF WATER SERVICE TO BE PROVIDED

a.	County Utility System	[x]	
b.	City Utility System	[ ]	
c.	Franchised Utility System	[ ]	PROVIDE NAME_____
d.	Private System (Well)	[ ]	

Total Population to be served: 0.15 GPD/SF x 3,785 SF for New Operations Building

Peak and Average Daily Demands:

A. Water-Peak: 2,280 GPD Average Daily: 570 GPD

B. Sewer-Peak: 2,280 GPD Average Daily: 570 GPD

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

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

N.A.

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

N.A.

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

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RECORDING OF DEVELOPER COMMITMENTS

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

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

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Pre-Application Meeting and Final Submittal Requirement Checklist for:
☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
■ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. of the Administrative Code

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

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	☒	☐
Cover letter briefly explaining the project	1	☑	☐
Pre-Application Notes	1	☑	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Warranty Deed(s)	1	☑	☐
Boundary Survey	1	☑	☐
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	☐	☑	☐
Plans showing proposed location for utilities, if required	☐	☐	☑
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	☐	☐	☑
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	☐	☐	☑
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	☐	☐	☑
Architectural Rendering of Proposed Structure(s), if applicable	1	☐	☑
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	☑	☐
Statement of utility provisions (with all required attachments & sketches)	1	☑	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☐	☑
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	☐	☑
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☐	☑
Traffic Impact Study (TIS) or waiver	1	☑	☐
Historical and Archeological Survey, or waiver	1	☐	☑
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			

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ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

Communication Towers:

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

Commercial Mining:

☐	Impact Fees

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

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

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

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

All checks payable to: Board of County Commissioners.

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

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

D. Wayne Arnold Digitally signed by D. Wayne Arnold Date: 2021.10.06 16:45:21 -04'00'

Agent/Owner Signature

10/06/2021

Date

D. Wayne Arnold, AICP

Agent/Owner Name (please print)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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Public Participation Requirements

LDC Section 10.03.06 B. or C.
Chapter 8 of the Administrative Code

Notice for Minor Conditional Use Petitions

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

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

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

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

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

Public Hearing for Minor Conditional Use Petitions

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

Notice for Conditional Use Petitions

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

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

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

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

Public Hearing for Conditional Use Petitions

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

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

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Golden Gate Water Reclamation Facility Conditional Use (PL20210001657)

Evaluation Criteria

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

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

Narrative

The subject property is 16+/- acres in size and is located on the northeast corner of 32nd Ave SW and Tropicana Boulevard. The property is located in the Golden Gate City Sub Element, Mixed Use District, Urban Residential Subdistrict on the Golden Gate City Future Land Use Map. The property is zoned RSF-3.

In 2018, Collier County acquired this water reclamation facility from Florida Governmental Utility Authority. In an effort to upgrade and expand wastewater treatment capacity for the Golden Gate City area, Collier County is proposing to incrementally expand the treatment capabilities of this facility from its current treatment capacity of 1.5 mgd. The existing site is sufficiently sized to accommodate the proposed rehabilitation of some of the existing treatment equipment and the addition of more modern treatment systems which will support the treatment capacity. The newly renamed "Central County Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR) technology with closed tanks that produces irrigation quality water.

Additional access points to the treatment facility are proposed to be located on Tropicana Boulevard. These two new access points will be aligned with 31st Ave S.W. and 31st Place S.W. All access points to the treatment facility are gated and secured. The additional access points will facilitate delivery and maintenance vehicles. The internal site circulation will reduce vehicular backing movements and thereby reducing noise associated with backup alarms.

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.

The property is within the Golden Gate City Sub-Element of the Golden Gate Area Master Plan. The site is designated Mixed Use District, Urban Residential Subdistrict on the Golden Gate City Future Land Use Map. This land use designation description provides for a variety of non-residential land uses to be developed, including specifically utility facilities.

Objective 2.3 of the Sub-element indicates that the County will ensure public facilities are provided at an acceptable level of service. The 2020 AUIR indicated that expansion of the Golden Gate City Wastewater Treatment Facility is a needed improvement, in conjunction with installation of an

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.co

upsized force main, are needed improvements to maintain an acceptable level of service for the South County Water Reclamation Facility.

Policy 2.3.1 discusses the County's intent to expand sewer and water services in Golden Gate City in accordance with the implementation report which is referenced as Appendix A to the Sub-element. The proposed treatment plant capacity expansion is consistent with this policy.

Objective 1.3 of the Sub-element indicates the necessity to protect and preserve the valuable natural resources within Golden Gate City. Expansion of the treatment capacity for wastewater will allow for more homes within Golden Gate City to have individual existing septic tanks to be removed and replaced with connections to the centralized wastewater collection system; thereby, improving overall groundwater quality in the area.

LDC Section 2.01.03 G, specifically provides that sewage treatment plants and effluent tanks are permitted conditional uses in all zoning districts. The proposed conditional use application to permit the capacity increase is consistent with the LDC requirements for essential services.

b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The existing treatment facility has two points of ingress/egress, both which are located on 32nd Ave. SW. The proposed Conditional Use Site Plan depicts two additional access points on Tropicana Boulevard which will allow for improved site circulation for maintenance and delivery of supplies to the facility. The proposed new access points will have no impact on pedestrian safety as sidewalks exist within both the 32nd Ave. SW and Tropicana Boulevard ROW. The proposed capacity increase in itself will generate negligible additional traffic over the level associated with the current facility. A TIS has been prepared meeting the guidelines for Collier County, which concludes there are no operational or level of service issues associated with the proposed plant expansion.

c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.

The proposed plant expansion includes modernization of the treatment process which will reduce odor associated with wastewater treatment. The use of enclosed tanks, membrane processing and odor control systems will result in an improvement over the existing treatment facility operations. The new structures proposed to be constructed on site will meet or exceed all required building setbacks.

d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

The site has been utilized as a wastewater treatment facility since 1984 and the capacity was increased to its current capacity in 1994. The County has acknowledged that the plant expansion is necessary, and it is a funded improvement in order to meet established level of service standards. The site will remain compatible with the surrounding residential properties as it will have a type 'B' perimeter landscape buffer around the entire site as required by the LDC and the County will add

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

larger canopy trees along 32nd Ave SW and Tropicana Boulevard. The site is separated from nearby homes by canals and road ROW. The treatment capacity increase will also provide for the County to utilize more modern treatment systems which will utilize covered tanks as well as odor control systems not currently utilized on the existing treatment plant.

e. Please provide any additional information which you may feel is relevant to this request.

Conservation and Coastal Management Element of the Comprehensive Plan:

Policy 6.1.1 of the Conservation and Coastal Management Element (CCME) of the Growth Management Plan states that projects containing native vegetation communities shall be required to preserve a percentage of that native vegetation on-site. The Conservation and Coastal Management Element was adopted by the Collier County Board of County Commissioners in October 1997. The site was previously cleared in support of the existing Golden Gate Wastewater Treatment Plant that currently exists on site. The site contains no native vegetation communities, and no original native trees remain; therefore, no native vegetation preservation is required. The site was cleared prior to 1973 as part of the Golden Gate regional development. Additionally, a Site Development Plan was issued for the current Wastewater Treatment plant by Collier County in 1994 underneath the SDP Number 94-09. Prior to the issuance of this Site Development Plan in 1994 that established the current treatment plant configuration, the project location had a smaller wastewater treatment package plant that was constructed prior to 1973 (See attached aerial dated 1973). Since the Golden Gate Wastewater Treatment Plant has been in place and in operation prior to the adoption of the CCME in 1997, the requirement to provide native planting preservation does not apply.

OBJECTIVE 7.1 states that developments should direct incompatible land uses away from listed animal species and their habitats. The County relies on the listing process of State and Federal agencies to identify species that require special protection because of their endangered, threatened, or species of special concern status. As previously pointed out above, the existing site was cleared prior to 1973 and has been operating as a Wastewater Treatment Plant on the property since that time. A brief examination of the parcel found no listed animals on site. The parcel is not located in a USFWS Panther Consultation Zone. As stated above, the project site predates the adoption of the CCME and therefore Objective 7.1 does not apply.

Objective 3.1 and Policy 3.1.4 address water quality and wellhead protection. The Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) W-3 cover the Northeast corner of the subject property and W-4 covers all of the subject property. In accordance with Chapter 3 Resource Protection of the Collier County Land Development Code, Section 3.06.12.M.3, future and existing legal nonconforming domestic wastewater treatment plans are allowed within the W-3 and W-4 overlay zones. There are existing wells that are installed along the subject property lines that are used for groundwater monitoring in accordance with the F.A.C. The wells are sampled on a quarterly basis and provide the Florida Department of Environmental Protection in accordance with the approved groundwater monitoring plan.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Policy 2.3.6 addresses compliance with Federal and State permitting for water quality standards. The wastewater treatment facility will be designed and permitted in accordance with the Florida DEP and Florida Administrative Code.

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(239) 252-2400

Pre-Application Meeting Notes

Petition Type: CU

Date and Time: Wednesday 7/28/21

Assigned Planner: Tim Finn

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

Project Information

Project Name: Golden Gate Water Reclamation Facility(CU)

PL #: 20210001657

Property ID #: 36450440006 **Current Zoning:** RSF-3

Project Address: 4931 32nd AveSW **City:** Naples **State:** FL **Zip:** 34116

Applicant: Collier County Public Utilities- Corinne Trtan x4233

Agent Name: Wayne Arnold, Grady Minor **Phone:** 947-1144

Agent/Firm Address: 3800 Via Del Rey Bonita Springs, FL 34134 **City:** _____ **State:** _____ **Zip:** _____

Property Owner: Collier Cnty%Water-Sewer District

Please provide the following, if applicable:

i. **Total Acreage:** 14.9

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

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

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

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

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

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Meeting Notes

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

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

PUBLIC UTILITIES – See PROJECT MANAGER TATIANA CORINNE
NO NOTES FROM ENTITY ON THIS ONE – PAGE 2.A

ENVIRONMENTAL – CRAIG BROWN – See EMAIL NOTES & CHECKLISTS – PAGE 2B.1 – 2B.

COMP PLANNING (GMD) – ERIC ORTMAN – See EMAIL PAGE 2C.1 – 2C.3.

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

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

ThomasClarkeVEN

From: FeyEric
Sent: Thursday, August 19, 2021 1:32 PM
To: ThomasClarkeVEN
Subject: RE: Pre-App Notes for Golden Gate Water Reclamation Facility (CU) _ PL20210001657

Follow Up Flag: Follow up
Flag Status: Completed

None from me, Tom

Respectfully,

Eric Fey, P.E.
Principal Project Manager

Collier County
Public Utilities Engineering & Project Management Division
Continuous Improvement

3339 Tamiami Trail East, Suite 303, Naples, Florida 34112-5361
Phone: 239.252.1037 Cell: 239.572.0043

"HOW ARE WE DOING?" Please click here for our Customer Service Survey

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Thursday, August 19, 2021 1:28 PM
To: FeyEric <Eric.Fey@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>
Cc: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Subject: Pre-App Notes for Golden Gate Water Reclamation Facility (CU) _ PL20210001657

Hi Eric and Rick,

We had a Pre-App Meeting on 7/28 on this one that I wasn't invited to, and I am just getting around to collecting any Notes/Comment you want to pass along to the Agent, Grady Minor. Collier County Public Utilities is the applicant. Ray is requesting a revised Conceptual Site plan. The only info I have on this request is that it is a proposal for the expansion of the existing Facility. See attached Zoning Map and attached cover sheet for the notes.
Tim Finn will be the Principal Planner for the project.

Thomas Clarke
Operations Analyst - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526
Tell us how we are doing by taking our Zoning Division Survey at http://bit.ly/CollierZoning

Page 2.A

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

ThomasClarkeVEN

From: BrownCraig
Sent: Friday, August 20, 2021 2:36 PM
To: ThomasClarkeVEN
Subject: Golden Gate Water Reclamation Facility (CU). PL20210001657
Attachments: Environmental data Checklist updated December 2016.doc; Conditional Use checklist short REVISED 7-12-2016.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas,

Here are my notes for this one.

ES Staff will visit the property to determine if listed species survey is needed (onsite visit).

IF no trees are located onsite provide a narrative to explain the clearing of native vegetation with supporting documentation (Historic aerials 1989 and or permit approvals) and add a note to the Master Concept Plan " No Preservation Required."

1. Please provide Environmental Data: Please provide FLUCFCS aerial map of the subject property please include the invasive exotic plant percentage amounts and indicate which FLUCFCS are being considered Native Vegetation. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. In a separate report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicable, include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natural flowways or other natural land features, located on abutting properties.

2. Please address how the proposed project is consistent with Conservation Coastal Management Element (CCME) Policy 6.1 and Objective 7.1.
3. Explain how the project meets or exceeds the native vegetation requirements and minimizes impacts to listed species as required in the CCME. (The preservation Requirement is 15% if native vegetation exists onsite).

4. Identify any Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) within the project area and provide an analysis for how the project design avoids the most intensive land uses within the most sensitive WRM-STs and will comply with the WRM-ST **pursuant to 3.06.00**. Include the location of the Wellfield Risk Management Special Treatment Overlay Zones on the SDP or final plat construction plans. For land use applications such as standard and PUD rezones and CUs, provide a separate site plan or zoning map with the project boundary and Wellfield Risk Management Special Treatment Overlay Zones identified.

The Fee is $2500 check off Environmental Data.

Craig Brown
Senior Environmental Specialist
(239) 252-2548

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Environmental Checklist
Conditional Use
Project Name GG Water Reclamation Facility (CU) PL 2021-1657

1. Is the project is in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library

2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay -P627

3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.A.2). Preserve Label- P546

4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547

5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603

6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550

7. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New

8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522

9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522

10. Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626

Additional Comments:

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Environmental Data Checklist

Project Name GG WATER RECLAMATION FACILITY (CU) - PL2021-1657

The Environmental Data requirements can be found in LDC Section 3.08.00

1. Provide the EIS fee if PUD or CU.

2. WHO AND WHAT COMPANY PREPARED THE ENVIRONMENTAL DATA REPORT? Preparation of Environmental Data. Environmental Data Submittal Requirements shall be prepared by an individual with academic credentials and experience in the area of environmental sciences or natural resource management. Academic credentials and experience shall be a bachelor's or higher degree in one of the biological sciences with at least two years of ecological or biological professional experience in the State of Florida. **Please include revision dates on resubmittals.**

3. Identify on a current aerial, the location and acreage of all SFWMD jurisdictional wetlands according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and include this information on the SDP or final plat construction plans. Wetlands must be verified by the South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (DEP) prior to SDP or final plat construction plans approval. For sites in the **RFMU district,** provide an assessment in accordance with 3.05.07 F and identify on the FLUCFCS map the location of all high quality wetlands (wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM) and their location within the proposed development plan. Sites with high quality wetlands must have their functionality scores verified by the SFWMD or DEP prior to first development order approval. Where functionality scores have not been verified by either the SFWMD or DEP, scores must be reviewed and accepted by County staff, consistent with State regulation.

4. SDP or final plat construction plans with impacts to five (5) or more acres of wetlands shall provide an analysis of potential water quality impacts of the project by evaluating water quality loadings expected from the project (post development conditions considering the proposed land uses and stormwater management controls) compared with water quality loadings of the project area as it exists in its pre-**development** conditions. The analysis shall be performed using methodologies approved by Federal and State water quality agencies, and must demonstrate no increase in nutrients (nitrogen and phosphorous) loadings in the post development scenario.

5. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.

6. Where **native vegetation** is retained on site, provide a topographic map to a half foot and, where possible, provide elevations within each of the FLUCFCS Codes identified on site. For SDP or final plat construction plans, include this information on the site plans.

7. Provide a wildlife survey for the nests of bald eagle and for **listed species known to inhabit** biological communities similar to those existing on site. The survey shall be conducted in accordance with the guidelines or recommendations of the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS). Survey times may be reduced or waived where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, as determined by the FFWCC and USFWS. Where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, the survey time may be reduced or waived by the County Manager or designee, when the project is not reviewed or technical assistance not provided by the FFWCC and USFWS. Additional survey time may be required if listed species are discovered

8. Provide a survey for listed plants identified in 3.04.03

9. Wildlife habitat management and monitoring plans in accordance with 3.04.00 shall be required where listed species are utilizing the site or where wildlife habitat management and monitoring plans are required by the FFWCC or USFWS. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats. Identify the location of listed species nests, burrows, dens, foraging areas, and the

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

location of any bald eagle nests or nest protection zones on the native vegetation aerial with FLUCFCS overlay for the site. Wildlife habitat management plans shall be included on the SDP or final plat construction plans. Bald eagle management plans are required for sites containing bald eagle nests or nest protection zones, copies of which shall be included on the SDP or final plat construction plans.

10. For sites or portions of sites cleared of native vegetation or in agricultural operation, provide documentation that the parcel(s) were issued a permit to be cleared and are in compliance with the 25 year rezone limitation pursuant to section 10.02.06. For sites permitted to be cleared prior to July 2003, provide documentation that the parcel(s) are in compliance with the 10 year rezone limitation previously identified in the GMP. Criteria defining native vegetation and determining the legality, process and criteria for clearing are found in 3.05.05, 3.05.07 and 10.02.06.

11. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. Include the above referenced calculations and aerials on the SDP or final plat construction plans. In a separate report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicable, include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natural flowways or other natural land features, located on abutting properties.

12. Include on a separate site plan, the project boundary and the land use designations and overlays for the RLSA, RFMU, ST and ACSC-ST districts. Include this information on the SDP or final plat construction plans.

13. Where off-site preservation of **native vegetation** is proposed in lieu of on-site, demonstrate that the criteria in section 3.05.07 have been met and provide a note on the SDP or final plat construction plans indicating the type of donation (monetary payment or land donation) identified to satisfy the requirement. Include on the SDP or final plat construction plans, a location map(s) and property identification number(s) of the off-site parcel(s) if off-site donation of land is to occur.

14. Provide the results of any Environmental Assessments and/or Audits of the property, along with a narrative of the measures needed to remediate if required by FDEP.

15. Soil and/or ground water sampling shall be required at the time of first development order submittal for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where **hazardous products** exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where **hazardous wastes** in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act (RCRA) 8 metals using Florida Department of Environmental Protection (FDEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the FDEP where contamination exceeding applicable FDEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.

16. Shoreline development must provide an analysis demonstrating that the project will remain fully functional for its intended use after a six-inch rise in sea level.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

17. Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.

18. Where applicable, provide evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County. Include all state permits that comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on January 13, 2005.

19. Identify any Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) within the project area and provide an analysis for how the project design avoids the most intensive land uses within the most sensitive WRM-STs and will comply with the WRM-ST pursuant to 3.06.00. Include the location of the Wellfield Risk Management Special Treatment Overlay Zones on the SDP or final plat construction plans. For land use applications such as standard and PUD rezones and CUs, provide a separate site plan or zoning map with the project boundary and Wellfield Risk Management Special Treatment Overlay Zones identified.

20. Demonstrate that the design of the proposed stormwater management system and analysis of water quality and quantity impacts fully incorporate the requirements of the Watershed Management regulations of 3.07.00.

21. For sites located in the Big Cypress Area of Critical State Concern-Special Treatment overlay district (ACSC-ST), show how the project is consistent with the development standards and regulations in 4.02.14.

22. For multi-slip docking facilities with ten slips or more, and for all marina facilities, show how the project is consistent with 5.05.02. Refer to the Manatee Protection Plan for site specific requirements of the Manatee Protection Plan not included in 5.05.02.

23. For development orders within RFMU sending lands, show how the project is consistent with each of the applicable Objectives and Policies of the Conservation and Coastal Management Element of the GMP.

24. The County Manager or designee may require additional data or information necessary to evaluate the project's compliance with LDC and GMP requirements. (LDC 10.02.02.A.3 f)

    The following to be determined at preapplication meeting:
    (Choose those that apply)

    a. Provide overall description of project with respect to environmental and water management issues.
    b. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.
    c. Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.
    d. Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts.
    e. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.

25. PUD zoning and CU petitions. For PUD rezones and CU petitions, applicants shall collate and package applicable Environmental Data Submittal Requirements into a single Environmental Impact Statement (EIS) document, prior to public hearings and after all applicable staff reviews are complete. Copies of the EIS shall be provided to the County Manager or designee prior to public hearings.

26. Is EAC Review (by CCPC) required?

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

27. PUD master plan or PPL/SDP site plan notes:

    Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document.

    Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07.

28. Additional comments

29. Stipulations for approval (Conditions)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

ThomasClarkeVEN

From: OrtmanEric
Sent: Monday, August 23, 2021 8:39 AM
To: ThomasClarkeVEN
Subject: pre app notes

Tom, you can add these to my other notes. (GMP)

The Golden Gate Water Reclamation Facility desires to increase its daily capacity from 1.5 million gallons to 8 million gallons. This is the third edition of the Conditional Use that the facility operates under. By expanding the capacity of the water reclamation facility, the project is consistent with Future Land Use Element (FLUE) of the Growth Management Plan (GMP) in that the expansion of public facilities are being timed to accommodate current and future growth in an urbanized area of the County. More specifically, the expansion in consistent with the objectives and policies of the FLUE listed below.

Objective 2: Coordinate land uses with the availability of public facilities, accomplished through the Concurrency Management System of the Capital Improvement Element and implemented through the Adequate Public Facilities Ordinance of the Land Development Code.

Policy 2.1: The County shall maintain the Concurrency Management System in the Capital Improvement Element by implementation of the Adequate Public Facilities Ordinance of the Land Development Code.

Policy 5.4 – All applications and petitions for proposed development shall be consistent with this Growth Management Plan, as determined by the Board of County Commissioners.

Policy 5.7: Encourage the use of land presently designated for unban intensity uses before designation other areas for urban intensity uses. This shall occur by planning for the expansion of the County owned and operated public facilities and services to existing demands designate for urban intensity uses, before services new areas.

Collier County

Collier County Growth Management Department
Principal Planner, Zoning Division
2800 North Horseshoe Drive
Naples, FL 34104
Direct line: (239) 252-1032
Eric.Ortman@colliercountyfl.gov
Visit our Webiste at: WWW.COLLIERCOUNTYFL.GOV

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

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

Information contained in this email is subject to verification by the Zoning Manager and/or Planning Director; if this information is being used as a basis for the purchase/lease of a property or as a guide for the design of a project, it is recommended that a Zoning Verification Letter or Zoning Certificate Application is submitted to zoning services.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: PL20210001631 Rezone

Date and Time: 1:30 p.m. July 21, 2021

Assigned Planner: Laura DeJohn

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

Project Information

Project Name: GG Water Reclamation Facility

PL #: 20210001657

Property ID 36450440006

Current Zoning: SF-3 w CU, ST/W3, ST/W

FLUM is UR Sub and GG Density Band.

Project Address: Tropicana & 32nd Ave SW

Applicant : Wayne Arnold

Agent Name: Q Grady Minor **Phone:** 239-947-1144

Agent/Firm Address: 3800 Via Del Rey **City:** Bonita Springs **State**: FL **Zip**: 34134

Property Owner: Collier County

Please provide the following, if applicable:

i. **Total Acreage:** Appraiser's Office ±14.9

ii. **Proposed # of Residential Units**: 0

iii. **Proposed Commercial Square Footage:** 0

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

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** Res. 84-148, Res. 94-533, Ord. 12-38, SDPI in 2020

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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(239) 252-2400

vi. **If the project is within a Plat, provide the name and AR#/PL#:** No recorded plat

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

Applicant seeks to upgrade existing facilities and add additional facilities to increase capacity from 1.5 million gallons per day to 8 million gallons per day. Existing injection wells will be modernized. Above ground holding areas will be removed and replaced with sub-surface storage. Facility has previously been expanded (Res 94-533). Property is County owner and obligated in CEI AUIR to come online in one year. Two additional access points for internal circulation are being sought off of Tropicana Blvd.

Discussion over potential, if any, impact of the ST/W3 and ST/W4 well fields. Rich Orth noted that GG no longer uses the well fields but they have not been abandoned. If EAC becomes involved the project will need to go to the CCPC. Rich will follow up on this with Chad Ward at pollution control.

Ray Bellows noted that the average time to get a simple CU such as this one through the process is 6-7 months.

Eric Ortman, Senior Planner, Comprehensive Planning

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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NAPLES, FLORIDA 34104
(239) 252-2400

Meeting Notes

TIM FINN
Zoning

- Submit revised conceptual site plan
- Will be processed as a minor conditional use

STORM WATER - RICHARD ORTH - See ATTACHED EMAIL PAGE 3A.1 - 3A.2.

LANDSCAPE - MARK TEMPLETON - See ATTACHED EMAIL PAGE 3B.

TRANSPORTATION - MIKE STAUDER - See ATTACHED EMAIL PAGE 3C.

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

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

ThomasClarkeVEN

From: OrthRichard
Sent: Thursday, August 19, 2021 3:56 PM
To: ThomasClarkeVEN
Subject: RE: Pre-App Notes for Golden Gate Water Reclamation Facility (CU) _ PL20210001657

Thomas,
From a Stormwater Management Planning perspective stormwater has no issues since they already have a stormwater management permit. However, to address any conditional use impacts they will need to submit:

- A stormwater management plan that addresses which one stop permitting Agency/Department they will be permitting the ERP through, stormwater outfall location, ERP committed discharge rate and if they will have a Department ERP NPDES permit.

Rick Orth

Richard Orth, P.G., Sr. Environmental Specialist
Collier County Growth Management Department
Capital Project and Impact Fees Program Management
Stormwater Management Section
2685 South Horseshoe Drive, Ste 103, Naples, FL 34104
Office 239-252-5092, Cellular 239-276-3085
RichardOrth@CollierGov.Net

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Thursday, August 19, 2021 1:28 PM
To: FeyEric <Eric.Fey@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>
Cc: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Subject: Pre-App Notes for Golden Gate Water Reclamation Facility (CU) _ PL20210001657

Hi Eric and Rick,

We had a Pre-App Meeting on 7/28 on this one that I wasn't invited to, and I am just getting around to collecting any Notes/Comment you want to pass along to the Agent, Grady Minor. Collier County Public Utilities is the applicant. Ray is requesting a revised Conceptual Site plan. The only info I have on this request is that it is a proposal for the expansion of the existing Facility. See attached Zoning Map and attached cover sheet for the notes.
Tim Finn will be the Principal Planner for the project.

Thomas Clarke
Operations Analyst - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526
Tell us how we are doing by taking our Zoning Division Survey at http://bit.ly/CollierZoning

Collier County
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Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

ThomasClarkeVEN

From: BellowsRay
Sent: Wednesday, July 28, 2021 2:58 PM
To: OrthRichard
Cc: LauraDeJohnVEN; ThomasClarkeVEN
Subject: RE: GG New Plant Expansion - Today's Pre-app Meeting for a CU

Hi Richard, Tim Finn

Since ~~Laura DeJohn~~ is the assigned planner, I have copied her to see if she wants to be included in this discussion about the project background and possible conditions of approval.

Respectfully,

Ray

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

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STORMWATER NOTES

From: OrthRichard <Richard.Orth@colliercountyfl.gov>
Sent: Wednesday, July 28, 2021 2:28 PM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Subject: RE: GG New Plant Expansion - Today's Pre-app Meeting for a CU

Ray,
I have a little background in this subject matter and if you want, we can meet to discuss possible conditional use conditions to make this proposal for an 8 MGD WWTP on this parcel palatable for the surrounding community and County PUD.
Rick Orth

From: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Sent: Wednesday, July 28, 2021 12:10 PM
To: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>; LauraDeJohnVEN <Laura.DeJohn@colliercountyfl.gov>
Cc: OrthRichard <Richard.Orth@colliercountyfl.gov>
Subject: FW: GG New Plant Expansion - Today's Pre-app Meeting for a CU

Thank you!

Ray

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

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STORM WATER

From: OrthRichard <Richard.Orth@colliercountyfl.gov>
Sent: Wednesday, July 28, 2021 11:06 AM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Subject: GG New Plant Expansion

Ray,
FYI, old Bill Lorenz, P.E. house is approximately 2,300 feet from this facility.

Richard Orth, P.G., Sr. Environmental Specialist
Collier County Growth Management Department
Capital Project and Impact Fees Program Management
Stormwater Management Section
2685 South Horseshoe Drive, Ste 103, Naples, FL 34104
Office 239-252-5092, Cellular 239-276-3085
RichardOrth@CollierGov.Net

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ThomasClarkeVEN

From: TempletonMark
Sent: Wednesday, July 28, 2021 11:10 AM
To: ThomasClarkeVEN
Subject: PL20210001657-Golden Gate Water Reclamation Facility (CU)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Thomas,
Below is my comment for the pre-app notes for the above CU

Landscape: Label the 15' Type B LBE's required on all sides of the project boundary on the updated Master Plan.

Respectfully,

Mark Templeton, RLA
Principal Planner/Landscape Review

Collier County
Development Review Division
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NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2475

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

Disclaimer- this email is not to be interpreted as an endorsement or approval of any permit, plan, project, or deviation from the Land Development Code.

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Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

ThomasClarkeVEN

From: SawyerMichael
Sent: Wednesday, July 28, 2021 10:57 AM
To: ThomasClarkeVEN; LauraDeJohnVEN
Subject: Golden Gate Water Reclamation CU Pre App Notes

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas,

Please check the TIS required box on the pre app checklist as well as methodology on the next page with a note that methodology will be by email to staff.

Please also add the following notes:

Transportation Planning: Methodology meeting by email required and provide note on TIS cover sheet that fee will be collected at time of CU submittal. Address all transportation elements of the GMP.

Respectfully,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Sign-In Sheet

PL# 20210001657

Collier County Contact Information:

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

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

Additional Attendee Contact Information:

Name	Representing	Phone	Email
WAYNE ARNOLD	GRADY MINOR		
FRANK FEENEY	" " PROJ MGR		
JOHN CUNNIE	UTILITIES		

~~See ATTACHED Screen Shot~~

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Collier County
Growth Management Department
Zoning Division

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

PL20210001657 – Golden Gate Water Reclamation Facility(CU) -Planner: Tim Finn

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Sharon Umpenhour 239-947-1144

- **Agent to list for PL#**

  D. Wayne Arnold, AICP

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

  Collier Cnty % Water-Sewer District

- **Confirm Purpose of Pre-App:**

  Conditional Use

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

  N/A

- **Details about Project:**

  Proposed expansion of existing facility

REQUIRED Supplemental Information provided by:
Name: Sharon Umpenhour
Title: Senior Planning Technician
Email: sumpenhour@gradyminor.com
Phone: 239-947-1144

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

Created April 5, 2017

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
☒ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. of the Administrative Code

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

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	☒	☐
Cover letter briefly explaining the project	1	☒	☐
Pre-Application Notes	1	☒	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Warranty Deed(s)	1	☒	☐
Boundary Survey	1	☒	☐
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	☒	☒	☐
Plans showing proposed location for utilities, if required	☒	☒	☐
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	☒	☒	☐
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	☒	☒	☐
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	☒	☒	☐
Architectural Rendering of Proposed Structure(s), if applicable	1	☒	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	☒	☐
Statement of utility provisions (with all required attachments & sketches)	1	☒	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☒	☐
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	☒	☐
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☒	☐
Traffic Impact Study (TIS) or waiver Fee collected at time of submittle	1	☒	☐
Historical and Archeological Survey, or waiver	1	☐	☒
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

Communication Towers:

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

Commercial Mining:

☐	Impact Fees

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____

Agent/Owner Signature Date

_____

Agent/Owner Name (please print)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210001657

I, Tom Chmelik (print name), as Division Director (title, if applicable) of Collier County Public Utilities Department (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 Q. Grady Minor & Associates, P.A. 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.

Tom Chmelik
Signature

9/16/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [ ] physical presence or [X] online notarization this 16 day of September, 20 21, by (printed name of owner or qualifier) Tom Chmelik as Division Director.

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: Drew A Cody

Notary Public State of Florida
Drew A Cody
My Commission GG 968490
Expires 03/11/2024

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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

ADDRESSING CHECKLIST

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

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

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

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

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

S28, T49, R26

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

36450440006

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

4931 32nd Ave SW

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

CURRENT PROJECT NAME *(if applicable)*

Golden Gate WWTP

PROPOSED PROJECT NAME *(if applicable)*

Golden Gate Water Reclamation Facility name not yet approved

PROPOSED STREET NAMES *(if applicable)*

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

SDP 94 - 09 or AR or PL # PL20210000136

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

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

Applicant Name: Sharon Umpenhour

Phone: 2399471144 **Email/Fax:** sumpenhour@hotmail.com

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

FOR STAFF USE ONLY

Folio Number 36450440006

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: L.L.H. **Date:** 07/22/2021

Updated by: **Date:**

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Collier County Property Appraiser
Property Summary

Parcel No	36450440006	Site Address *Disclaimer	4931 32ND AVE SW	Site City	NAPLES	Site Zone *Note	3411

Name / Address	COLLIER CNTY
	% WATER -SEWER DISTRICT
	3339 TAMIAMI TRAIL E STE 301

City	NAPLES	State	FL	Zip	34112

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4B28	324700 257 14B28	28	49	26	14.9

Legal	GOLDEN GATE UNIT 7 ALL OF BLK 255, BLK 257, BLK 258 + ALL VACATED LOTS, ROADS, ALLEYWAYS & EASESMENTS IN SAID BLKS OR 1270 PG 2130-40

Millage Area	20	Millage Rates	*Calculations	
Sub./Condo	324700 - GOLDEN GATE CITY UNIT 7	School	Other	Total
Use Code	91 - UTILITY, GAS, ELECTRIC, TELEPHONE, LOCAL	5.016	7.1177	12.1337

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
03/01/18	5482-1730	$ 0
04/16/99	2536-908	$ 0
04/16/99	2536-900	$ 0
06/01/87	1270-2130	$ 0
09/01/84	1099-1906	$ 85,500

2020 Certified Tax Roll

(Subject to Change)

	Land Value	$ 558,75
(+)	Improved Value	$ 67,68
(=)	Market Value	$ 626,43
(=)	Assessed Value	$ 626,43
(=)	School Taxable Value	$
(=)	Taxable Value	$

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

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Collier County Property Appraiser
Property Aerial

Parcel No	36450440006	Site Address *Disclaimer	4931 32ND AVE SW	Site City	NAPLES	Site Zone *Note	3411



Open GIS in a New Window with More Features.

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Name and Address	% of Ownership

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

Name and Address	% of Ownership
Collier County, a Political Subdivision of the State of Florida	100
3335 Tamiami Trail E	

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

Name and Address	% of Ownership

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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 2018

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

D. Wayne Arnold Digitally signed by D. Wayne Arnold Date: 2021.07.23 12:11:05 -04'00'
Agent/Owner Signature

July 23, 2021
Date

D. Wayne Arnold, AICP
Agent/Owner Name (please print)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

INSTR 5518000 OR 5482 PG 1730 RECORDED 3/1/2018 3:19 PM PAGES 8
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
REC $69.50

Prepared by and return to:
Scott Teach, Esq.
Office of the Collier County Attorney
3299 East Tamiami Trail, Suite 800
Naples, Florida 34112

NOT OFFICIALLY RECORDED COPY

[Note to Recorder: Pursuant to Sections 199.183(1) and 201.01, Florida Statutes, and Rule 12B-4.014(10), Florida Administrative Code, this deed is not subject to Documentary Stamp Taxes or Intangibles Taxes]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED effective as of the 1st day of March, 2018, by the **FLORIDA GOVERNMENTAL UTILITY AUTHORITY**, a public body and legal entity created by interlocal agreement pursuant to Section 163.01(7)(g), Florida Statutes, whose address is 1500 Mahan Drive, Suite 250, Tallahassee, Florida 32308, hereinafter called "**Grantor**," to the **BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS THE GOVERNING BODY OF COLLIER COUNTY AND EX-OFFICIO AS THE GOVERNING BOARD OF THE COLLIER COUNTY WATER-SEWER DISTRICT**, a political subdivision of the State of Florida and a body corporate and politic created by special law, as codified in Chapter 2003-353, Laws of Florida, whose address is 3339 Tamiami Trail East, Suite 301, Naples, Florida 34112, hereinafter called "**Grantee**";

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situated in Collier County, Florida as shown and more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto of Grantor belonging or in anyway appertaining to the Property, including but not limited to, all water and wastewater facilities of every kind and nature lying within the Property and all appurtenant easement rights for the operation, installation and maintenance of said facilities.

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

AND Grantor, for itself and its successors, hereby covenants with said Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none others; and that the Property is free of all encumbrances except as set forth in **Exhibit "B"** attached hereto and incorporated herein.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed in favor of Grantee to be executed in its name, and its seal to be hereunto affixed, by its proper officers hereunto duly authorized, as of the day, month and year first above written.

NOT A CERTIFIED COPY

(SEAL)

ATTEST:

Stephen M. Spratt, Secretary-Treasurer

FLORIDA GOVERNMENTAL UTILITY AUTHORITY, a public body and legal entity created by interlocal agreement pursuant to Section 163.01(7)(g), Florida Statutes

By: Lea Ann Thomas
Lea Ann Thomas, Chair

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this 26th day of February, 2018 by Lea Ann Thomas, as Chair of the Florida Governmental Utility Authority, a public body and legal entity created by interlocal agreement pursuant to Section 163.01(7)(g), Florida Statutes, on its behalf, who [Y] is personally known to me or [ ] has produced _____ as identification.

KIMBERLY A. DILUIGI
MY COMMISSION # GG 167615
EXPIRES: January 7, 2022
Bonded Thru Notary Public Underwriters

By: Kimberly A. DiLuigi
Notary Public, State of Florida
Print: Kimberly A. DiLuigi

THIS CONVEYANCE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, COLLIER COUNTY, FLORIDA, PURSUANT TO THE PROVISIONS OF RESOLUTION NO. 2017-222
Agenda 11/14/17 Item # 9.B

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

EXHIBIT "A"

THE PROPERTY

Parcel 1

Tract 1, GOLDEN GATE ESTATES, UNIT 26, a Subdivision, according to the Map or Plat thereof on file and recorded in the Office of the Clerk of the Circuit Court, recorded in Plat Book 7, Pages 15 and 16, of the Public Records of Collier County, Florida; LESS AND EXCEPT that parcel of land conveyed to South Florida Management District described in Quit Claim Deed recorded in Official Records Book 1604, Page 800, of the Public Records of Collier County, Florida.

Parcel 2

All of Blocks 255, 257 and 258, Unit 7, Golden Gate, a Subdivision, according to the Map or Plat thereof on file and recorded in the Office of the Clerk of the Circuit Court, recorded in Plat Book 5, page 135, Public Records of Collier County, Florida; together with all vacated Roads and alleyways located in Block 255, 257 and 258 of said plat as recorded in Resolution No. 84-149 recorded in Official Records Book 1096, Page 166.

Parcel 3

A parcel of land in Collier County, Florida, more particularly described as follows and being a part of the Plat of Tract A of GOLDEN GATE UNIT 8, PART 2, as recorded in Plat Book 9, Page 107A, of the Public Records of Collier County, Florida, more particularly described as follows:

COMMENCING at the Northwest corner of Tract A; thence running South a distance of 649.27 feet along the West boundary of said Tract A; thence running East 336.31 feet to a point, said point being also described as the POINT OF BEGINNING; thence run North 89° 54' 21" East, a distance of 331.15 feet to a point; thence run North 0° 09' 03" East a distance of 75.04 feet to a point; thence run North 23° 43' 43" East a distance of 104.18 feet to a point; thence run North 47° 07' 42" West a distance of 196.55 feet to a point; thence run South 89° 44' 56" West a distance of 184.50 feet to a point; thence run South 50° 09' 46" West a distance of 14.20 feet to a point; thence run South 11° 04' 09" West a distance of 113.36 feet to a point; thence run South 3° 45' 30" West a distance of 183.92 feet to the POINT OF BEGINNING.

Parcel 4

The South 35 feet of the West 35 feet of Lot 1, Block 59, UNIT 2, GOLDEN GATE SUBDIVISION, according to the Map or Plat thereof on file and recorded in the Office of the Clerk of the Circuit Court, recorded in Plat Book 5, Pages 65 thru 77, the Public Records of Collier County, Florida.

AGENDA ITEM 3.D.g

EXHIBIT "B"

PERMITTED ENCUMBRANCES

As to all parcels:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements or claims of easements not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

5. Any claim that any part of the Property is owned by the State of Florida by right of sovereignty, and riparian rights, if any.

6. Taxes for the year 2018 and subsequent years, which are not yet due and payable.

7. Oil, Gas and Sulphur Lease Agreement by and between Lee County Land Company, a Delaware corporation, Tamiami Land Development Company, a Delaware corporation, Tamiami Trail Estates, Inc., a Florida corporation, Deep Lake Company, a Florida corporation, Caloosahatchee Tropical Company, a Florida corporation, Florida Timber Lands Corporation, a Delaware corporation, Empire Land Company, a Delaware corporation, Gulf Coast Realties Corporation, a Delaware corporation and Peninsular Oil and Refining Company dated December 3, 1940 and recorded December 28, 1940 in Deed Book 9, Page 560, of the Public Records of Collier County, Florida.

8. Oil, Gas and Mineral Deed from Barron Collier, Jr. and Miles Collier joined by Barbara M. Collier, wife of Barron Collier, Jr. and Isabel U. Collier, wife of Miles Collier to Anchor Investment Corporation, a Florida corporation dated September 29, 1953 and recorded October 5, 1953 in Deed Book 30, Page 86, of the Public Records of Collier County, Florida.

9. Resolution establishing the Immokalee Planning Area and the Coastal Planning Area dated May 4, 1976 and recorded May 6, 1976 in Official Records Book 649, Page 1239, of the Public Records of Collier County.

10. Ordinance No. 75-20 as to regulating the installation of any water distribution and wastewater collection system, dated May 5, 1975 and recorded May 19, 1975 in Official Records Book 619, Page 1177, of the Public Records of Collier County, Florida.

11. Ordinance No. 75-21 as to protective trees, dated May 6, 1975 and recorded May 19, 1975 in Official Records Book 619, Page 1191, of the Public Records of Collier County, Florida.

12. Ordinance No. 75-24 as to zoning regulations, dated May 6, 1975 and recorded May 19, 1975 in Official Records Book 619, Page 1191, of the Public Records of Collier County, Florida.

NOT OFFICIAL UNTIL RECORDED

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

13. Subject to the rules and regulations of surface and ground water utilization as set forth in Constructive Notice and Demand dated March 31, 1989 and recorded March 31, 1989 in Official Records Book 1428, Page 2003, of the Public Records of Collier County, Florida.

14. Covenant to Cooperate by and between the Florida Governmental Utility Authority and Avatar Utilities, Inc., a Delaware corporation and Avatar Properties, Inc., a Florida corporation dated April 7, 1999 and recorded April 16, 1999 in Official Records Book 2536, Page 917, of the Public Records of Collier County, Florida.

15. Transfer, Assignment and Assumption Agreement by and between the Florida Governmental Utility Authority and Florida Cities Water Company dated April 7, 1999 and recorded April 16, 1999 in Official Records Book 2536, Page 921, of the Public Records of Collier County, Florida.

16. Easement from Lea Ann Thomas to Florida Power & Light Company dated April 16, 2009 and recorded April 28, 2009 in Official Records Book 4447, Page 1597, of the Public Records of Collier County, Florida. Note: Grantor was Chairperson of Florida Governmental Utility Authority at the time of conveyance and appears to grant easement on its behalf.

As to Parcel 1:

17. Matter as set forth on the Plat of Golden Gate Estates dated November 18, 1964 and recorded January 21, 2000 in Plat Book 7, Pages 15, 17 & 19, of the Public Records of Collier County, Florida.

18. Oil, Gas and Mineral Lease by and between Miles Collier and Barron Collier, Jr. joined by their respective wives, Isabel Collier and Barbara Collier and Humble Oil & Refining Company dated July 1, 1952 and recorded August 26, 1952 in Deed Book 24, Page 385, of the Public Records of Collier County, Florida.

19. Resolution Establishing Suburban and Agricultural Subdivisions from the Board of County Commissioners of Collier County dated March 7, 1961 and recorded March 13, 1963 in Official Records Book 83, Page 183, of the Public Records of Collier County, Florida.

20. Restrictive Covenants by and between Gulf American Corporation, a Florida corporation, Central Bank and Trust Company, a Florida banking corporation, as Trustee, under Land Trust No. 62/LT/10/426 and under Land Trust No. 63/LT/13/440, and A.I.G. Financial Corporation, a Delaware corporation, as Beneficiary under Land Trust No. 62/LT/10/426 and All Future Owners of Golden Gate Estates dated August 25, 1967 and recorded November 23, 1967 in Official Records Book 251, Page 390, of the Public Records of Collier County, Florida.

21. Resolution from the Board of County Commissioner Collier County, Florida as recorded September 29, 1988 in Official Records Book 1383, Page 2323, of the Public Records of Collier County, Florida.

22. Easement from Florida Cities Water Company to Florida Power & Light Company dated December 9, 1994 and recorded December 14, 1994 in Official Records Book 2011, Page 1201, of the Public Records of Collier County, Florida.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

As to Parcel 2:

23. Matter as set forth on the Plat of GOLDEN GATE UNIT 7, a subdivision, recorded August 25, 1964 in Plat Book 7, Pages 135 through 146, of the Public Records of Collier County, Florida.

24. Resolution Establishing Suburban and Agricultural Subdivisions from the Board of Commissioners of Collier County, Florida dated March 7, 1961 and recorded March 13, 1961 in Official Records Book 80, Page 183, of the Public Records of Collier County, Florida.

25. Deed of Restrictions from Gulf American Land Corporation to All Future Owners of Lots in Golden Gate Subdivision dated November 13, 1963 and recorded November 14, 1963 in Official Records Book 154, Page 554; Amended Deed of Restrictions recorded January 30, 1964 in Official Records Book 160, Page 503; Amendment to Deed of Restrictions recorded February 27, 1964 in Official Records Book 163, Page 88; Amendment to Deed of Restrictions recorded January 25, 1965 in Official Records Book 182, Page 762; Amendment to Golden Gate City Subdivision Deeds of Restrictions and Amendments recorded July 13, 1982 in Official Records Book 979, Page 1512; Amendments to Deed of Restrictions recorded December 22, 1983 in Official Records Book 57, Page 1116; Amendment to Deed of Restrictions recorded March 20, 1984 in Official Records Book 1072, Page 392; Amendment to Deed of Restrictions recorded September 25, 1984 in Official Records Book 1102, Page 830; all of the Public Records of Collier County, Florida.

26. Deed of Restrictions from Gulf American Corporation to All Future Owners of Lots in Unit 7, Golden Gates Subdivision, Collier County, Florida, per plat recorded in Plat Book 5, Page 135 through 146; Deed of Restrictions dated December 26, 1969 and recorded January 13, 1970 in Official Records Book 338, Page 680; Amendment to Golden Gate City Subdivision Deeds of Restrictions and Amendments recorded July 13, 1982 in Official Records Book 979, Page 1512, both of the Public Records of Collier County, Florida.

27. Resolution from the Board of County Commissioners of Collier County, Florida as recorded April 12, 1976 in Official Records Book 646, Page 1838, of the Public Records of Collier County, Florida.

28. Easement from Avatar Properties, Inc. to Florida Power & Light Company dated March 19, 1984 and recorded April 24, 1984 in Official Records Book 1078, Page 1006, of the Public Records of Collier County, Florida.

29. Resolution Number 84-149 from the Board of County Commissioners Collier County, Florida as recorded August 8, 1984 in Official Records Book 1096, Page 166, of the Public Records of Collier County, Florida.

30. Easement from Robert H. French to Florida Power & Light Company dated August 12, 1988 and recorded September 3, 1988 in Official Records Book 1377, Page 2120, of the Public Records of Collier County, Florida.

As to Parcel 3:

31. Matter as set forth on the Plat of GOLDEN GATE UNIT 8 PART 2, a subdivision as recorded in Plat Book 9, Page 108, of the Public Records of Collier County, Florida.

FOR REFERENCE ONLY

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

32. Resolution Establishing Suburban and Agricultural Subdivisions from the Board of Commissioners of Collier County, Florida dated March 7, 1961 and recorded March 13, 1961 in Official Records Book 80, Page 183, of the Public Records of Collier County, Florida.

33. Deed of Restrictions from Gulf American Land Corporation to All Future Owners of Lots in Golden Gate Subdivision dated November 13, 1963 and recorded November 14, 1963 in Official Records Book 154, Page 554; Amended Deed of Restrictions recorded January 30, 1964 in Official Records Book 160, Page 503; Amendment to Deed of Restrictions recorded February 27, 1964 in Official Records Book 163, Page 88; Amendment to Deed of Restrictions recorded January 25, 1965 in Official Records Book 182, Page 762; Amendment to Golden Gate City Subdivision Deeds of Restrictions and Amendments recorded July 13, 1982 in Official Records Book 979, Page 1512; Amendments to Deed of Restrictions recorded December 22, 1983 in Official Records Book 57, Page 1116; Amendment to Deed of Restrictions recorded March 20, 1984 in Official Records Book 1072, Page 392; Amendment to Deed of Restrictions recorded September 25, 1984 in Official Records Book 1102, Page 830; all of the Public Records of Collier County, Florida.

34. Deed of Restrictions from Gulf American Corporation to All Future Owners of Lots in Unit 8, Part 2, Golden Gate Subdivision, per plat recorded in Plat Book of Public Records of Collier County, Florida dated June 13, 1969 and recorded July 1, 1969 in Official Records Book 316, Page 593; Amendment to Deed of Restrictions recorded January 18, 1973; Amendment to Golden Gate City subdivision Deeds of Restriction and Amendments recorded July 13, 1982 in Official Records Book 979, Page 1512; all of the Public Records of Collier County, Florida.

35. Conveyance of Drainage and Power Line Easement dated November 1, 1973 and recorded April 1, 1974 in Official Records Book 585, Page 85, of the Public Records of Collier County, Florida.

36. Reservation of Drainage and power Line Easement dated November 1, 1973 and recorded April 1, 1974 in Official Records Book 585, Page 92, of the Public Records of Collier County, Florida.

37. Resolution from the Board of County Commissioners of Collier County, Florida as recorded April 12, 1976 in Official Records Book 646, Page 1838, of the Public Records of Collier County, Florida.

38. License Agreement by and between Avatar Utilities, Inc., f/k/a GAC Utilities, Inc., a Delaware corporation and Florida Cablevision Management Corp., a Florida corporation dated March 30, 1984 and recorded April 17, 1984 in Official Records Book 1077, Page 774, of the Public Records of Collier County, Florida.

39. Easement from Golden Gate Inn to Florida Power & Light Company dated March 23, 1989 and recorded April 20, 1989 in Official Records Book 1434, Page 238, of the Public Records of Collier County, Florida.

As to Parcel 4:

40. Matter as set forth on the Plat of GOLDEN GATE UNIT 8 PART 2, a subdivision as recorded in Plat Book 5, Page 65, of the Public Records of Collier County, Florida.

PROPERTY OF

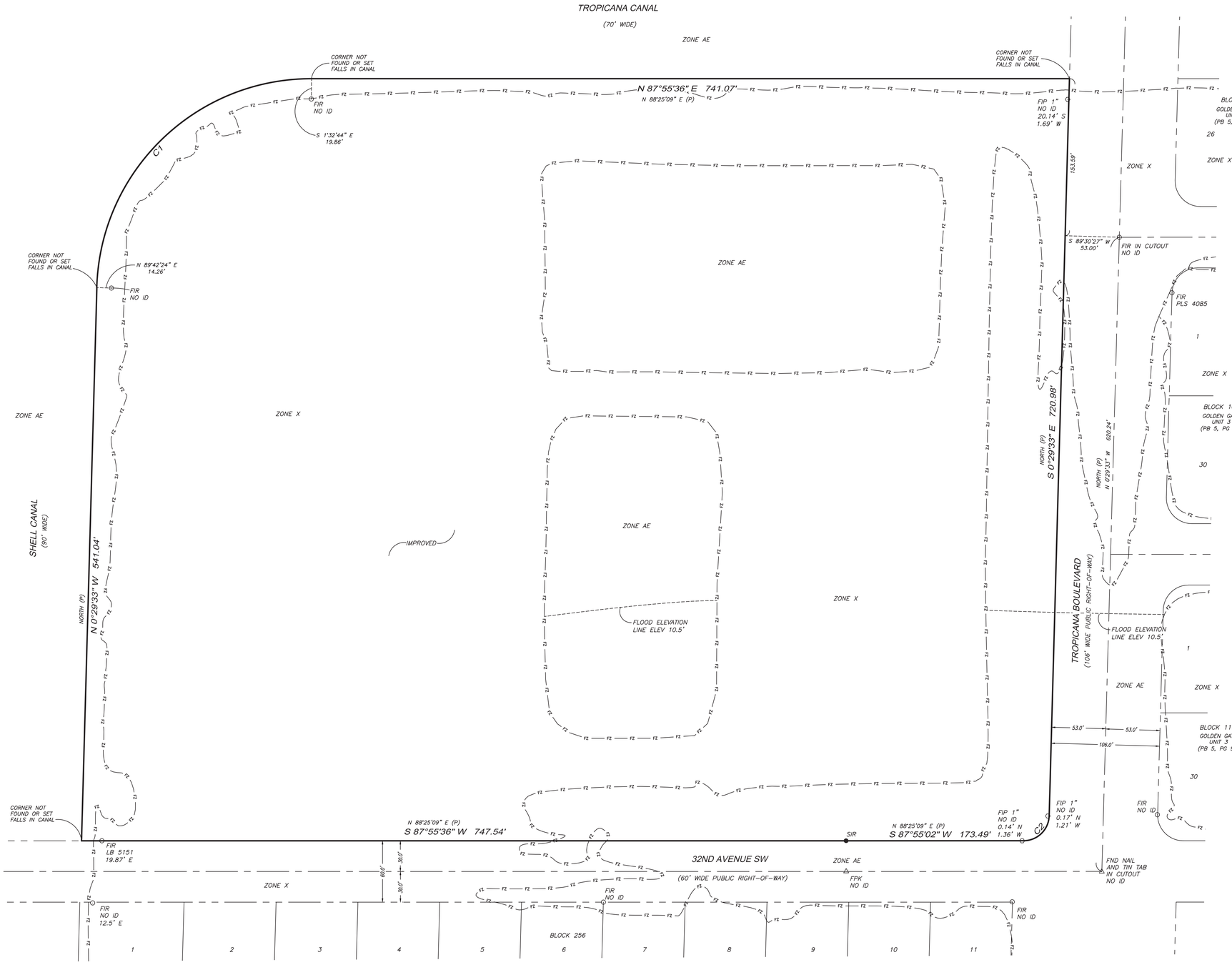
Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

41. Deed of Restrictions from Gulf American Land Corporation to All Future Owners of Lots in Golden Gate Subdivision dated November 13, 1963 and recorded November 14, 1963 in Official Records Book 154, Page 554; Amended Deed of Restrictions recorded January 30, 1964 in Official Records Book 160, Page 503; Amendment to Deed of Restrictions recorded February 27, 1964 in Official Records Book 163, Page 88; Amendment to Deed of Restrictions recorded January 25, 1965 in Official Records Book 182, Page 762; Amendment to Golden Gate City Subdivision Deeds of Restrictions and Amendments recorded July 13, 1982 in Official Records Book 979, Page 1512; Amendments to Deed of Restrictions recorded December 22, 1983 in Official Records Book 57, Page 1116; Amendment to Deed of Restrictions recorded March 20, 1984 in Official Records Book 1072, Page 392; Amendment to Deed of Restrictions recorded September 25, 1984 in Official Records Book 1102, Page 830; all of the Public Records of Collier County, Florida.

42. Resolution from the Board of County Commissioners of Collier County, Florida as recorded April 12, 1976 in Official Records Book 646, Page 1838, of the Public Records of Collier County, Florida.

CERTIFIED COPY

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)



0 25' 50' 100'

SCALE: 1" = 50'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

PROPERTY DESCRIPTION

(PARCEL 2 OF THE LANDS DESCRIBED IN OR 5482, PG 1730)

ALL OF BLOCKS 255, 257, AND 258, UNIT 7, GOLDEN GATE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 5, PAGE 135, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; TOGETHER WITH ALL VACATED ROADS AND ALLEYWAYS LOCATED IN BLOCK 255, 257, AND 258 OF SAID PLAT AS RECORDED IN RESOLUTION NO. 84-149 RECORDED IN OFFICIAL RECORDS BOOK 1096, PAGE 166.

NOTES:

1. *BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE CENTERLINE OF TROPICANA BOULEVARD AS SHOWN ON THE PLAT OF GOLDEN GATE, UNIT 7, PLAT BOOK 5, PAGES 135 AND 146, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING N 0°29'33" W.*

2. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.*

3. *THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10.5' (NAVD88), AND ZONE X HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12021C 0412 H, DATED 5/16/2012. FLOOD LINES SHOWN HEREON WERE OBTAINED FROM A COLLIER COUNTY GIS FILE AND ARE ASSUMED TO BE APPROXIMATE.*

4. *CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.*

5. *DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.*

6. *THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.*

7. *THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.*

8. *THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.*

9. *UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY. NO IMPROVEMENTS WERE LOCATED FOR THE SCOPE OF THIS SURVEY.*

10. *BY SIGNING BELOW 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 IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.*

11. *DATE OF LAST FIELD WORK: 7 JULY 2020.*

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	210.00'	324.07'	88°25'09"	S 43°43'00" W	292.86'
C2	25.00'	38.58'	88°24'35"	N 43°42'44" E	34.86'

LEGEND

POC	POINT OF COMMENCEMENT	PB	PLAT BOOK	ELEV	ELEVATION		CATCH BASIN		LIGHT POLE
POB	POINT OF BEGINNING	OR	OFFICIAL RECORDS BOOK	INV	INVERT ELEVATION		DRAINAGE MANHOLE	T	TELEPHONE MANHOLE
FIP	FOUND IRON PIPE	PG	PAGE(S)	RIM	RIM ELEVATION	MES	MITERED END	TRS	TELEPHONE RISER/BOX
FIR	FOUND 5/8" IRON ROD	PSM	PROFESSIONAL SURVEYOR AND MAPPER	A/C	AIR CONDITIONING UNIT/PAD		YARD DRAIN	TVR	CABLE TELEVISION RISER/BOX
SIR	SET 5/8" IRON ROD w/CAP, LB. #5151	LB	LICENSED BUSINESS	CONC	CONCRETE	WV	WATER VALVE	E	ELECTRIC MANHOLE
FCM	FOUND CONCRETE MONUMENT	SPC	STATE PLANE COORDINATES	CMP	CORRUGATED METAL PIPE		WATER METER		ELECTRIC RISER/BOX/METER
SCM	SET CONC. MONUMENT w/ALUMINUM DISK, LB. #5151	ROW	RIGHT-OF-WAY	CPP	CORRUGATED PLASTIC PIPE		BACK FLOW PREVENTOR		ELECTRIC TRANSFORMER
		PUE	PUBLIC UTILITY EASEMENT	RCP	REINFORCED CONCRETE PIPE		FIRE HYDRANT	TL	TRAFFIC LIGHT
FPK	FOUND PARKER KALON NAIL	CUE	COUNTY UTILITY EASEMENT	CHW	CONCRETE HEADWALL		FIRE DEPARTMENT CONNECTION		UNDERGROUND UTILITY MARKER
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, LB.# 5151	UE	UTILITY EASEMENT	TOB	TOP OF BANK		BACTERIA SAMPLE POINT	SIGN	SIGN ON POLE
		AE	ACCESS EASEMENT	TOS	TOE OF SLOPE	ARV	AIR RELEASE VALVE		OAK TREE
FDH	FOUND DRILL HOLE	DE	DRAINAGE EASEMENT	EOW	EDGE OF WATER	IRV	IRRIGATION VALVE/ CONTROL VALVE		PALM TREE
SDH	SET DRILL HOLE	LME	LAKE MAINTENANCE EASEMENT	℄	CENTER LINE	GV	GAS VALVE		PINE TREE
FMN	FOUND MAG NAIL	LBE	LANDSCAPE BUFFER EASEMENT	EOP	EDGE OF PAVEMENT	GSM	GAS METER/SERVICE		2" POLY TUBE STUB OUT
FND	FOUND	IRRE	IRRIGATION EASEMENT	BOL	BOLLARD	GMM	GAS MARKER		
(P)	PLAT	FPL	FLORIDA POWER AND LIGHT		GREASE TRAP		UTILITY POLE - WOOD		
(M)	MEASURED	BSLE	BONITA SPRINGS UTILITY EASEMENT		SANITARY MANHOLE		UTILITY POLE - CONCRETE		
(C)	CALCULATED	NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988	CO	CLEAN OUT	GA	GUY ANCHOR		
(D)	DEED	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929	SV	SEWER VALVE	OH	OVERHEAD WIRES		

FZ FZ FZ FZ — APPROXIMATE FLOOD ZONE LINE

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	GGWWTP
SCALE:	1" = 50'
DATE:	6 JULY 2020
FILE:	20-104-01.DWG
SHEET:	1 of 1

BOUNDARY SURVEY

BLOCKS 255, 257, AND 258
GOLDEN GATE UNIT 7
PLAT BOOK 5, PAGES 135 THROUGH 146
LYING IN
SECTIONS 27 AND 28, TOWNSHIP 49 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Donald L. Saintenoy III, P.S.M.
Date: 2020.07.14 09:49:50 -04'00'

DONALD L. SAINTENOY III, P.S.M
FL LICENSE #6761
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2020\104 - GOLDEN GATE WASTEWATER TREATMENT(GGWWTP)\SURVEY\20-104-01.DWG

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Golden Gate Water Reclamation Facility
Conditional Use (PL20210001657)
Location Map

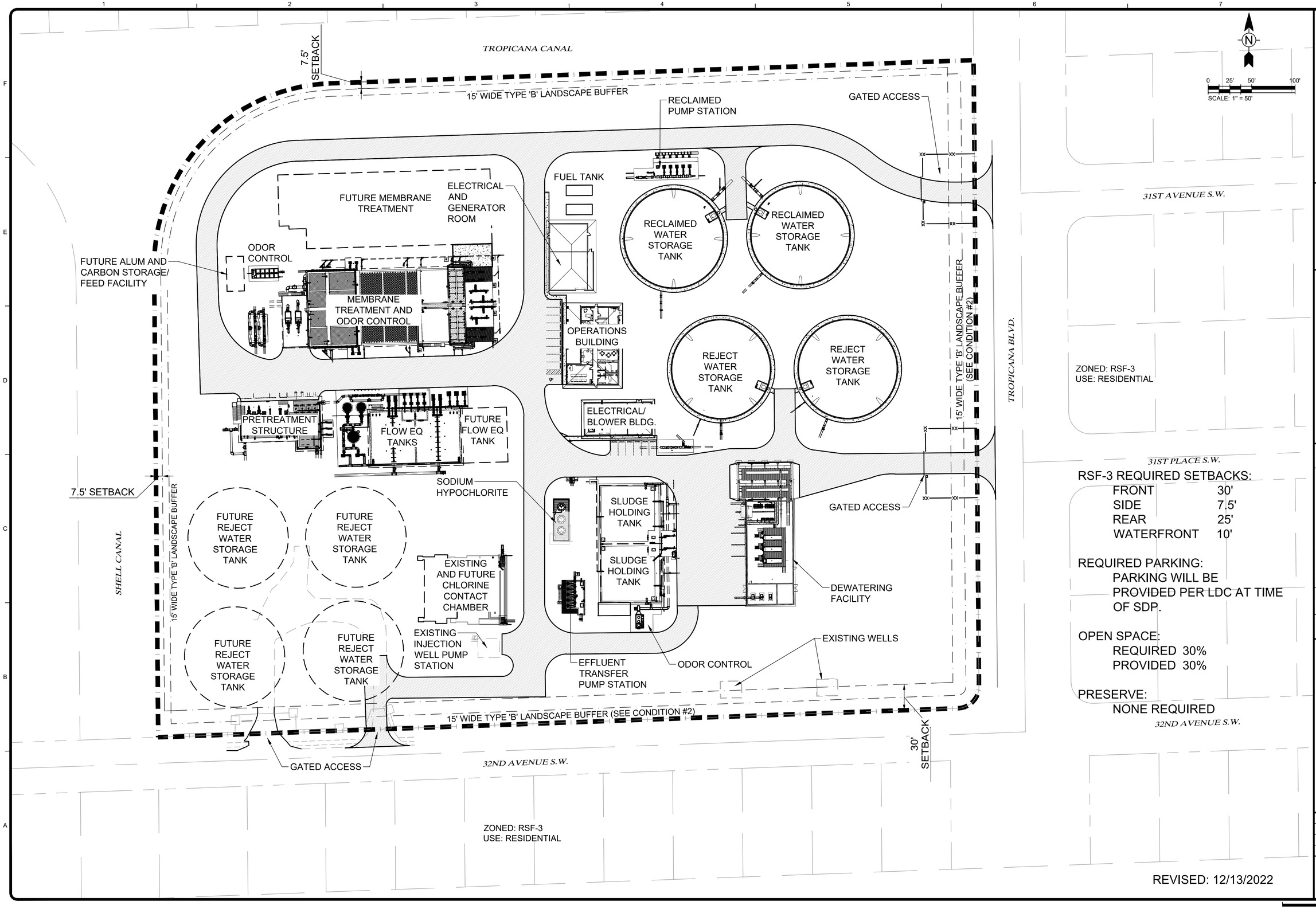


GradyMinor

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280 140 0 280 Feet

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RSF-3 REQUIRED SETBACKS:

FRONT	30'
SIDE	7.5'
REAR	25'
WATERFRONT	10'

REQUIRED PARKING:
PARKING WILL BE PROVIDED PER LDC AT TIME OF SDP.

OPEN SPACE:
REQUIRED 30%
PROVIDED 30%

PRESERVE:
NONE REQUIRED

REVISED: 12/13/2022

TETRA TECH
ENGINEERING BUSINESS NO: 2429
www.tetratech.com
10600 CHEVROLET WAY, SUITE 102
ESTERO, FL 33928
PHONE: (239) 390-1467 FAX: (239) 390-1769

90% SUBMITTAL

NOT FOR CONSTRUCTION

Collier County

MARK	DATE	DESCRIPTION	BY

COLLIER COUNTY UTILITIES
CENTRAL COUNTY WATER RECLAMATION FACILITY EXPANSION
CONDITIONAL USE OVERALL SITE PLAN

Project No.:	200-08486-20013
Designed By:	BLK
Drawn By:	RLM
Checked By:	TW

1

Bar Measures 1 inch

12/14/2022 8:59:02 AM - \\GM.LOCAL\FILES\PLANNING\PROJ - PLANNING\GGWWTP GG WASTE WATER TREATMENT PLANT (PL20210001657)\DRAWINGS\CU PLAN-R4.DWG - SHARON LIMPENHOUR

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Golden Gate Water Reclamation Facility Conditional Use (PL20210001657)

Proposed Conditions of Approval

The approval of this conditional use is subject to the following conditions:

1. Central County Water Reclamation Facility Expansion Conditional Use shall be limited to what is depicted on the "Conditional Use Overall Site Plan, revised 12/13/2022," prepared by Tetra Tech.

~~1.~~2. ~~FCWC~~ Collier County Water Sewer District (CCWSD) shall install/upgrade to a Type 'B' landscape buffer around the ~~entire~~ perimeter of the Golden Gate ~~Wastew~~Water ~~treatment plant~~Reclamation Facility. ~~At the time of installation, the plantings along Tropicana Blvd. and 32nd Avenue Southwest shall be 5 feet in height and spaced 5 feet on center. The plants shall be approximately 4 feet wide at the time of planting.~~ The ~~landscaping~~ landscape buffer shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting. ~~FCWC will make application with the County for a permit to install the necessary irrigation system prior to the July 26, 1994 County Commission meeting.~~ For the frontage along 32nd Avenue S.W. and Tropicana Boulevard the following buffers shall be required. For 32nd Ave S.W., the required canopy trees within the Type 'B' buffer shall be 14 to 16 feet tall, based on availability, with a minimum 6 foot spread at the time of planting. ~~on the final landscape design along~~ For Tropicana Boulevard the existing above ground power lines that are located along the Tropicana Boulevard property line will be placed underground as part of the revisions to the Golden Gate Wastewater Treatment Plant. The existing healthy mature canopy trees will be retained and additional 14' to 16' tall canopy trees will be installed as necessary to meet the required 25' on center spacing requirement for a Type B buffer. Hedge material will be added to the buffer per Type B standards. ~~buffer plantings along Tropicana Boulevard will be removed due to the years of hard pruning, the required Type B Buffer plantings (with minimum 16-foot-tall Canopy Trees) would be installed. Any supplemental plantings needed for screening would be placed within the Type B buffer. The Type B Buffer would provide the space to install the required 60" tall shrubs spaced 48" on center for the length of the eastern Tropicana Boulevard buffer. The required buffer trees (Minimum 16 foot tall) would be installed in accordance with FPL planting requirements at the required 25 foot on center dimension called out in the Collier County Land Development Code. A minimum of 5-foot separation between canopy trees and underground water/sewer lines would be maintained in accordance with the Collier County Utility Manual~~

~~This~~ These buffers shall be installed prior to site acceptance~~completed within thirty days of beginning installation~~.

~~2. FCWC will provide supplemental landscaping in the southwest quadrant of the site, above and beyond what is required in Alternative B. the supplemental landscaping shall be a height of six (6) feet at the time of planting and shall include canopy trees of a type that will achieve a minimum height of 14 to 16 feet by July of 1997.~~

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~~3. FCWC shall install a one-way, semi-circular driveway which will reduce noise levels associated with truck traffic by allowing trucks servicing the facility to enter and exit the plant with less maneuvering. The driveway shall be completed no later than nine months after commencement of construction on the improvements.~~

~~4.~~3. The construction associated with the conditional use permit shall include noise abatement ~~improvements~~ which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance. ~~Except during reasonable emergency conditions, the generator will only function between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. Said improvements shall be completed as part of the overall construction project, but in any event no later than 9 months from the start of construction.~~

~~5. When the plant exceeds its existing 750,000 g.p.d. capacity or within 9 months from the start of construction, whichever comes first, FCWC will install a scrubber or other odor control mechanism which functions as well as or better than a scrubber which constitutes the utilization of best available technology.~~

~~6.~~4. ~~FCWC~~ CCWSD ~~shall provide shielding, which~~ will shield~~s~~ lights away from residential areas to the ~~maximum~~ extent possible without compromising operator safety, on the lights ~~which~~ illuminating~~e~~ ~~the~~ processing tanks ~~at night~~. Control switches will be installed so that plant operators are able to dim or turn off lights when they are not needed ~~and plant operators will turn off the lights when not needed~~.

~~7.~~5. Upon completion of the capacity expansion ~~improvements~~ to the plant, ~~FCWC~~ CCWSD shall arrange from an independent engineer, or other qualified technician to take bimonthly noise readings from properties immediately adjacent to the plant over a ~~six~~ six-month period to ~~insure~~ confirm that the noise levels of the plant are at or below Collier County's requirements. A community representative from the Golden Gate Civic Association or other group as may be appointed by the County Commission may be present during the testing. ~~FCWC~~ CCWSD shall provide ~~ten~~ fourteen (~~10~~14) days written notice of such tests to the designated group or association and a community representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceeds the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional noise mitigation~~s conditions~~.

~~8. Once the wastewater treatment plant reaches a capacity of 1,500,000 g.p.d., no further increase in capacity shall be permitted on this site. this does not, however, preclude additional structures and/or improvements necessitated by changing law or technology to keep the plant functioning at or below the 1,500,000 g.p.d. level.~~

~~9.~~6. A representative of ~~FCWC~~ CCWSD will be available to meet with the Golden Gate Civic Association, or other group as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, ~~area residents may meet with a FCWC~~CCWSD

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

representatives are available to meet with area residents upon request ~~on the second Monday of every month at its already scheduled meetings with the Golden Gate Water Utility Committee~~.

~~10. When the existing holding tanks next require painting, FCWC will receive input from area residents regarding the color of the tanks. FCWC will paint the tanks a reasonable color agreed upon with the group referred to in number 9 above.~~

~~11. Noncompliance with any of the conditions of the conditional use permit imposed by the County Commission shall result in further proceedings before the Board of County Commissioners or an appropriate code enforcement board.~~

~~12.~~ ~~Asphaltic sidewalk/bike path shall be constructed along the west side of Tropicana Boulevard and north side of 32nd Avenue S.W. adjacent the subject property on or before issuance of a certificate of Occupancy/Completion of digester facility plant addition.~~

7. Ground water quality monitoring shall be conducted as required by FDEP and Collier County Pollution Control.

8. Building and tank colors shall be consistent with the building colors permitted in LDC Section 5.05.08 for industrial buildings.

9. Tanks shall be limited to a maximum height of 50’ above grade, and are not subject to maximum building heights of the RSF-3 Zoning District per LDC 4.02.01.D.

10. Should the southernmost access point on 32nd Avenue S.W. be removed, the area shall be landscaped with a Type B buffer consistent with that required for the perimeter buffer elsewhere on 32nd Avenue S.W.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Golden Gate Water Reclamation Facility Conditional Use (PL20210001657)

Proposed Conditions of Approval

The approval of this conditional use is subject to the following conditions:

1. ~~FCWC~~ Collier County Water Sewer District (CCWSD) shall install/upgrade to a Type 'B' landscape buffer around the ~~entire~~ perimeter of the Golden Gate ~~Wastew~~Water ~~treatment plant~~Reclamation Facility. ~~At the time of installation, the plantings along Tropicana Blvd. and 32nd Avenue Southwest shall be 5 feet in height and spaced 5 feet on center. The plants shall be approximately 4 feet wide at the time of planting.~~ The ~~landscaping~~ landscape buffer shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting. ~~FCWC will make application with the County for a permit to install the necessary irrigation system prior to the July 26, 1994 County Commission meeting.~~ For the frontage along 32nd Avenue S.W. and Tropicana Boulevard the following buffers shall be required. For 32nd Ave S.W., the required canopy trees within the Type 'B' buffer shall be 14 to 16 feet tall, based on availability, with a minimum 6 foot spread at the time of planting. ~~on the final landscape design along~~ For Tropicana Boulevard the existing above ground power lines that are located along the Tropicana Boulevard property line will be placed underground as part of the revisions to the Golden Gate Wastewater Treatment Plant. The existing healthy mature canopy trees will be retained and additional 14' to 16' tall canopy trees will be installed as necessary to meet the required 25' on center spacing requirement for a Type B buffer. Hedge material will be added to the buffer per Type B standards. ~~buffer plantings along Tropicana Boulevard will be removed due to the years of hard pruning, the required Type B Buffer plantings (with minimum 16 foot tall Canopy Trees) would be installed. Any supplemental plantings needed for screening would be placed within the Type B buffer. The Type B Buffer would provide the space to install the required 60" tall shrubs spaced 48" on center for the length of the eastern Tropicana Boulevard buffer. The required buffer trees (Minimum 16 foot tall) would be installed in accordance with FPL planting requirements at the required 25 foot on center dimension called out in the Collier County Land Development Code. A minimum of 5-foot separation between canopy trees and underground water/sewer lines would be maintained in accordance with the Collier County Utility Manual~~

   ~~This~~ These buffers shall be installed prior to site acceptance~~completed within thirty days of beginning installation~~.

   Justification:
   The revision to this condition reflects the current site ownership and revised buffer standards which have been coordinated with the County's landscape architect. The CCWSD will evaluate the potential to bury the overhead powerlines or enlarge the width of the buffer area to provide for the larger canopy trees.

   ~~2. FCWC will provide supplemental landscaping in the southwest quadrant of the site, above and beyond what is required in Alternative B. the supplemental landscaping shall be a height of~~

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~~six (6) feet at the time of planting and shall include canopy trees of a type that will achieve a minimum height of 14 to 16 feet by July of 1997.~~

Justification:
Landscape buffers are now discussed in Condition #1.

~~3.~~ ~~FCWC shall install a one way, semi-circular driveway which will reduce noise levels associated with truck traffic by allowing trucks servicing the facility to enter and exit the plant with less maneuvering. The driveway shall be completed no later than nine months after commencement of construction on the improvements.~~

Justification:
Internal traffic circulation is being modified as a result of plant expansion and two new access points will be established on Tropicana Blvd.

~~4.~~2. The construction associated with the conditional use permit shall include noise abatement ~~improvements~~ which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance. ~~Except during reasonable emergency conditions, the generator will only function between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. Said improvements shall be completed as part of the overall construction project, but in any event no later than 9 months from the start of construction.~~

~~5. When the plant exceeds its existing 750,000 g.p.d. capacity or within 9 months from the start of construction, whichever comes first, FCWC will install a scrubber or other odor control mechanism which functions as well as or better than a scrubber which constitutes the utilization of best available technology.~~

Justification:
The deleted text is no longer applicable as the improvements were completed. The proposed plant expansion improvements include covers on the wastewater processing tanks and installing odor control units. This is a common practice in the industry and in Collier County. The proposed plant expansion to maximum capacity will be dependent on the needs of the surrounding community. Current technologies allow for modifications to internal treatment of the processes that will allow for incremental increases as demand dictates.

~~6.~~3. ~~FCWC~~ CCWSD ~~shall provide shielding, which~~ will shield~~s~~ lights away from residential areas to the ~~maximum~~ extent possible without compromising operator safety, on the lights ~~which~~ illuminating ~~the~~ processing tanks~~ at night~~. Control switches will be installed so that plant operators are able to dim or turn off lights when they are not needed~~ and plant operators will turn off the lights when not needed~~.

~~7.~~4. Upon completion of the capacity expansion ~~improvements~~ to the plant, ~~FCWC~~ CCWSD shall arrange from an independent engineer, or other qualified technician to take bimonthly

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noise readings from properties immediately adjacent to the plant over a ~~six~~ six-month period to ~~insure~~ confirm that the noise levels of the plant are at or below Collier County's requirements. A community representative from the Golden Gate Civic Association or other group as may be appointed by the County Commission may be present during the testing. ~~FCWC~~ CCWSD shall provide ~~ten~~ fourteen (~~10~~14) days written notice of such tests to the designated group or association and a community representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceeds the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional noise mitigation~~g conditions~~.

~~8. Once the wastewater treatment plant reaches a capacity of 1,500,000 g.p.d., no further increase in capacity shall be permitted on this site. this does not, however, preclude additional structures and/or improvements necessitated by changing law or technology to keep the plant functioning at or below the 1,500,000 g.p.d. level.~~

Justification:
This condition is no longer necessary as the plant is being expanded beyond 1,500,000 g.p.d. as required in the A.U.I.R.

~~9.~~5. A representative of ~~FCWC~~ CCWSD will be available to meet with the Golden Gate Civic Association, or other group as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, ~~area residents may meet with a FCWC~~CCWSD representatives are available to meet with area residents upon request~~ on the second Monday of every month at its already scheduled meetings with the Golden Gate Water Utility Committee~~.

~~10. When the existing holding tanks next require painting, FCWC will receive input from area residents regarding the color of the tanks. FCWC will paint the tanks a reasonable color agreed upon with the group referred to in number 9 above.~~

~~11. Noncompliance with any of the conditions of the conditional use permit imposed by the County Commission shall result in further proceedings before the Board of County Commissioners or an appropriate code enforcement board.~~

Justification:
Conditions are no longer applicable. CCWSD representatives are available to meet with Golden Gate Civic Association members. The Golden Gate Water Utility Committee is defunct.

~~12. Asphaltic sidewalk/bike path shall be constructed along the west side of Tropicana Boulevard and north side of 32nd Avenue S.W. adjacent the subject property on or before issuance of a certificate of Occupancy/Completion of digester facility plant addition.~~

Justification:
The sidewalk improvements have been completed.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

6. Ground water quality monitoring shall be conducted as required by FDEP and Collier County Pollution Control.

7. Building and tank colors shall be consistent with the building colors permitted in LDC Section 5.05.08 for industrial buildings.

8. Tanks shall be limited to a maximum height of 50' above grade, and are not subject to maximum building heights of the RSF-3 Zoning District per LDC 4.02.01.D.

9. Should the southernmost access point on 32nd Avenue S.W. be removed, the area shall be landscaped with a Type B buffer consistent with that required for the perimeter buffer elsewhere on 32nd Avenue S.W.

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JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

Traffic Impact Statement

Golden Gate Wastewater Treatment Plant
(Collier County, Florida)

August 19, 2021

County TIS Review Fees
TIS Methodology Review Fee = $500.00
TIS (Small-Scale) Review Fee =$0.00

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 210714)

DocuSigned by:
James Banks
E519D679D23E47F...

JAMES M. BANKS
LICENSE
No 43860
STATE OF FLORIDA
PROFESSIONAL ENGINEER

8-19-2021

JAMES M. BANKS, P.E. DATE
FLORIDA REG. NO. 43860

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

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Conclusions

Based upon the findings of this report, it was determined that the proposed capacity expansion of the Golden Gate Wastewater Treatment Plant will not have a significant or negative impact upon the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed public-utility land use. As determined, the road network will continue to operate at acceptable levels of service for the foreseeable future and the project will not create any off-site transportation deficiencies that need to be mitigated.

Site-Related Improvements

Golden Gate Wastewater Treatment Plant currently has access to 32nd Avenue SW and it is proposed to construct two (2) points of access on Tropicana Boulevard. The volume of traffic entering the site during AM and PM peak hours does not warrant right or left ingress turn lanes at the site's access on 32nd Avenue SW or Tropicana Boulevard.

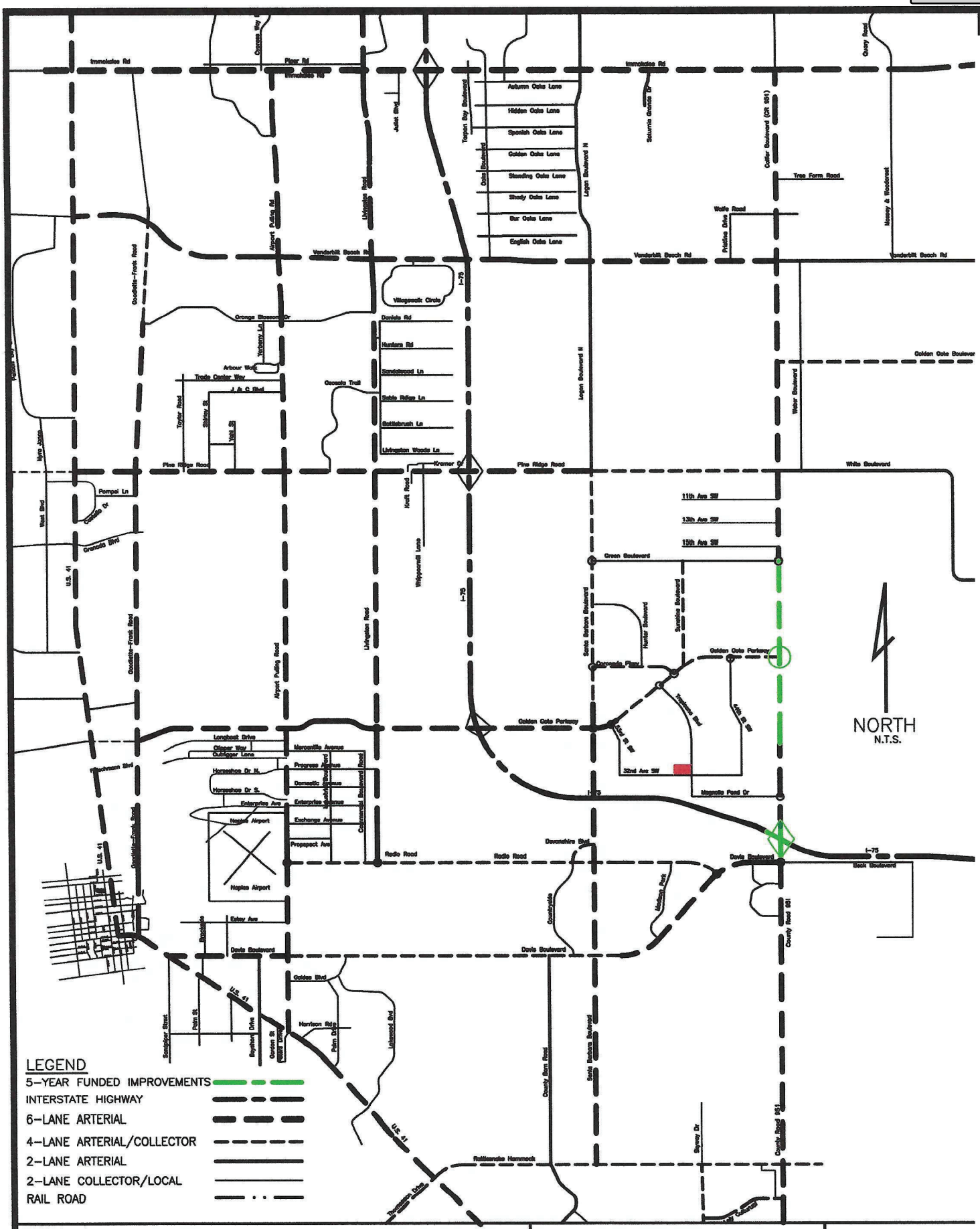
Methodology

On August 9, 2021, a Traffic Impact Statement (TIS) Methodology Report was submitted to the office of Collier County Transportation Planning Department. *The $500.00 methodology meeting fee will be paid at the time of submitting the SDP application.* A copy of the TIS methodology has been provided in the appendix (refer to pages M1 thru M11).

Scope of Project

Golden Gate Wastewater Treatment Plant is an existing public utility facility which will be expanded in order to increase its service capacity. The site is located on the northwest corner of 32nd Avenue SW & Tropicana Boulevard. The land use currently has direct access to 32nd Avenue SW and will construct two (2) points of access on Tropicana Boulevard.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)



Golden Gate Wastewater Plant

August 9, 2021

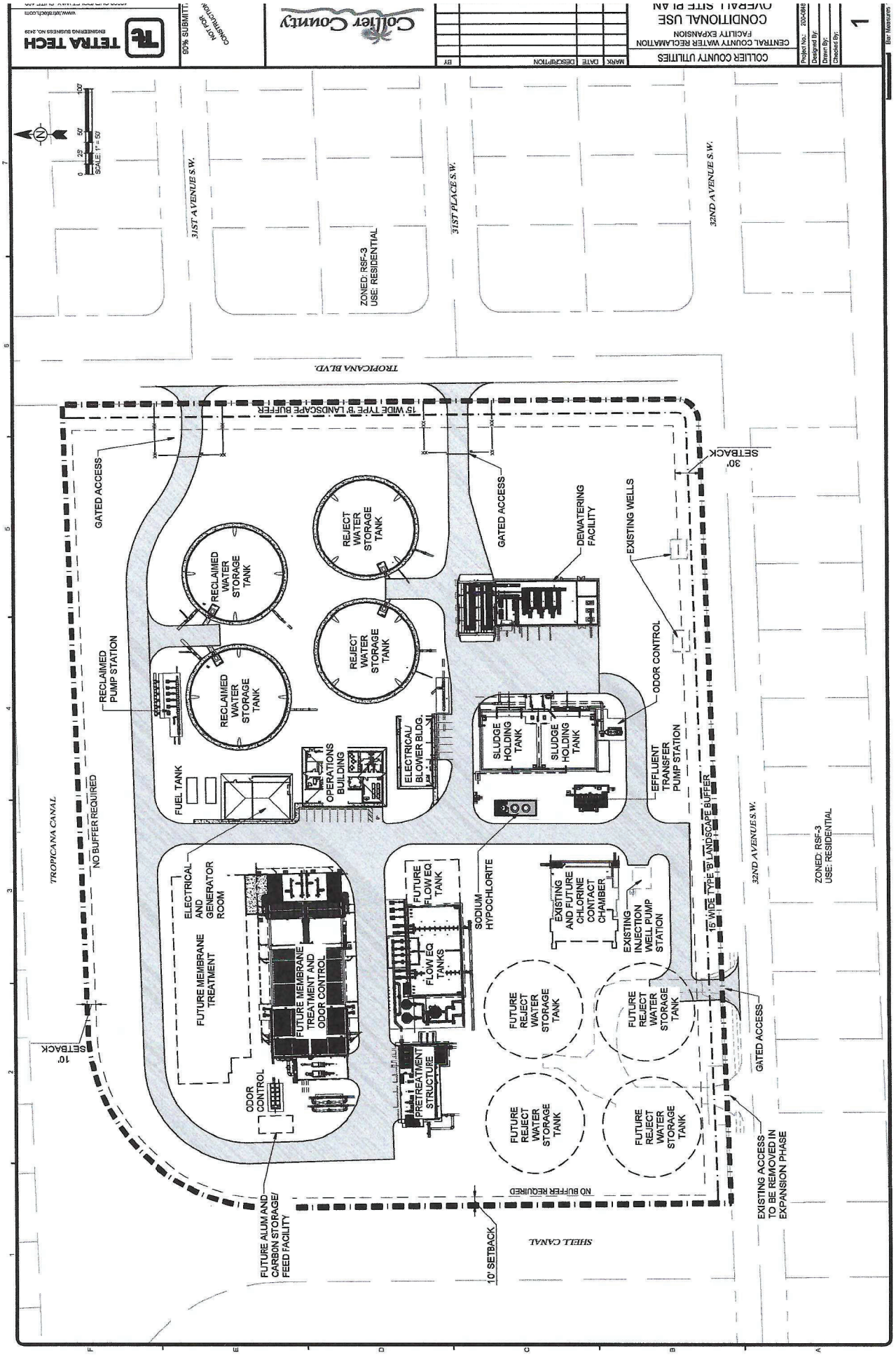
Project Location & E + C Road Network

FIGURE 1

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

2.1

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Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition. That is, historical traffic data collected at similar land uses were relied upon in estimating the project's traffic. It was concluded that land use code Utility (LUC 170) was most appropriate in estimating the site-generated trips.

As estimated, the project will generate 9 vph and 7 vph during the AM and PM peak hours, respectively. Table A provides a summary of the trip generation computation results that are shown in Table 1.

Table A
Net New Trips Generated

	Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
Net New Trips	**43**	**9**	**7**

The report concludes that the project will generate less than 50 net new trip ends during the weekday highest peak hour. As such, the report investigates the traffic impacts associated with the project based upon the criteria set forth by the Collier County Government's Traffic Impact Statement Guidelines for developments generating "less than 50 trips", which is defined as a small-scale study.

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TABLE 1

TRIP GENERATION COMPUTATIONS

Golden Gate Wastewater Treatment Plant

Land Use Code	Land Use Description	Build Schedule
170	**Utility**	3,785 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 170	Daily Traffic (ADT) =	Ln(T) = 0.79Ln(X)+2.71 =	**43 ADT**	
	AM Peak Hour (vph) =	T = 2.31(X) = 80% Enter/ 20% Exit =	**9 vph**	7 / 2
	PM Peak Hour (vph) =	Ln(T) = 0.85Ln(X)+0.84 = 20% Enter/ 80% Exit =	**7 vph**	1 / 6

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Existing + Committed Road Network

Figure 1 and Table 2 provide a detail of the surrounding E + C road network. Table 2 depicts the minimum level of service performance standards and capacity for the roads within the project's are of influence.

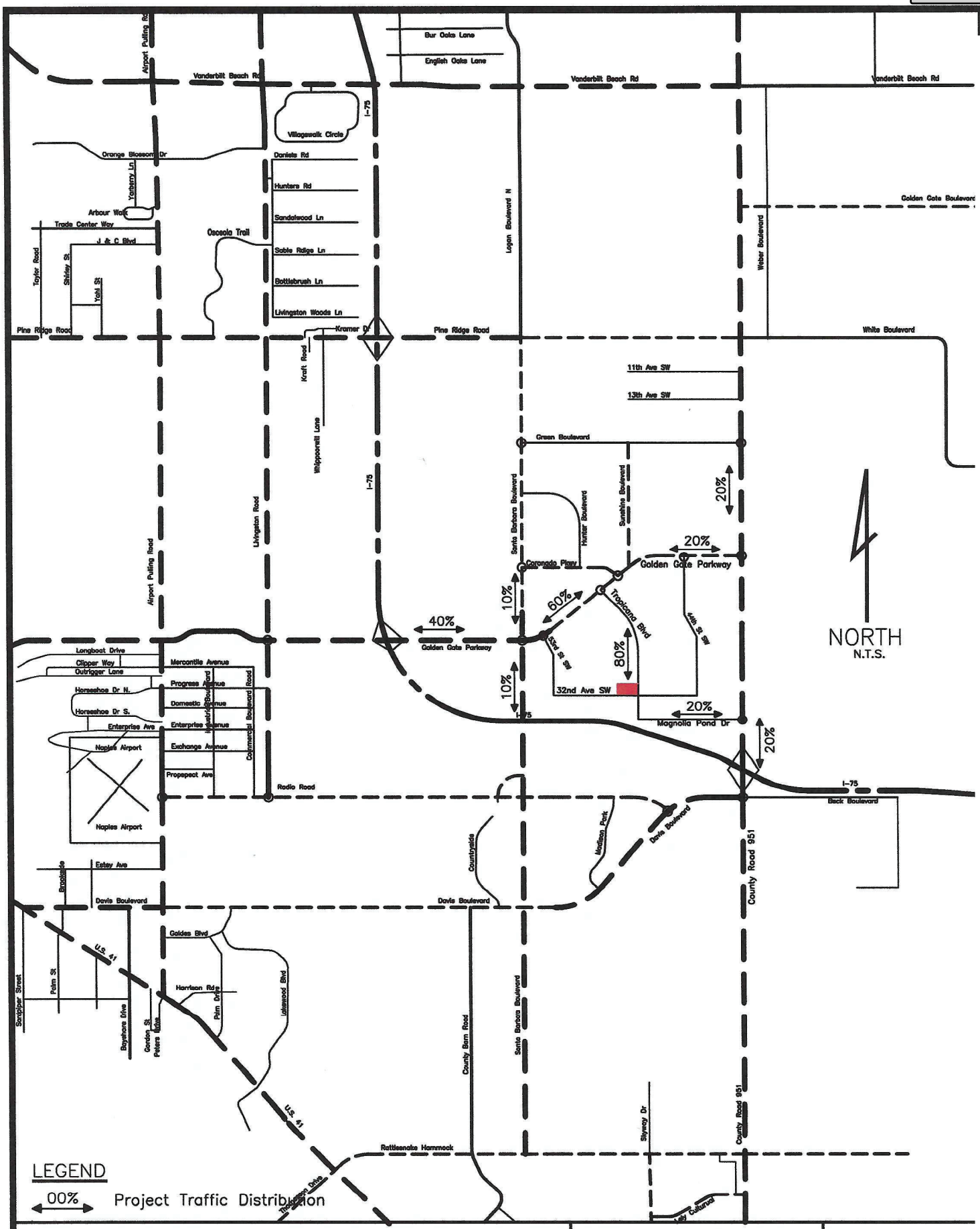
Project Generated Traffic Distribution

The project's net new traffic was distributed to the surrounding road network based upon logical means of ingress/egress, current and future traffic patterns in the area. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also depicts the project traffic by volume.

Area of Significant Impact

The area of significant impact was determined based upon Collier County's 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. Roads that were identified as being within the projects area impact are shown in Table 2.

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Golden Gate Wastewater Plant

August 9, 2021

Project-Generated Traffic Distribution

FIGURE 2

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Direction (vphpd) = **6** **Exiting**
Project Traffic Non-Peak Direction (vph) = **1** **Entering**

			Road Class	PK Dir. Serv. Vol. LOS	LOS Service PK Direction Volume (vphpd)	Project Traffic % Dist.	Project Pk Hr PK Dir (vphpd)	Project Pk Hr Pk Dir	Project Pk Hr Non-PK Dir (vph)	Project Non-Pk DiR	Impact Standard	Percent Impact	Signific Impac
21.0	**Golden Gate Pkwy**	I-75 to Santa Barbara	6D	E	3300	40.0%	2	W	0	E	2%	0.07%	NO
22.a		Santa Barbara to Tropicana Blvd	4D	D	1980	60.0%	4	W	1	E	2%	0.18%	NO
22.b		Tropicana Blvd to Collier Blvd	4D	D	1980	20.0%	1	E	0	W	2%	0.06%	NO
31.2	**County Road 951**												
32.1	***(See Footnote 1)***	Green Blvd to Golden Gate Pkwy	***6D***	***D***	***3000***	20.0%	1	N	0	S	2%	0.04%	NO
32.3		G.G. Main Canal to I-75	8D	E	3600	20.0%	1	S	0	N	2%	0.03%	NO

Footnote

1. Collier Boulevard 6-lane construction funded in Collier County's 5-year CIP

4.2

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2020 thru 2024 Project Build-out Traffic Conditions

In order to establish 2020 thru 2024 project build-out traffic conditions, two forecasting methods were used.

The first traffic forecasting method was the County's traffic count data was adjusted for peak season conditions, peak hour conditions, peak direction, and an annual growth rate was then applied. The peak season/peak hour/peak direction and annual growth rates were derived from the 2020 Collier County AUIR Report. Using the annual growth rate, the 2024 background traffic conditions were determined, which are depicted in Table 3.

The second traffic forecasting method was to add the vested trips (trip bank) identified in the 2020 AUIR report to the adjusted peak season, peak hour and peak direction traffic counts. The vested trips plus 2024 background traffic volumes are depicted in Table 3.

The greater of the two values produced by the two forecasting procedures was then considered to reflect the 2024 background traffic. The net new project generated traffic was then added to the background traffic. Table 4 provides a summary of the 2020 thru 2024 traffic conditions and the roadways' level of service and remaining available capacity. As shown, all project impacted roadways will continue to operate at the County's adopted minimum level of service thresholds at project build-out.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

TABLE 3
2020 & 2024 ROADWAY LINK VOLUMES

						Per Growth Rate Method		*Per Vested Trips Metho*
			2020 AUIR Traffic (vphpd)	AUIR Pk DiR	Growth Rate per AUIR	2024 Peak Hour PK Direction Background (vphpd)	Trip Bank (vphpd)	2024 Peak Hour PK Direction Background Per Vested Trips (vphpd)
21.0	**Golden Gate Pkwy**	I-75 to Santa Barbara	2240	E	2.00%	**2425**	14	2254
22.a		Santa Barbara to Tropicana Blvd	1730	E	2.00%	**1873**	60	1790
22.b		Tropicana Blvd to Collier Blvd	1730	E	2.00%	**1873**	60	1790
32.1	**County Road 951**	Green Blvd to Golden Gate Pkwy	1730	N	2.00%	**1873**	49	1779
32.3		G.G. Main Canal to I-75	1860	N	2.49%	2052	318	**2178**

5.1

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

TABLE 4
2024 ROADWAY LINK VOLUME/CAPACITY ANALYSIS

			2020 Peak Hour PK Direction (vphpd)	LOS	2024 Peak Hour PK Direction Background (vphpd)	Bkgd Pk Dir	2024 Peak Hour PK Direction Background LOS	Project Pk Hr PK Dir (vphpd)	Prjct Pk Dir	Project Pk Hr Non-PK Dir (vph)	Prjct Non-Pk Dir	2024 Build-Out Peak Hour PK Dir (vphpd)	Serv. Vol. Pk Hr PK Dir (vphpd)	2024 Build-Out Peak Hour PK Direction v/c Ratio	202 Build- Peak PK Dire LO
21.0	**Golden Gate Pkwy**	I-75 to Santa Barbara	2240	C	2425	E	C	2	W	0	E	2425	3300	0.73	D
22.a		Santa Barbara to Tropicana Bl	1730	D	1873	E	D	4	W	1	E	1873	1980	0.95	E
22.b		Tropicana Blvd to Collier Blvd	1730	D	1873	E	D	1	E	0	W	1874	1980	0.95	E
32.1	**County Road 951**	Green Blvd to Golden Gate Pk	1730	C	1873	N	D	1	N	0	S	1874	3000	0.62	D
32.3		G.G. Main Canal to I-75	1860	C	2178	N	C	1	S	0	N	2178	3600	0.61	C

5.2

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

DocuSign Envelope ID: 97BB851A-8F43-4A7E-BFB9-908CFD5BF733

Appendix

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

DocuSign Envelope ID: 97BB851A-8F43-4A7E-BFB9-908CFD5BF733

JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

Traffic Impact Statement Methodology

Golden Gate Wastewater Treatment Plant
(Collier County, Florida)

August 9, 2021

County TIS Review Fees
TIS Methodology Review Fee = $500.00
TIS (Small-Scale) Review Fee =$0.00

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 210714)

JAMES M. BANKS, P.E.
FLORIDA REG. NO. 43860

8-9-2021
DATE

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

M1

DocuSign Envelope ID: 97BB851A-8F43-4A7E-BFB9-908CFD5BF733

APPENDIX A

INITIAL MEETING CHECKLIST

Suggestion: Use this Appendix as a worksheet to ensure that no important elements are overlooked. Cross out the items that do not apply.

Date: 8-9-2021 Time: _____

Location: Collier County Government Offices (North Horseshoe Drive)

People Attending:
Name, Organization, and Telephone Numbers
1) James M. Banks, JMB Transportation Engineering, Inc., 239-919-2767
2) Michael Sawyer, Collier County Government
3)

Study Preparer:
Preparer's Name and Title: James M. Banks, P.E., President
Organization: JMB Transportation Engineering, Inc.
Address & Telephone Number: 4711 7th Avenue SW Naples, Florida 34119 (239)-919-2767

Reviewer(s):
Reviewer's Name & Title: Michael Sawyer
Collier County Transportation Division

Applicant:
Applicant's Name:
Address:
Telephone Number:

Proposed Development:
Name: Golden Gate Wastewater Treatment Plant
Location: Northwest corner of 32nd Avenue SW & Tropicana Boulevard
Land Use Type: See Table 1
ITE Code #: See Table 1
Proposed number of development units: Existing public utilities – capacity expansion
Other:
Description:
Zoning:
Existing:
Comprehensive plan recommendation:
Requested:
Findings of the Preliminary Study: See the attached

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

DocuSign Envelope ID: 97BB851A-8F43-4A7E-BFB9-908CFD5BF733

Study Type: Small-Scale

Study Area:
Boundaries: Based upon the County's 2%, 2% & 3% impact rule. See attached
Additional intersections to be analyzed: None
Horizon Year(s): 2024
Analysis Time Period(s): PM Peak

Future Off-Site Developments: None

Source of Trip Generation Rates: ITE Trip Generation Manual, 10th Edition (see Table 1)

Reductions in Trip Generation Rates:
Pass-by trips: See Table 1
Internal trips (PUD):
Transmit use:
Other:

Horizon Year Roadway Network Improvements: Collier County's 5-year CIP.

Methodology & Assumptions:
Non-site traffic estimates: See Attached
Site-trip generation: See Table 1
Trip distribution method: Based upon manual assignment (See Table 2 & Figure 2)
Traffic assignment method:
Traffic growth rate: Per Collier County Historical & Current AUIR Reports, but not less than 2% or background or vested trips method, whichever is greater.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Special Features: (from preliminary study or prior experience)
Accidents locations: _____
Sight distance: _____
Queuing: _____
Access location & configuration: _____
Traffic control: _____
Signal system location & progression needs: _____
On-site parking needs: _____
Data Sources: _____
Base maps: _____
Prior study reports: _____
Access policy and jurisdiction: _____
Review process: _____
Requirements: _____
Miscellaneous:
_____

Small Scale Study – No Fee _X_

Minor Study - $750.00 ____

Major Study - $1500.00 _____
Includes 2 intersections

Additional Intersections - $500.00 each ___None___

All fees will be agreed to during the Methodology meeting and must be paid to Transportation prior to our sign-off on the application.

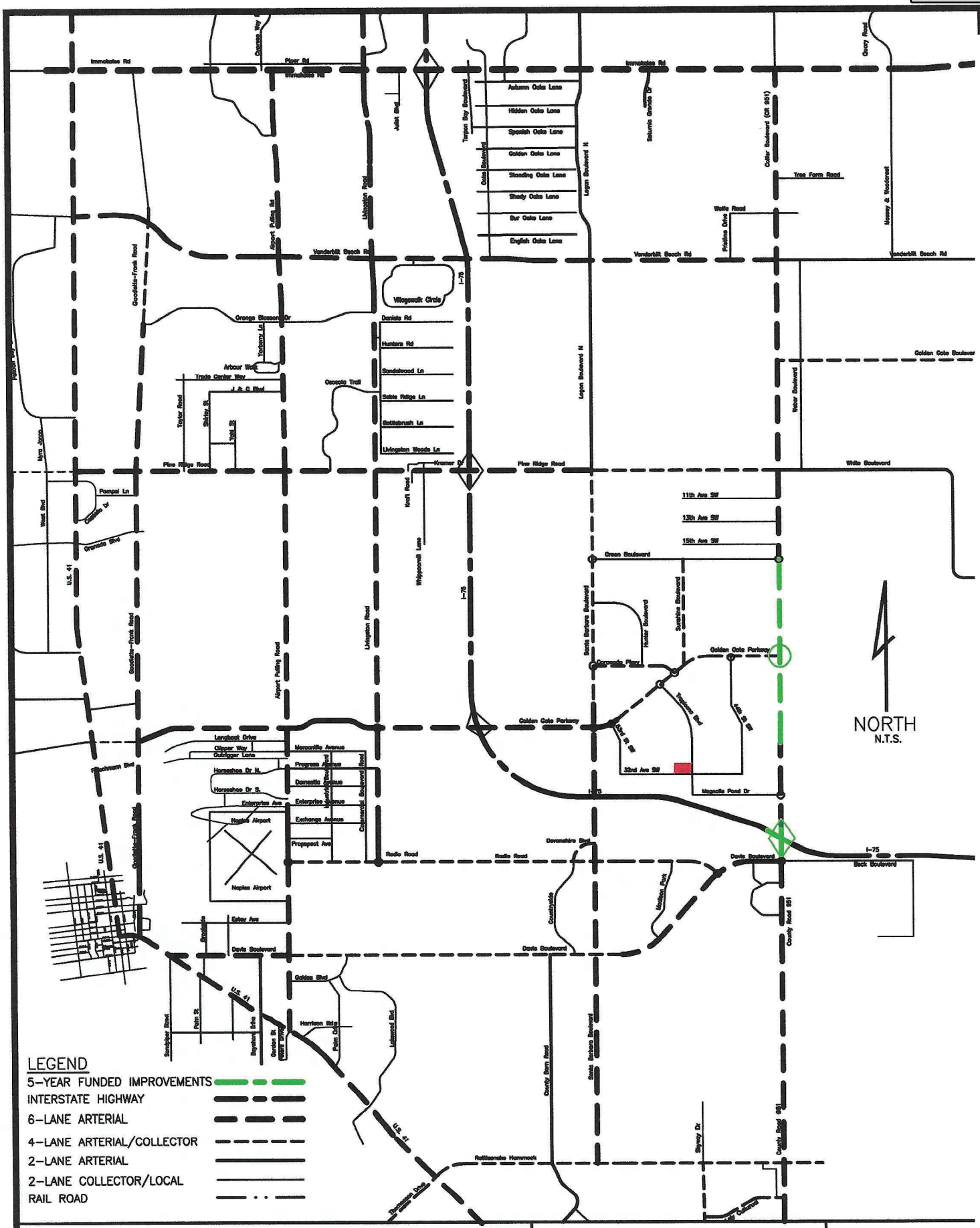
SIGNATURES

_____
Study Preparer

_____
Reviewers

_____
Applicant

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)



Golden Gate Wastewater Plant

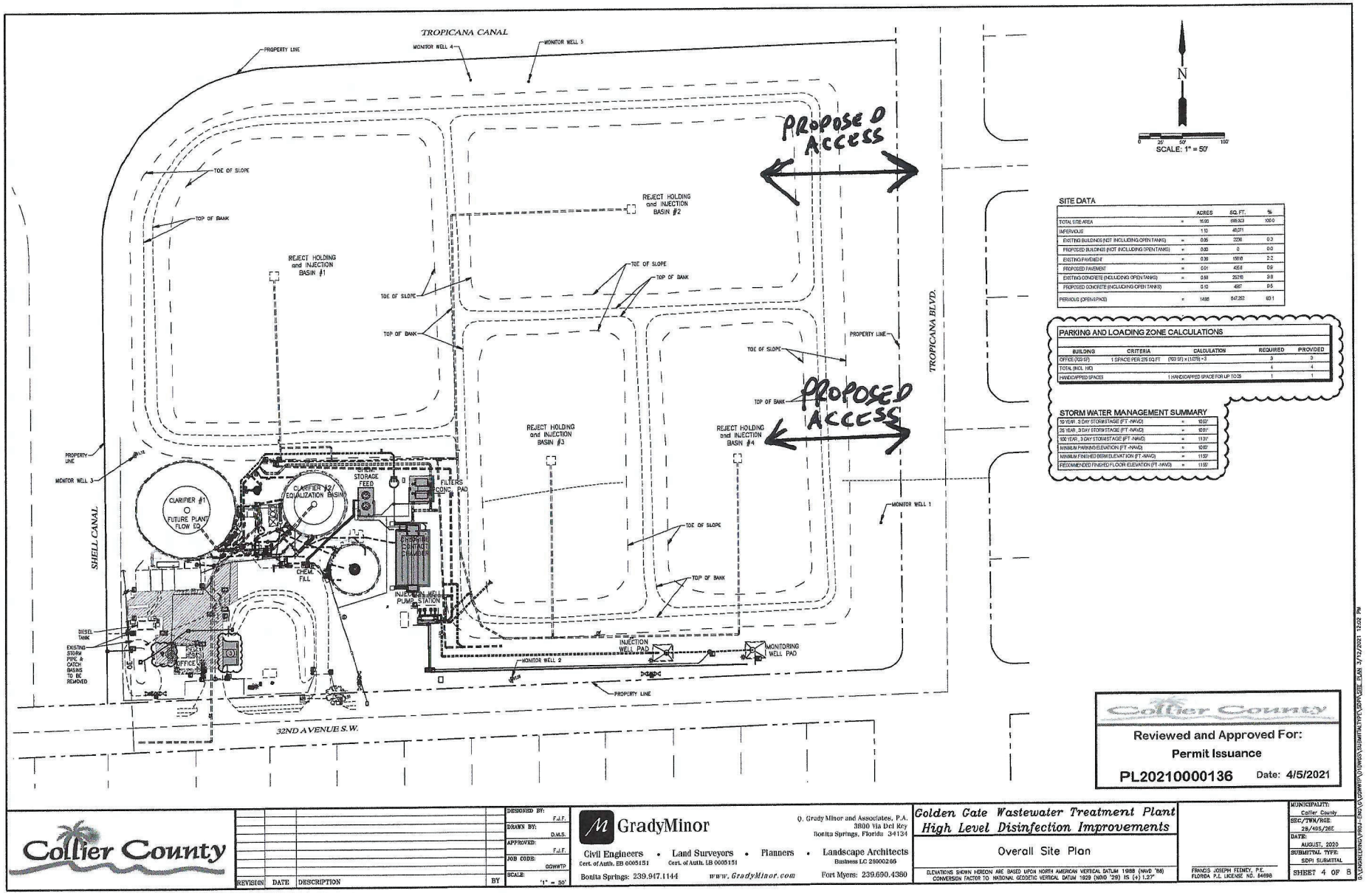
August 9, 2021

Project Location & E + C Road Network

FIGURE 1

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

MS



SITE DATA		ACRES	SQ.FT.	%
TOTAL SITE AREA	=	16.99	739,923	100.0
IMPERVIOUS		1.53	66,671	
EXISTING BUILDINGS (NOT INCLUDING OPEN TANKS)	=	0.05	2256	0.3
PROPOSED BUILDINGS (NOT INCLUDING OPEN TANKS)	=	0.00	0	0.0
EXISTING PAVEMENT	=	0.36	15618	2.2
PROPOSED PAVEMENT	=	0.01	455	0.0
EXISTING CONCRETE (INCLUDING OPEN TANKS)	=	0.59	25715	3.6
PROPOSED CONCRETE (INCLUDING OPEN TANKS)		0.13	4967	0.5
PERVIOUS (OPEN SPACE)	=	1488	647,252	93.1

PARKING AND LOADING ZONE CALCULATIONS				
BUILDING	CRITERIA	CALCULATION	REQUIRED	PROVIDED
OFFICE (703 SF)	1 SPACE PER 225 SQ.FT.	(703 SF) x (1/275) = 3	3	3
TOTAL (INCL. HC)			4	4
HANDICAPPED SPACES	1 HANDICAPPED SPACE FOR UP TO 25		1	1

STORM WATER MANAGEMENT SUMMARY		
10 YEAR - 3 DAY STORM STAGE (FT - NAVD)	=	10.62'
25 YEAR - 3 DAY STORM STAGE (FT - NAVD)	=	10.81'
100 YEAR - 3 DAY STORM STAGE (FT - NAVD)	=	11.31'
MINIMUM PARKING ELEVATION (FT - NAVD)	=	10.65'
MINIMUM FINISHED BRM ELEVATION (FT - NAVD)	=	11.32'
RECOMMENDED FINISHED FLOOR ELEVATION (FT - NAVD)	=	11.52'

Collier County

REVISION	DATE	DESCRIPTION	BY

DESIGNED BY: F.J.F.
DRAWN BY: D.M.S.
APPROVED: F.J.F.
JOB CODE: GGWWTP
SCALE: 1" = 50'

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000299
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Golden Gate Wastewater Treatment Plant
High Level Disinfection Improvements

Overall Site Plan

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.27'

FRANCIS JOSEPH FEENEY, P.E.
FLORIDA P.E. LICENSE NO. 84698

MUNICIPALITY: Collier County
SEC/TWN/RGE: 28/49S/26E
DATE: AUGUST, 2020
SUBMITTAL TYPE: SDP1 SUBMITTAL
SHEET 4 OF 8

G:\ENGINEERING\PROJECTS\GGWWTP\SUBMITTALS\SDP\SITE PLAN 3-12-2021 12:02 PM

9.W

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Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

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TABLE 1

TRIP GENERATION COMPUTATIONS

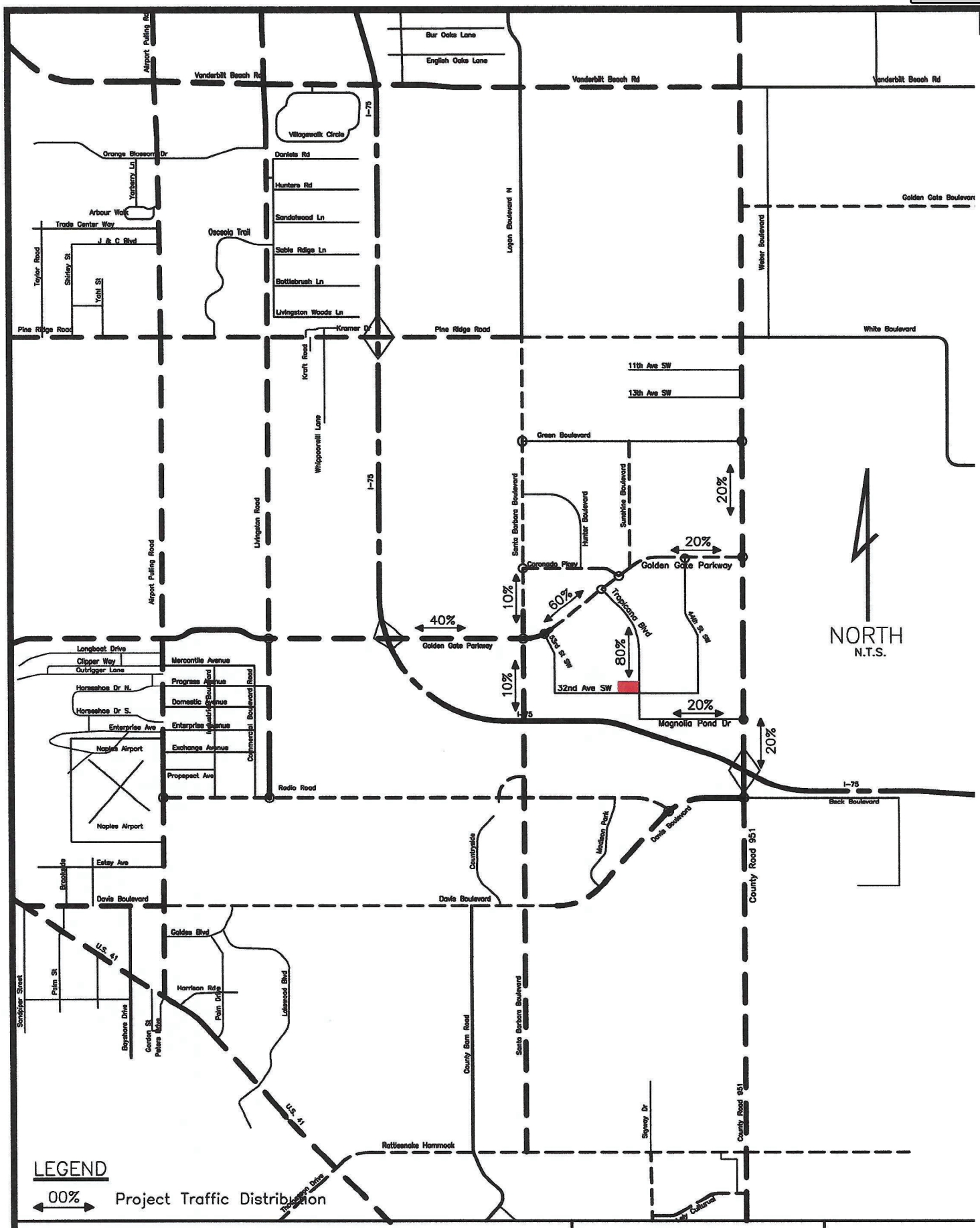
Golden Gate Wastewater Treatment Plant

Land Use Code	Land Use Description	Build Schedule
170	**Utility**	2,700 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 170	Daily Traffic (ADT) =	Ln(T) = 0.79Ln(X)+2.71 =	**33 ADT**	
	AM Peak Hour (vph) =	T = 2.31(X) = 80% Enter/ 20% Exit =	**6 vph**	5 / 1
	PM Peak Hour (vph) =	Ln(T) = 0.85Ln(X)+0.84 = 20% Enter/ 80% Exit =	**5 vph**	1 / 4

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

DocuSign Envelope ID: 97BB851A-8F43-4A7E-BFB9-908CFD5BF733



Golden Gate Wastewater Plant

August 9, 2021

Project-Generated Traffic Distribution

FIGURE 2

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Direction (vphpd) = **4** **Exiting**
Project Traffic Non-Peak Direction (vph) = **1** **Entering**

			Road Class	PK Dir. Serv. Vol. LOS	LOS Service PK Direction Volume (vphpd)	Project Traffic % Dist.	Project Pk Hr PK Dir (vphpd)	Project Pk Hr Pk Dir	Project Pk Hr Non-PK Dir (vph)	Project Non-Pk DiR	Impact Standard	Percent Impact	Signifi Impa
21.0	**Golden Gate Pkwy**	I-75 to Santa Barbara	6D	E	3300	40.0%	2	W	0	E	2%	0.05%	NC
22.a		Santa Barbara to Tropicana Blvd	4D	D	1980	60.0%	2	W	1	E	2%	0.12%	NC
22.b		Tropicana Blvd to Collier Blvd	4D	D	1980	20.0%	1	E	0	W	2%	0.04%	NC
31.2	**County Road 951**												
32.1	***(See Footnote 1)***	Green Blvd to Golden Gate Pkwy	***6D***	***D***	***3000***	20.0%	1	N	0	S	2%	0.03%	NC
32.3		G.G. Main Canal to I-75	8D	E	3600	20.0%	1	S	0	N	2%	0.02%	NC

bw

Footnote

1. Collier Boulevard 6-lane construction funded in Collier County's 5-year CIP

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Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

TABLE 3
2020 & 2024 ROADWAY LINK VOLUMES

						Per Growth Rate Method		*Per Vested Trips Metho*
			2020 AUIR Traffic (vphpd)	AUIR Pk DiR	Growth Rate per AUIR	2024 Peak Hour PK Direction Background (vphpd)	Trip Bank (vphpd)	2024 Peak Hour PK Direction Background Per Vested Trips (vphpd)
21.0	**Golden Gate Pkwy**	I-75 to Santa Barbara	2240	E	2.00%	**2425**	14	2254
22.a		Santa Barbara to Tropicana Blvd	1730	E	2.00%	**1873**	60	1790
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32.1	**County Road 951**	Green Blvd to Golden Gate Pkwy	1730	N	2.00%	**1873**	49	1779
32.3		G.G. Main Canal to I-75	1860	N	2.49%	2052	318	**2178**

MIO

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

TABLE 4
2024 ROADWAY LINK VOLUME/CAPACITY ANALYSIS

			2020 Peak Hour PK Direction (vphpd)	LOS	2024 Peak Hour PK Direction Background (vphpd)	Bkgd Pk Dir	2024 Peak Hour PK Direction Background LOS	Project Pk Hr PK Dir (vphpd)	Prjct Pk Dir	Project Pk Hr Non-PK Dir (vph)	Prjct Non-Pk Dir	2024 Build-Out Peak Hour PK Dir (vphpd)	Serv. Vol. Pk Hr PK Dir (vphpd)	2024 Build-Out Peak Hour PK Direction v/c Ratio	20 Build Peak PK Dir LO
21.0	**Golden Gate Pkwy**	I-75 to Santa Barbara	2240	C	2425	E	C	2	W	0	E	2425	3300	0.73	D
22.a		Santa Barbara to Tropicana Bl	1730	D	1873	E	D	2	W	1	E	1873	1980	0.95	E
22.b		Tropicana Blvd to Collier Blvd	1730	D	1873	E	D	1	E	0	W	1873	1980	0.95	E
32.1	**County Road 951**	Green Blvd to Golden Gate Pk	1730	C	1873	N	D	1	N	0	S	1873	3000	0.62	D
32.3		G.G. Main Canal to I-75	1860	C	2178	N	C	1	S	0	N	2178	3600	0.61	C

M11W

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Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

Golden Gate Water Reclamation Facility Conditional Use (PL20210001657)

Environmental Narrative

A FLUCFCS map has been completed and is attached identifying the project site and adjacent property identification codes. The perimeter plantings along the Tropicana and Shell Canals as well as Tropicana Blvd. and 32nd Avenue Southwest were installed as required by a Collier County approved Site Development Plan.

Conservation and Coastal Management Element of the Comprehensive Plan:

Policy 6.1.1 of the Conservation and Coastal Management Element (CCME) of the Growth Management Plan states that projects containing native vegetation communities shall be required to preserve a percentage of that native vegetation on-site. The Conservation and Coastal Management Element was adopted by the Collier County Board of County Commissioners in October 1997. The site was previously cleared in support of the existing Golden Gate Wastewater Treatment Plant that currently exists on site. The site contains no native vegetation communities, and no original native trees remain; therefore, no native vegetation preservation is required. The site was cleared prior to 1973 as part of the Golden Gate regional development. Additionally, a Site Development Plan was issued for the current Wastewater Treatment plant by Collier County in 1994 underneath the SDP Number 94-09. Prior to the issuance of this Site Development Plan in 1994 that established the current treatment plant configuration, the project location had a smaller wastewater treatment package plant that was constructed prior to 1973 (See attached aerial dated 1973). Since the Golden Gate Wastewater Treatment Plant has been in place and in operation prior to the adoption of the CCME in 1997, the requirement to provide native planting preservation does not apply.

OBJECTIVE 7.1 states that developments should direct incompatible land uses away from listed animal species and their habitats. The County relies on the listing process of State and Federal agencies to identify species that require special protection because of their endangered, threatened, or species of special concern status. As previously pointed out above, the existing site was cleared prior to 1973 and has been operating as a Wastewater Treatment Plant on the property since that time. A brief examination of the parcel found no listed animals on site. The parcel is not located in a USFWS Panther Consultation Zone. As stated above, the project site predates the adoption of the CCME and therefore Objective 7.1 does not apply.

Objective 3.1 and Policy 3.1.4 address water quality and wellhead protection. The Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) W-3 cover the Northeast corner of the subject property and W-4 covers all of the subject property. In accordance with Chapter 3 Resource Protection of the Collier County Land Development Code, Section 3.06.12.M.3, future and existing legal nonconforming domestic wastewater treatment plans are allowed within the W-3 and W-4 overlay zones. There are existing wells that are installed along the subject property lines that are used for groundwater monitoring in accordance with the F.A.C. The wells are sampled on a quarterly basis and provide the Florida Department of Environmental Protection in accordance with the approved groundwater monitoring plan.

Policy 2.3.6 addresses compliance with Federal and State permitting for water quality standards. The wastewater treatment facility will be designed and permitted in accordance with the Florida DEP and Florida Administrative Code.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.co



LEGEND

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
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3800 Via Del Rey
Bonita Springs, Florida 34134
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

CENTRAL COUNTY WATER RECLAMATION FACILITY

FLUCFCS MAP
DATE AERIAL FLOWN: FEBRUARY 2021
SOURCE: COLLIER COUNTY PROPERTY APPRAISER

SCALE: 1" = 200'
JOB CODE: GGWWTP
DATE: OCTOBER 2021
FILE NAME: FLUCFCS MAP
SHEET 1 OF 1

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water



LEGEND

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

CENTRAL COUNTY WATER RECLAMATION FACILITY

1973 AERIAL PHOTOGRAPH
DATE AERIAL FLOWN: FEBRUARY 1973
SOURCE: FDOT

SCALE:	1" = 200'
JOB CODE:	GGWWTP
DATE:	OCTOBER 2021
FILE NAME:	FLUCFCS MAP
SHEET	1 OF 1

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

Collier County Property Appraiser
Property Detail

Parcel No	36450440006	Site Address *Disclaimer	4931 32ND AVE SW	Site City	NAPLES	Site Zone *Note	341

Name / Address	COLLIER CNTY
	% WATER -SEWER DISTRICT
	3339 TAMIAMI TRAIL E STE 301

City	NAPLES	State	FL	Zip	34112

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1969	COUNTY	67-1086	05/07/69			
1984	COUNTY	83-2562	04/19/84			
1995	COUNTY	94-13084	12/06/94			
2011	COUNTY	0809-1408	06/11/10			ADDITION
2022	COUNTY	PRBD20210416272				OTHER
2022	COUNTY	PRBD20210416283				OTHER
2022	COUNTY	PRBD20210416405				OTHER

Land

#	Calc Code	Units
10	ACREAGE	14.9

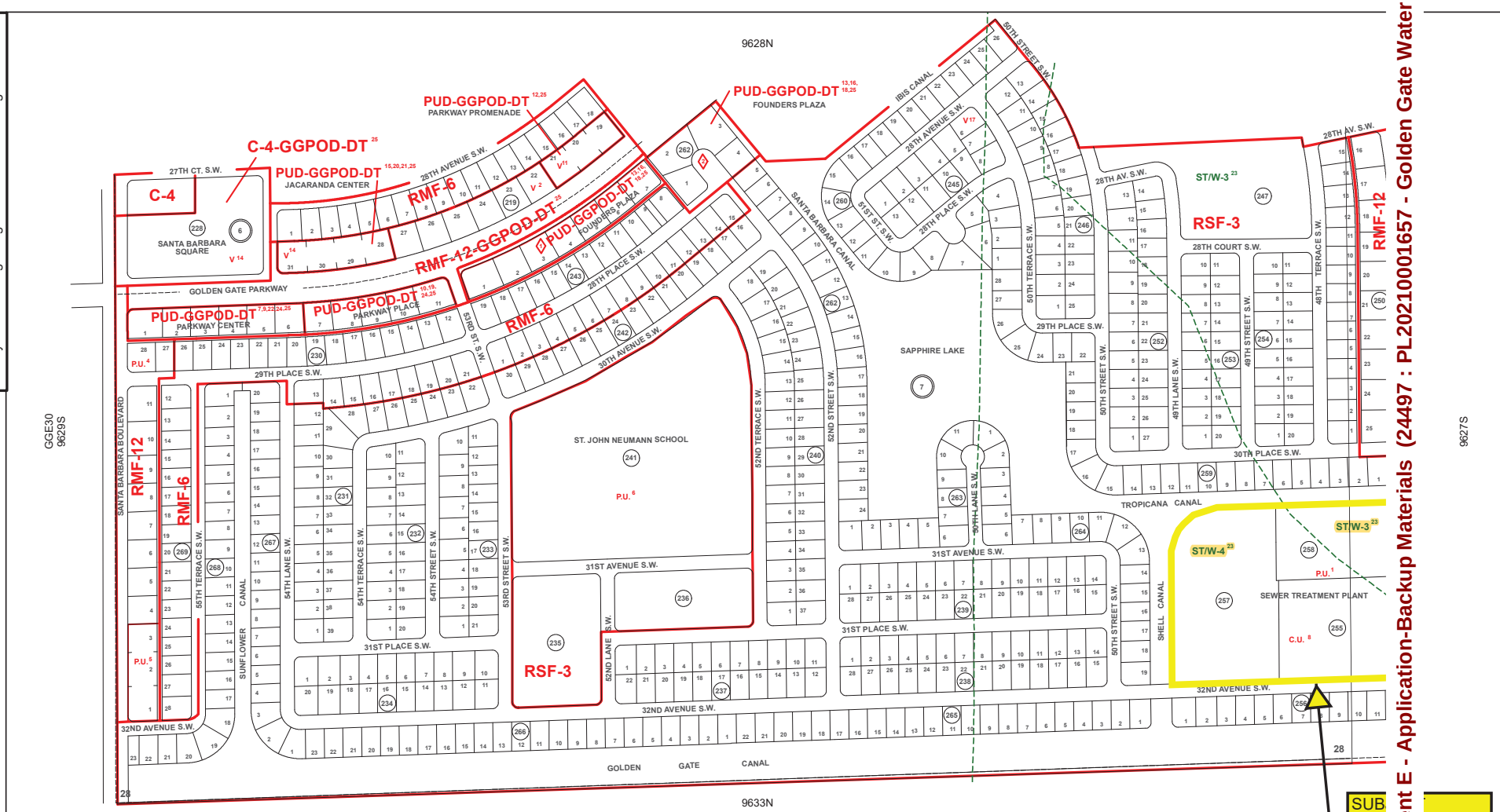
Building/Extra Features

#	Year Built	Description	Area	Adj Area
10	1969	GARAGE	325	325
20	1969	CARPORT	375	375
30	1969	CLF6	1195	1195
40	1984	CLF6	55	55
50	1988	METAL-STEEL FRAME	1875	1875

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

The Historic/Archaeological Probability Maps are the official County source designating historic or archaeologic resources.

LAST REVISION: ZONING 5/13/2021 OTHER



INDICATES SPECIAL TREATMENT OVERLAY

INDICATES UNIT BOUNDARY

SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
6	GOLDEN GATE UNIT 6	5	124-134
	GOLDEN GATE UNIT 6 PART 1	9	1-7
7	GOLDEN GATE UNIT 7	5	135-146
1			
2			
3			
4			
5			

ZONING NOTES

1	8-7-84	PU-84-8C 84-148
2	6-4-85	V-85-8C 85-123
3	10-10-89	AW-89-1 89-284
4	5-14-91	PUD-87-25C 91-232
5	4-12-88	PU-87-29C 88-76
6	8-19-80	PU-80-11C 80-160
7	7-28-84	PUD-84-3 94-35
8	7-28-84	PUD-84-4 94-33
9	2-26-85	PUD-84-3(1) 95-10
10	3-28-95	PUD-94-11 95-14
11	11-14-95	V-95-2 95-640
12	11-14-95	PUD-95-1 95-63
13	11-14-95	PUD-95-3 95-5
14	1-14-97	V-96-7 97-47
15	1-14-97	PUD-96-5 97-4
16	5-28-98	PUD-98-3(1) 98-40
17	6-12-01	PUD-01-AR-3741 01-234
18	6-12-02	PUD-01-AR-3741 02-68
19	1-28-03	SUNSETTED 03-58
20	1-28-03	SUNSETTED
21	9-9-03	PUDEX-03-AR-4383 03-288
22	9-25-03	SUNSETTED
23	9-25-12	LDC ORD. 12-38
24	7-8-14	LDC ORD. 14-33
25	3-9-21	LDCA-PL-19-1927 21-14

DEVELOPMENT STANDARDS MODIFICATIONS

1	8-4-17	ZLTR(C)(D)-PL-17-983 HEX 17-16
2	8-4-17	ZLTR(C)(D)-PL-17-98 HEX 17-17

G.G. CITY MAP INDEX

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

BY_____CHAIRMAN

ATTEST_____CLERK

COLLIER COUNT ORIDA

COMMUNITY DEVELO NT DIVISION

TWP 49S RNG 26E) 28 SO 1/2

SCALE 0 400

N

MBER: 9628S

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

AFFIDAVIT OF COMPLIANCE

Petitions PL20210001657 – Golden Gate Water Reclamation Facility Conditional Use

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

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

Sharon Umpenhour as Senior Planning Technician
for Q. Grady Minor & Associates, P.A.

State of Florida
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this November 19, 2021 by Sharon Umpenhour as Senior Planning Technician, who is personally known to me.

(Signature of Notary Public)

Carin J. Dwyer
Printed Name of Notary

CARIN J. DWYER
MY COMMISSION # GG 982367
EXPIRES: May 14, 2024
Bonded Thru Notary Public Underwriters

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

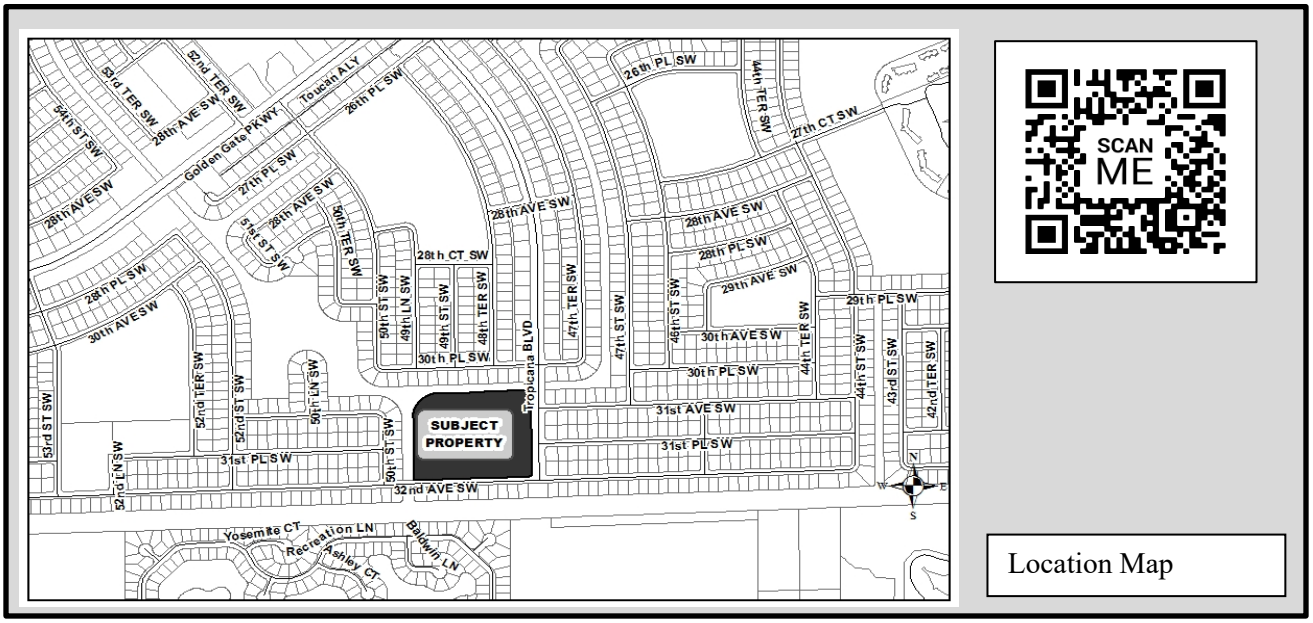
NEIGHBORHOOD INFORMATION MEETING

PETITION NO. PL20210001657 – Golden Gate Water Reclamation Facility Conditional Use

In compliance with the Collier County Land Development Code (LDC) requirements, a neighborhood meeting hosted by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., representing the Collier County Water Sewer District (Applicant) will be held **December 8, 2021, 5:30 pm** at the Golden Gate Community Center in Meeting Room B (4701 Golden Gate Pkwy, Naples, FL 34116).

The Collier County Water-Sewer District has submitted a formal application to Collier County, seeking approval of a Conditional Use per LDC Section 2.01.03.G.1.c. to incrementally expand the treatment capabilities of the existing Golden Gate wastewater treatment facility from its current treatment capacity of 1.5 millions of gallons per day (MGD). The first phase expansion of 3.5 MGD will provide the needed capacity (5 MGD total) to expand wastewater service throughout the Golden Gate City area. Incremental expansions will occur as needed to maintain acceptable service levels in the utility system. The newly renamed "Central County Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR) technology with closed tanks that produces irrigation quality water.

The subject property is comprised of 16± acres and is located at 4931 32nd Avenue SW in Section 28, Township 49 South, Range 26 East, Collier County, Florida.



If you have questions or comments, contact Sharon Umpenhour with GradyMinor by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For project information or to register to participate remotely* go to, gradyminor.com/Planning.

Any information provided is subject to change until final approval by the governing authority. The Neighborhood Information Meeting is for informational purposes, it is not a public hearing.

**Remote participation is provided as a courtesy and is at the user's risk. The applicant and GradyMinor are not responsible for technical issues.*

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

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

Petition: PL20210001657 | Buffer: 500' | Date: 10/25/2021 | Site Location: 36450440006

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
ALFONSO, JORGE E MARTINEZ	MARIA D IRIBAR	4748 32ND AVE SW			NAPLES, FL 34116---8236	GOLDEN GATE UNIT 3 BLK 112	LOT 5 OR 1516 PG 1479			36010600008	U
ALKATOTAL LIMITED PRTNRSHP	576 RIDGE DR				NAPLES, FL 34108---0	GOLDEN GATE UNIT 3 BLK 111	LOT 3			36009320001	U
ALKATOTAL LIMITED PRTNRSHP	576 RIDGE DR				NAPLES, FL 34108---0	GOLDEN GATE UNIT 3 BLK 111	LOT 4			36009360003	U
ALKATOTAL LIMITED PRTNRSHP	576 RIDGE DR				NAPLES, FL 34108---0	GOLDEN GATE UNIT 3 BLK 111	LOT 26			36010240002	U
AVRIL, BERTHONY	MERLINE LOUIS JEUNE	5015 31ST AVE SW			NAPLES, FL 34116---8103	GOLDEN GATE UNIT 7 BLK 264	LOT 10			36455000205	U
AVRIL, RUTH	DANIELLA AVRIL	5001 31ST PL SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 238	LOT 14 OR 1407 PG 2209			36436640008	U
AXEL Y ROBLERO-ARREAGA	BRENDI Y PEREZ	4738 31ST AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 108	LOT 5 OR 1395 PG 1001			36005960009	U
BAKER, TIMOTHY & SHERRY	3180 50TH ST SW				NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264	LOT 18 OR 1501 PG 401			36455360000	U
BAPTISTE, LAURICE JEAN	4898 30TH PL SW				NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259	LOT 8			36450760003	U
BARRANTES, LUIS A	3024 48TH TER SW				NAPLES, FL 34116---7760	GOLDEN GATE, UNIT 7 BLK 250	LOT 2			36446320004	U
BERNARD, JOHN B & LESLIE ANNE	161 1ST ST				BONITA SPRINGS, FL 34134---0	GOLDEN GATE UNIT 3 BLK 86 LOT	31			35987320001	U
BETANCOURT, ROSARIO	5020 31ST PL SW				NAPLES, FL 34116---8146	GOLDEN GATE UNIT 7 BLK 238	LOT 12			36436560007	U
BIJOU, FEDOD	4779 31ST AVENUE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 92 LOT	25			35992360001	U
BRAVO, SITTALYS DEINYS	MARIO DEINYS	4753 32ND AVENUE SW			NAPLES, FL 34116---8235	GOLDEN GATE UNIT 3 BLK 111	LOT 27			36010280004	U
BRESTON, ANDREW & MARIA	3793 HUDSON CT				NAPLES, FL 34116---7325	FOREST PARK PHASE III	LOT 141			33140010503	U
BUCKLEY, PATRICK J & BRENDA	3249 W POINT RD				GREEN BAY, WI 54313---0	FOREST PARK PHASE III	LOT 135			33140010383	U
BUDUEN, JAVIER G	ADRIANA AMADOR	4828 30TH PL S W			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 259	LOT 3 OR 1902 PG 2333			36450560009	U
CABRERA, ANUAR A	4970 30TH PL SW				NAPLES, FL 34116---7749	GOLDEN GATE, UNIT 7 BLK 259	LOT 14			36451000005	U
CABRERA, RIGOBERTO	BELKIS EXPOSITO	4988 32ND AVE SW			NAPLES, FL 34116---8112	GOLDEN GATE UNIT 7 BLK 256	LOT 3			36450040008	U
CARTER, GARNEY E & PATSY B	4814 32ND AVE SW				NAPLES, FL 34116---8110	GOLDEN GATE UNIT 7 BLK 256	LOT 10 OR 1618 PG 1581			36450320003	U
CASA HOMES ASSOC	PO BOX 7343				NAPLES, FL 34101---7343	GOLDEN GATE UNIT 3 BLK 108	LOT 3 OR 1343 PG 2279			36005880008	U
CASA HOMES ASSOC	PO BOX 7343				NAPLES, FL 34101---7343	GOLDEN GATE UNIT 3 BLK 111	LOT 2 OR 1343 PG 2279			36009280002	U
CASANOVA, ELIO G	CATALINA CASANOVA	3048 48TH TER SW			NAPLES, FL 34116---7760	GOLDEN GATE, UNIT 7 BLK 250	LOT 1			36446280005	U
CASEY, RICHARD & VICTORIA	4736 32ND AVE SW				NAPLES, FL 34116---8236	GOLDEN GATE UNIT 3 BLK 112	LOT 6 OR 1050 PG 167			36010640000	U
CASTRO, CARMEN	4990 32ND AVE SW				NAPLES, FL 34116---8112	GOLDEN GATE UNIT 7 BLK 256	LOT 2			36450000006	U
CENEDELLA, MARY	4914 30TH PL SW				NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259	LOT 10 OR 1210 PG 1828			36450840004	U
CHIDESTER, ERIC M	4791 31ST PL SW				NAPLES, FL 34116---8264	GOLDEN GATE UNIT 3 BLK 108	LOT 30			36006960008	U
COLLIER CNTY	% WATER -SEWER DISTRICT	3339 TAMIAMI TRAIL E STE 301			NAPLES, FL 34112---0	GOLDEN GATE UNIT 7 ALL OF BLK	255, BLK 257, BLK 258 + ALL	VACATED LOTS, ROADS,	ALLEYWAYS & EASESMENTS IN	36450440006	U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S			NAPLES, FL 34104---4961	34 49 26 N 165 OF THE FOLL:	E1/2 OF NW1/4 OF NE1/4 OF NW	1/4, W1/2 OF NE1/4 OF NW1/4 OF	NW1/4,W1/2 OF NW1/4 OF NE1/4	00298120802	U
COOPER, ADAM B	4780 30TH PL SW				NAPLES, FL 34116---7767	GOLDEN GATE UNIT 3 BLK 87 LOT	2			35987480006	U
CRUZ, JUAN & IRMINA	3164 50TH ST SW				NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264	LOT 17			36455320008	U
CSMA FT LLC	1850 PARKWAY PL #900				MARIETTA, GA 30067---8261	GOLDEN GATE UNIT 3 BLK 86 LOT	33			35987400002	U
CUMMING, WILLIAM E	KATHY E CASTRO	3168 TROPICANA BLVD			NAPLES, FL 34116---8134	GOLDEN GATE UNIT 3 BLK 111	LOT 1			36009240000	U
CUSANO, MADALYN V	BRIAN T DUNN JR	4842 30TH PL SW			NAPLES, FL 34116---0	GOLDEN GATE, UNIT 7 BLK 259	LOT 4			36450600008	U
DE LOPEZ, DOLORES DEL MORALES	L GABRIELA LOPEZ DE MARTINEZ	5006 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265	LOT 3 OR 588 PG 983			36455520002	U
DEITZ, LIBERTAD	5010 31ST AVE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 239	LOT 13 OR 1406 PG 813			36437720008	U
DEL SOL, JORDANY PEREZ	MAYDELIN CAMPOS	4998 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265	LOT 1			36455440001	U
DEONARINE, KELVIN	3764 KENT DR				NAPLES, FL 34112---3740	GOLDEN GATE UNIT 7 BLK 259	LOT 16 OR 524 PG 716			36451080009	U
DIAZ, JESSICA	2975 49TH LANE SW				NAPLES, FL 34116---7734	GOLDEN GATE UNIT 7 BLK 252	LOT 25			36448240001	U
DIGIACOMO, DOREANE ANNE	4808 32ND AVE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256	LOT 11			36450360005	U
ESPINOZA, AMILCAR YURI	MARIA CLAUDIA BENAVIDES	4856 30TH PL SW			NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259	LOT 5			36450640000	U
FERRY 4161 LLC	6017 PINE RIDGE RD	PMB 450 (CO45B)			NAPLES, FL 34119---0	GOLDEN GATE UNIT 7 BLK 253	LOT 2			36448400003	U
FILS-AIME, FRANCK	4791 31ST AVE SW				NAPLES, FL 34116---8227	GOLDEN GATE UNIT 3 BLK 92 LOT	26			35992400000	U
FOREST PARK MASTER PROPERTY	OWNERS ASSOCIATION INC	4060 RECREATION LN			NAPLES, FL 34116---0	FOREST PARK PHASE III	TRACT R			33140010024	U
FRIAS, LUIS F MERCADO	3060 47TH TER SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 87 LOT	5 OR 1383 PG 917			35987600006	U
FUENTES, RUBEN CASTILLO	RAISY FERNANDEZ CHAVIANO	4800 30TH PL SW			NAPLES, FL 34116---0	GOLDEN GATE, UNIT 7 BLK 259	LOT 1 OR 886 PG 1506			36450480008	U
GARCIA, YOISMARK REYES	5011 32ND AVE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 238	LOT 16 OR 1686 PG 1413-14			36436720009	U
GARZA, MARIA G	JOSE A GARZA	5021 31ST PL SW			NAPLES, FL 34116---8145	GOLDEN GATE UNIT 7 BLK 239	LOT 17 OR 1988 PG 1411			36437880003	U
GILL, DOROTHY K	5009 31ST AVE SW				NAPLES, FL 34116---8103	GOLDEN GATE UNIT 7 BLK 264	LOT 11			36455080005	U
GILLIAM, ANA M	3751 RECREATION LN				NAPLES, FL 34116---0	FOREST PARK PHASE III	LOT 131			33140010309	U
GOMEZ, MYRIAM GLADYS	JUAN S RODRIGUEZ	3048 50TH ST SW			NAPLES, FL 34116---7628	GOLDEN GATE UNIT 7 BLK 252	LOT 1			36447280004	U
GUILARTE, CARMEN LEDO	DAYANA REY	5019 31ST AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 264	LOT 9			36455000001	U
GUTIERREZ, ADOLFO ANDRES	4791 32ND AVE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 111	LOT 30			36010400004	U
GUTIERREZ, ERIKA	EDGAR ISRAEL OSORIO	JUANA TAVAR	4928 30TH PL SW		NAPLES, FL 34116---7749	GOLDEN GATE, UNIT 7 BLK 259	LOT 11			36450880006	U
HADDON, CINDY S	LANTZ H LUCAS	3747 RECREATION LN			NAPLES, FL 34116---0	FOREST PARK PHASE III	LOT 130			33140010286	U
HAMEL, PHILLIP P T & BRENDA S	4779 32ND AVE SW				NAPLES, FL 34116---8235	GOLDEN GATE UNIT 3 BLK 111	LOT 29 OR 1375 PG 1388			36010360005	U
HATCHER, MARC RUSSELL	AMY KATHLEEN HATCHER	5001 32ND AVE SW			NAPLES, FL 34116---8113	GOLDEN GATE UNIT 7 BLK 264	LOT 19			36455400009	U
HECHAVARRIA, ISIS	MEYKEN LEE	LIRIANNA HECHAVARRIA PEREZ	4753 31ST PLACE SW		NAPLES, FL 34116---8264	GOLDEN GATE UNIT 3 BLK 108	LOT 27			36006840005	U
HERRERA, DELMY	4961 30TH PL SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 252	LOT 27			36448320002	U
HOME GOOD REV LIVING TRUST	359 TWIN PARKS DRIVE				JAMESTOWN, TN 38556---0	GOLDEN GATE UNIT 3 BLK 111	LOT 28			36010320003	U
HUGHES REVOCABLE TRUST	3001 49TH ST SW				NAPLES, FL 34116---7752	GOLDEN GATE UNIT 7 BLK 253	LOT 18 OR 1181 PG 1761			36449040006	U
LAURIE A JEREMIAS LIVING TRUST	2070 12TH AVE NE				NAPLES, FL 34120---5448	GOLDEN GATE UNIT 3 BLK 108	LOT 28			36006880007	U
LEYVA, JONATAN EXPOSITO	MAYELIN RIVES DOMINGUEZ	4814 30TH PL SW			NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259	LOT 2			36450520007	U
LLORENTE, CARLOS TRIANA	3195 50TH ST SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 238	LOT 15			36436680000	U
LOOR, EILEEN	3148 50TH ST SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 264	LOT 16			36455280009	U
LOPEZ, ANTONIA	4984 32ND AVE SW				NAPLES, FL 34116---8112	GOLDEN GATE, UNIT 7 BLK 256	LOT 5			36450120009	U
LOPEZ, GRISSELL DEIBIS	4820 32ND AVE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256	LOT 9			36450280004	U
LOPEZ, VICTOR	LIBNY GABRIEL LOPEZ	5002 32ND AVE			NAPLES, FL 34104---0	GOLDEN GATE UNIT 7 BLK 265	LOT 2 OR 588 PG 983			36455480003	U
LUNA, DAVID	4986 32ND AVE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256	LOT 4			36450080000	U
MAITRE, JAIME	% NAOMI MAITRE GD	4891 30TH PL SW			NAPLES, FL 34116---7750	GOLDEN GATE, UNIT 7 BLK 254	LOT 1			36449160009	U
MALDONADO, LESBY	JUAN PEREZ	3000 TROPICANA BLVD #1			NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 86 LOT	3 & N 50FT OF LT 2			35986320002	U
MANCHETTE, JESSICA TUCKER	ROBERT MANCHETTE	3739 RECREATION LN			NAPLES, FL 34116---0	FOREST PARK PHASE III	LOT 128			33140010244	U
MARTINEZ, MILLY	4770 30TH PL SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 87	LOT 3			35987520005	U
MARTINEZ, RENE	REINEL MARTINEZ	LORELY BONACHEA BORROTO	3025 49TH ST SW		NAPLES, FL 34116---7752	GOLDEN GATE UNIT 7 BLK 253	LOT 19			36449080008	U
MC CULLOUGH, DAWN	3001 48TH TER SW				NAPLES, FL 34116---7759	GOLDEN GATE UNIT 7 BLK 254	LOT 18			36449840002	U
MCDONAL, JUDITH	MICHAEL THRELKELD	3125 50TH ST SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 239	LOT 15			36437800009	U
MICHEL, SILAUNE	3132 50TH ST SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 264	LOT 15 OR 1565 PG 1765			36455240007	U
MITCHELL, VANESSA A	3785 HUDSON CT				NAPLES, FL 34116---7325	GOLDEN GATE UNIT 7 BLK 253	LOT 1 OR 1371 PG 1478			36448360004	U
MITCHELL, VANESSA ANN	3785 HUDSON CT				NAPLES, FL 34116---7325	FOREST PARK PHASE III	LOT 139			33140010464	U
MOLINA, CARLOS L & EDITH M	5020 31ST AVE SW				NAPLES, FL 34116---8104	GOLDEN GATE UNIT 7 BLK 239	LOT 12			36437680009	U
MONTONE, JOSEPH	1302 FOREST LAKES BLVD				NAPLES, FL 34105---2274	GOLDEN GATE UNIT 3 BLK 86 LOT	1 + S 45FT OF LOT 2			35986280003	U
MOORE, NANCY E	3755 RECREATION LN				NAPLES, FL 34116---7307	FOREST PARK PHASE III	LOT 132			33140010325	U
MORALES, ROISVEL	3025 47TH TER SW				NAPLES, FL 34116---7762	GOLDEN GATE UNIT 3 BLK 86 LOT	32			35987360003	U
MORENO, ALBERTO Z & ANSELMA L	4753 31ST AVE SW				NAPLES, FL 34116---8227	GOLDEN GATE UNIT 3 BLK 92 LOT	23			35992280000	U
MULLALY, DANIEL O & KIMBERLY	4870 30TH PL SW				NAPLES, FL 34116---7748	GOLDEN GATE, UNIT 7 BLK 259	LOT 6			36450680002	U
NAFDOF PRIVATE SERIES 1 LLC	2316 PINE RIDGE RD #453				NAPLES, FL 34109---0	FOREST PARK PHASE III	LOT 142			33140010529	U
ORBEGOSO-VALDIVIA, SERGIO	5000 31ST AVE SW				NAPLES, FL 34116---8104	GOLDEN GATE UNIT 7 BLK 239	LOT 14			36437760000	U
PAZ, JORGE OSMAN MORENO	5020 32ND AVE SW				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265	LOT 5 OR 893 PG 1261			36455600003	U
PEREIRO, SIXTO M	9348 WELLINGTON PARK CIR				TAMPA, FL 33647---2537	GOLDEN GATE UNIT 3 BLK 108	LOT 29 OR 1400 PG 2202			36006920006	U
PFPI OZ LLC	5290 GOLDEN GATE PKWY				NAPLES, FL 34116---0	GOLDEN GATE, UNIT 7 BLK 256	LOT 1			36449960005	U
PHILOR, KERLINE	3116 50TH ST SW				NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264	LOT 14			36455200005	U
POHL, NICHOLAS K	JUSTYNA ZIENDA POHL	3792 HUDSON CT			NAPLES, FL 34116---0	FOREST PARK PHASE III	LOT 143			33140010545	U
POOLER, JOHN K & ELIZABETH M	3000 48TH TER SW				NAPLES, FL 34116---7760	GOLDEN GATE, UNIT 7 BLK 250	LOT 3			36446360006	U
RAMPERSAD TR, HARRY	HARRY P RAMPERSAD REV TRUST	5731 SEA GRASS LN			NAPLES, FL 34116---5425	GOLDEN GATE UNIT 3 BLK 108	LOT 1			36005800004	U
REED, KEITH A	KAREN BROWN	4784 32ND AVE SW			NAPLES, FL 34116---8236	GOLDEN GATE UNIT 3 BLK 112	LOT 2			36010480008	U
REEVES, LAURA LYNN	4738 31ST PL SW				NAPLES, FL 34116---8265	GOLDEN GATE UNIT 3 BLK 111	LOT 5 OR 1403 PG 1270			36009400002	U
REYES, EDGAR	3049 49TH ST S W				NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 253	LOT 20			36449120007	U

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RICHARD A FAUST REV TRUST	CAROLYN A FAUST REV TRUST	6011 WESTPORT LANE		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 112	LOT 3 OR 1726 PG 1709			36010520007 U
RICHTER, J HANS & CAROLYN M	P O BOX 159			EAST PETERSBURG, PA 17520---0	FOREST PARK PHASE III	LOT 140			33140010480 U
RIVAS, ORESTE GONZALEZ	AMADA MADALINA MARTINEZ RIVES	3032 50TH ST SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 252	LOT 2 OR 1651 PG 1257			36447320003 U
ROCA, NADIEZHDA UBIETA	EVERARDO LLANES	5010 32ND AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265	LOT 4 OR 588 PG 983			36455560004 U
RODRIGUEZ, D AYDE RAMIREZ	4861 30TH PL SW			NAPLES, FL 34116---7750	GOLDEN GATE UNIT 7 BLK 254	LOT 20			36449920003 U
RODRIGUEZ, ERNESTO	TERESA SIMON	4760 30TH PL SW		NAPLES, FL 34116---7767	GOLDEN GATE UNIT 3 BLK 87 LOT	4			35987560007 U
RODRIGUEZ, REYDEL SERRANO	LAURA NUNEZ	4790 30TH PLACE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 87 LOT	1 OR 1822 PG 612			35987440004 U
ROJO, DOMITILO TREJO	EVELIA SANCHEZ	4942 30TH PL SW		NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259	LOT 12			36450920005 U
ROTH, LESTER H	PIERRETTE DUMAS	3763 RECREATION LANE		NAPLES, FL 34116---0	FOREST PARK PHASE III	LOT 134			33140010367 U
RUA, LAZARO	MARIA PADRON	4884 30TH PL SW		NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259	LOT 7			36450720001 U
SAGAMORE CAPITAL LLC	6017 PINE RIDGE RD	PMB 450 (CO44B)		NAPLES, FL 34119---0	GOLDEN GATE UNIT 7 BLK 256	LOT 7			36450200000 U
SANCHEZ, FRANCISCO	SANDRA ALVAREZ	4752 31ST AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 108	LOT 4 OR 1471 PG 1540			36005920007 U
SANCHEZ, NIURKA	REINALDO LAZARO PEREZ	3024 49TH ST SW		NAPLES, FL 34116---0	GOLDEN GATE, UNIT 7 BLK 254	LOT 2			36449200008 U
SCHOOL DISTRICT-GGH	GOLDEN GATE HIGH	% SUPERINTENDENT	5775 OSCEOLA TRL	NAPLES, FL 34109---919	34 49 26 NW1/4 OF NW1/4, W1/2	OF NE1/4 OF NW1/4, W1/2 OF SW	1/4 OF NW1/4 LYING N OF I-75	RW, W1/2 OF NE1/4 OF SW1/4 OF	00296480007 U
SCHOOL DISTRICT-GGH2	GOLDEN GATE HIGH	% SUPERINTENDENT	5775 OSCEOLA TRL	NAPLES, FL 34109---919	GOLDEN GATE UNIT 3 BLK 112	LOT 1 AND GOLDEN GATE UNIT 7	BLK 256 LOT 12		36010440006 U
SCHOOL DISTRICT-VAC	% SUPERINTENDENT		5775 OSCEOLA TRL	NAPLES, FL 34109---919	GOLDEN GATE UNIT 3 BLK 112	LOT 4			36010560009 U
SCHWARZ, HEINRICH M	3000 49TH LN SW			NAPLES, FL 34116---7756	GOLDEN GATE UNIT 7 BLK 253	LOT 3			36448440005 U
SCRAFFORD, STEPHEN R	14403 NW 258TH PL			ALACHUA, FL 32615---3423	GOLDEN GATE UNIT 7 BLK 254	LOT 19 OR 1421 PG 74			36449880004 U
SEATON, NANCY	8 OCEAN DR W			STAMFORD, CT 06902---8026	GOLDEN GATE, UNIT 7 BLK 259	LOT 13 OR 809 PG 1759			36450960007 U
SMETANA, ANTHONY & DANIELLE	114 BRAEBURN CIRCLE			NORWALK, IA 50211---0	FOREST PARK PHASE III	LOT 138			33140010448 U
SMITH, STEPHEN A	5001 31ST AVE SW			NAPLES, FL 34116---8103	GOLDEN GATE UNIT 7 BLK 264	LOT 12			36455120004 U
SOTO, ANGELA P	ARMANDO SOTO	4739 31ST PL SW		NAPLES, FL 34116---8264	GOLDEN GATE UNIT 3 BLK 108	LOT 26			36006800003 U
STAMPER, MICHAEL	4984 30TH PL SW			NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259	LOT 15			36451040007 U
SUNSHINE ENTRPRS SW FLA INC	618 LAMBTON LN			NAPLES, FL 34104---8303	GOLDEN GATE UNIT 3 BLK 92 LOT	22			35992240008 U
TAM, HELEN BAO	11187 CORNERSTONE RD			RIVERSIDE, CA 92503---633	FOREST PARK PHASE III	LOT 136			33140010406 U
TAMARIND PROPERTIES LLC	4960 TAMARIND RIDGE DR			NAPLES, FL 34119---0	GOLDEN GATE UNIT 3 BLK 108	LOT 2			36005840006 U
THIES, TINA L	5011 31ST PL SW			NAPLES, FL 34116---8145	GOLDEN GATE UNIT 7 BLK 239	LOT 16			36437840001 U
THOMAS FAMILY TRUST	3775 REREATION LANE			NAPLES, FL 34116---7307	FOREST PARK PHASE III	LOT 137			33140010422 U
TONG, DUC TUONG	DINH TANG	4850 32ND AVE SW		NAPLES, FL 34116---8110	GOLDEN GATE, UNIT 7 BLK 256	LOT 8			36450240002 U
TROPICANA BLVD LAND TRUST	2670 AIRPORT RD S			NAPLES, FL 34112---0	GOLDEN GATE UNIT 7 BLK 250	LOT 24			36447200000 U
TROPICANA BLVD LAND TRUST	2670 AIRPORT RD S			NAPLES, FL 34112---0	GOLDEN GATE UNIT 7 BLK 250	LOT 25			36447240002 U
TYLER, RAY	4980 32ND AVE SW			NAPLES, FL 34116---8112	GOLDEN GATE UNIT 7 BLK 256	LOT 6			36450160001 U
VALENTINE, BRENT & YEN	3743 RECREATION LN			NAPLES, FL 34116---7307	FOREST PARK PHASE III	LOT 129			33140010260 U
VAZQUEZ, ANDRES L	MODESTA M RODRIGUEZ	5010 31ST PL SW		NAPLES, FL 34116---8146	GOLDEN GATE UNIT 7 BLK 238	LOT 13			36436600006 U
VELASCO, FELIX V CRUZ	EDITH CRUZ ORTIZ	4765 31ST AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 92 LOT	24 OR 1627 PG 488			35992320009 U
VELEZ, TRINIDAD & ARISTIDES	5021 32ND AVE SW			NAPLES, FL 34116---8114	GOLDEN GATE UNIT 7 BLK 238	LOT 17			36436760001 U
VINCENT, JOSEPH	CHRISTINE CLERVIL	KERLY VINCENT	3025 49TH LANE SW	NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 252	LOT 26			36448280003 U
WHALEN ET AL, DEBRA	4900 30TH PL SW			NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259	LOT 9 OR 1710 PG 1549			36450800002 U
WISEMAN, ANNA M	3100 50TH ST SW			NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264	LOT 13			36455160006 U
WRIGHT, KENNETH	101 LIBERTY CT			HENDERSONVILLE, TN 37075---4068	GOLDEN GATE UNIT 7 BLK 254	LOT 3			36449240000 U
YOUNG, MELVIN L	3065 50TH ST SW			NAPLES, FL 34116---7627	GOLDEN GATE UNIT 7 BLK 259	LOT 17 OR 684 PG 797			36451120008 U
MOLL, FRANK & SANDRA	551 MARLATT DR			OAKVILLE L6H 5X3 CANADA	FOREST PARK PHASE III	LOT 133			33140010341 F
GOLDEN GATE CIVIC ASSOCIATION	4701 GOLDEN GATE PARKWAY			NAPLES, FL 34116					

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water

NEIGHBORHOOD INFORMATION MEETING

3.D.g

PETITION NO. PL20210001657 – Golden Gate Water Recla ity
Conditional Use

In compliance with the Collier County Land Development Code (LDC) require ts, a neighborhood meeting hosted by D. Wayne Arnold, AICP, of Q. Grady Min nd Associates, P.A., representing the Collier County Water Sewer District (App nt) will be held **December 8, 2021, 5:30 pm** at the Golden Gate Community Ce in Meeting Room B (4701 Golden Gate Pkwy, Naples, FL 34116).

The Collier County Water-Sewer District has submitted a formal application to ier County, seeking approval of a Conditional Use per LDC Section 2.01.03 .c. to incrementally expand the treatment capabilities of the existing Golde ate wastewater treatment facility from its current treatment capacity of 1.5 n ns of gallons per day (MGD). The first phase expansion of 3.5 MGD will p de the needed capacity (5 MGD total) to expand wastewater service throughc he Golden Gate City area. Incremental expansions will occur as needed to m ain acceptable service levels in the utility system. The newly renamed "Central C ity Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor R) technology with closed tanks that produces irrigation quality water.

The subject property is comprised of 16± acres and is located at 4931 32nd A ue SW in Section 28, Township 49 South, Range 26 East, Collier County, Flori



If you have questions or comments, contact Sharon Umpenhour with Grad ior by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For ect information or to register to participate remotely* go to, gradyminor.com/Pla ig.

Any information provided is subject to change until final approval by the gov ng authority. The Neighborhood Information Meeting is for informational purpc , it is not a public hearing.

*Remote participation is provided as a courtesy and is ne applicant and GradyMinor are not responsible for technical issues.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation

NEIGHBORHOOD INFORMATION MEETING

Petition PL20210001047 – Golden Gate Water Reclamation Facility (CU)

December 8, 2021

PLEASE PRINT CLEARLY

Please be advised

The information on this sheet is to contact you regarding this project and future public meetings. Under Florida law, e-mail addresses, phone numbers and certain home addresses are public records once received by a government agency. If you do not want your e-mail address, phone number or home address released if the county receives a public records request, you can refrain from including such information on this sheet. You have the option of checking with the county staff on your own to obtain updates on the project as well as checking the county Web site for additional information.

NAME: Kimberly & Dan Mullaly	**EMAIL:**
ADDRESS: 4870 30th Pl SW	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
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Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

PL20210001657, Golden Gate Water Reclamation Facility Conditional Use
9-28-2021 NIM Transcript

Wayne: So, good evening, everybody. I'm Wayne Arnold, and I'm a certified planner with Q. Grady Minor & Associates. This is Sharon Umpenhour from our office. We're required to audiotape this meeting for the county's process, so we'll be creating a transcript. Only two members of the public here, but questions, try not to talk over each other, and happy to go through a short presentation and answer any questions that we can.

So, there's a pretty large contingent here. Everybody behind you is with Collier County government or with us, so, I'll make some introductions. Jim Banks, our traffic engineer, with any transportation questions, and Frank Feeney is an engineer from our office that's handling the project as well. And then, Tom, I don't know if you wanna introduce your folks or you want me to try to go through and introduce who's here. I'm happy to.

[00:01:03]

Tom: Let's not forget Tyler.

Wayne: Oh yeah. Tyler Wainwright, with the company that's going to be designing the facilities.

Tom: And, I'm Tom Chmelik, Director of Collier County Public Utilities Engineering, and with me is Craig Pager, our principal project manager for the project, project manager of the current chart, and in the back of the room, Evan Longa is our information specialist and Beth Johnson is here from operations director – actually, representing Steve Messner, who – you'll probably see his name on the slide, but he wasn't able to attend.

Wayne: Okay. And, Ray Bellows, zoning director for the county, is here in attendance, Tim Finn and Gabrielle LoCastro, both principal planners, I think is your title. So, we have representatives from the county and the design team here to try to answer any questions you have.

[00:01:52] So, we're here for a conditional use application. The county requires a conditional use approval for any major effluent facility, and so, we're here under the procedures of the county's land development code established, and a conditional use has been approved on this site in its earlier form, called a provisional use, all the way back to 1974, and then there was another amendment back in '84 to add plant capacity, and this amendment that we're doing today for a new

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

conditional use will actually increase plant capacity again incrementally, but the technology has changed dramatically, and if there are some questions about that, we can provide information to you.

You met the project team. The project site – you all are neighbors, so you know exactly where it is, but it's Tropicana, south end of Golden Gate City, and the facility right now is largely oriented toward 32nd Avenue, and the new facility expansion will increase tanks and treatment capacity by some new technology – get rid of the open tanks for a closed system – so it'll help on odor control, things like that.

[00:02:57] So, we have a specific request, and that was to go to an initial capacity of 5 million gallons from our current 1-1/2-million-gallon-a-day capacity, and that will then incrementally be expanded over time because it's my understanding – I'm not the tech person on this, but as the technology has allowed, we can increase plant capacity by doing things with the existing facility rather than all these other plant expansions with tanks and things. So, it's gonna use some state-of-the-art process to help reduce odors and produce irrigation-quality water at this facility, so a lot of good things are coming from the expansion.

It is part of the county's mandatory system expansion to continue to operate an acceptable level of service. The county does an annual update, an inventory report every year where they talk about things they need, so they fund these projects, and this is one of those funded projects that needs to be expanded. Capacity probably needs to come online in 2023. I think construction would be planned to start sometime later in 2022, assuming that the Board of County Commissioners approves this.

[00:04:04] So, as you all probably know, the county acquired all the facilities in Golden Gate from Florida Governmental Utilities a few years ago now, and so, with the Collier County Water/Sewer District owning that facility, obviously, they have the need to go ahead and not only maintain their facilities, but keep them modern and current with the technology, so that's what they're intending to do here.

So, this is the conceptual site plan. You can see on the lower left part of the screen that that's sort of where the existing treatment systems are today, and then, you'll notice that we've got some other things with the tanks and the treatment systems that are identified filling up a lot of the site. We've been talking to the county staff as part of

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the initial review, and there were a set of conditions that the Board of County Commissioners typically approves for the conditional use, hence the name, but it would be a set of conditions that you need to abide by in order to be a good neighbor or to not create a negative impact.

[00:04:58] So, we've offered – and, I'll go through those in a minute – some initial conditions, and those will be in flux as we go through the process. We may end up with input tonight from you that would say we can add another condition to address an issue or concern you may have, so those will be in flux up until the time that, in this case, the hearing examiner approves this type of project. So, it used to be county commission approval for conditional uses; now, the hearing examiner is allowed to approve those, and it's still a public hearing process, but it's just a little bit of a shorter process.

So, these are the conditions that we talked about, and one of the big ones that the county staff wanted – and, in the two prior conditional uses, there were buffer requirements, and the county staff has asked that the water and sewer district put in place what's called a Type B buffer around the entire perimeter of the site, and that is a landscape buffer that's 15 feet wide, and it has canopy trees, but it also has to have an opacity with it, so it's either a hedge or a wall maintained to 6 feet in height. So, I don't think the county's really thought about its landscape treatment specifically, but it would have to include either a buffer or a solid fence.

[00:06:11] So, that's one of those, and that comes along with the initial expansion, that the buffer would be – they can use a lot of the canopy trees that are there. Those are obviously older, mature trees that, if they can retain those, that would be great rather than putting in smaller plants.

Hours of operation would generally be 9:00 to 7:00, Monday through Friday. Obviously, with a facility like this, there has to be a certain amount of security on site to make sure that it's a secure facility, but the general hours are 9:00 to 7:00, which people would be there. A lighting condition – so, shield lights to make sure that they're not imposing light glare onto neighboring properties. That's important, obviously. We have residential on two sides and we have the canal on two sides, so we need to make sure that we don't have light spillage onto the neighbors.

[00:07:00] Also, they wanted us to have a system in place where we're doing readings and testing the facility to make sure that it's operating

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

appropriately. They want us to coordinate with the civic association to deal with that, and they also want us to talk to the civic association just in general to keep them up to date with what's going on with construction activities and things like that.

And then, of course, there's a groundwater monitoring process that's in place, and that's a state requirement, that there are monitoring wells on site today, and I'm assuming that there may be additional wells that are established over time. But, the method for this – I think they're injection wells too, somebody correct me if I'm wrong, but I think they are injection wells on site, and then, this process will produce irrigation-quality water, so the county will have the ability to get its back into its system and sell that irrigation water to golf courses, landscape the medians, and things of that nature.

[00:08:01] So, that's kind of, in a nutshell, what we're doing. You're obviously neighbors, and we're happy to hear from you and try to answer any questions that you have about what we're attempting to do here.

Daniel Mullaly: Can I walk up here?

Wayne: Of course. Come on up.

Sharon: Can you state your name, sir, please?

Daniel: Daniel, last name spelled M-U-L-L-A-L-Y. This is the canal right here?

Wayne: That's correct.

Daniel: We are just on the other side.

Wayne: Should I go to an area photo?

Daniel: Sure. This is us. There is a lot of vegetation here, but a lot of that got knocked down during Irma, but there is still quite a bit there.

Wayne: Yeah. I think the intent with the landscape buffer commitment – and, we can modify this as we continue to go forward, but this is expressed as a Type B enhanced buffer, so that would mean that there are bigger trees, typically, and in this case, the larger the trees we can retain, certainly, the better off. It's less expensive for the county and better for you as a neighbor.

[00:09:05] Do you all see anything from your house today on site?

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Daniel: Everything.

Kimberly Mullaly: Yes. Lights included. And, on a very windy day, since there's nothing in those open –

Daniel: Retention ponds.

Kimberly: – retention ponds, we get a lot of dust that comes blowing through there.

Wayne: Tyler, do you have anything to say on dust control? That's obviously not during construction, so I'm not sure what the dust component is that may be occurring there.

Tyler: Well, I mean I guess the biggest thing is gonna be those rapid filtration basins are gonna go away with the construction of the big plant, so –

Wayne: So you're saying these basins are going away, Tyler?

Tyler: Yes, sir. Those two northern and the one southern will go away as part of the new facility, so if there's dust being generated there right now, it should improve with the new construction.

[00:10:06]

Daniel: It's nowhere near what it was when FGUA had it, but they were dragging all the vegetation out of there and just letting it be raw dirt. I don't think they're doing that anymore, not for a while. They're cutting it in there, but I believe there's vegetation at the bottom of those ponds now.

Tyler: Grass and stuff that'll grow.

Daniel: That'd be correct.

Frank Feeney: You're correct. The other part of the development as far as what Tyler is saying is you can't keep dirt as part of this. You have to have sod. You have to have the landscaping, which is everything we're talking about here. The other aspect of that is along those canals, if there's any exotic vegetation – Brazilian pepper or something like that – that will have to be removed as part of the development, too. So, ultimately, what you'll get is exactly what Wayne is talking about here, is a nice, thick vegetation that's gonna

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

be more like what you're used to seeing along the roads – oak trees and things of that nature.

[00:11:00] Again, we try to keep the big ones and the mature ones there in place so that we – you don't wanna cut down the big trees if you don't have to.

Daniel: Of course.

Wayne: Anything else?

Daniel: The sewer lines that are going in there – are a lot of those gonna be spread out through the neighborhoods for service connections, or is that way down the road?

Wayne: I don't know. Who wants to answer that question? Tom or Tyler?

Tom: To the best I can. It is down the road. The county is engaging in a master plan for all of Golden Gate City to look at not just wastewater service, replacing septic systems. They're replacing existing pipes throughout the area that might be in need of replacement because of their age, but also expanding water, transportation's involved, as well as pathways.

[00:12:00] So, there's actually been an appropriation that's gone to the state legislature to get some funding to start that master plan, and that'll take some time to do that, and then look at funding opportunities to fund the program as well. So, we don't know what areas over what time period, but we know it's going to be many years – 10-plus years – of growth and expansion of the system, and that's why we're getting ahead of this with the facility. Because it's a two-year construction project, we'll have the facility in place so that then we can start expanding/replacing those septic systems and bringing them online.

Daniel: That answers that.

Tyler: Are you on a septic tank now?

Daniel: We are, but we are also on city water, so we're kind of half in between.

[00:12:58]

Wayne: Anything else? We're here.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Daniel: That's it. That was the question. How far down the road is that?

Tom: From a priority standpoint, we would refer to replace septic systems where there's also well water, so, where people don't have city water – you have city water, so that's great. The higher priority would be where there isn't either service.

Daniel: Makes sense.

Wayne: Anything else?

Kimberly: I know you talked about brown water. How will this affect the canal system? I know previously, when FGUA had the property, there was some issues, and they were constantly out there testing the canal waters.

Wayne: I think that just goes part and parcel with the treatment facility anyway. I think those are DEP conditions that they have to continually test to make sure that there's not a migration into the water offsite. Tom, I don't know if you wanna add any more, but generally, it's a state requirement that you have to do this testing anyway.

[00:14:05]

Tyler: Water quality monitoring will continue with the permit requirements, but specifically, the old disposal method – one method – was using those ponds. Wastewater in the ponds seeps down, and that's how it was disposed of. This new facility won't use that as a disposal method anymore, so the primary disposal method of the new facility will be to create irrigation water that'll get transmitted out and sold to customers. So, the infiltration basins won't be used as a disposal method anymore.

Daniel: We would expect less impact on the canals.

Tyler: Correct.

Kimberly: What impact is the deep injection wells? Because we've lived there since they were put in.

Tyler: The injection well? As far as groundwater, it's thousands of feet deeper than potable supply wells, or at least the domestic potable supply wells, so there's really no interaction between the two.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

[00:15:00]

Kimberly: Okay.

Frank Feeney: The way the typical Florida aquifers are, there's separations, silt layers, rock layers, and things of that nature, so if we're down a thousand feet, you're gonna have multiple aquifers between that. Your typical aquifer that you're gonna be pulling your drinking water out of for that area is gonna be in the Tamiami, which is about 30 to 80 feet deep, so like I said, usually between these aquifer systems, you have a confining layer that prevents the water from mixing, and as you go much deeper, it gets more salty, so you don't ever have the potable water wells coming from those really deep aquifers.

So, there's really a very, very limited chance, and again, as part of the injection well permitting that you have to go through, there's a lot of research that's looked into with these aquifers to make sure there's no bleed through.

Tom: And, deep injection wells are also tested periodically to make sure they maintain their integrity.

Wayne: Thank you. Anything else?

Daniel: Not from me. I used to work for the county, so…

Wayne: I'll share this slide. We don't have a hearing date set yet, but if you received notice for this, you'll receive notice for the hearing examiner that we'll be scheduled for. Sharon's contact information is here on the screen. You can obtain this PowerPoint presentation from our website, or if you wanna email Sharon, take one of her cards. She'll be happy to email them to you. And then, of course, county staff – Gabby is here, and Tim Finn, and they will certainly be happy to provide any other information if you'd rather get it from the county. Well, thank you all for coming out. I appreciate you taking your time. I know it's a busy time of year, so, thank you.

Kimberly: Thank you.

Wayne: Good night.

[End of Audio]
Duration: 17 minutes

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

PETITION: PL20210001657, GOLDEN GATE WATER RECLAMATION FACILITY CONDITIONAL USE

December 8, 2021, Neighborhood Information Meeting (NIM)

Collier County

Project information and a copy of this presentation can be found on our website:

SCAN ME

www.gradyminor.com/Planning

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

INTRODUCTION

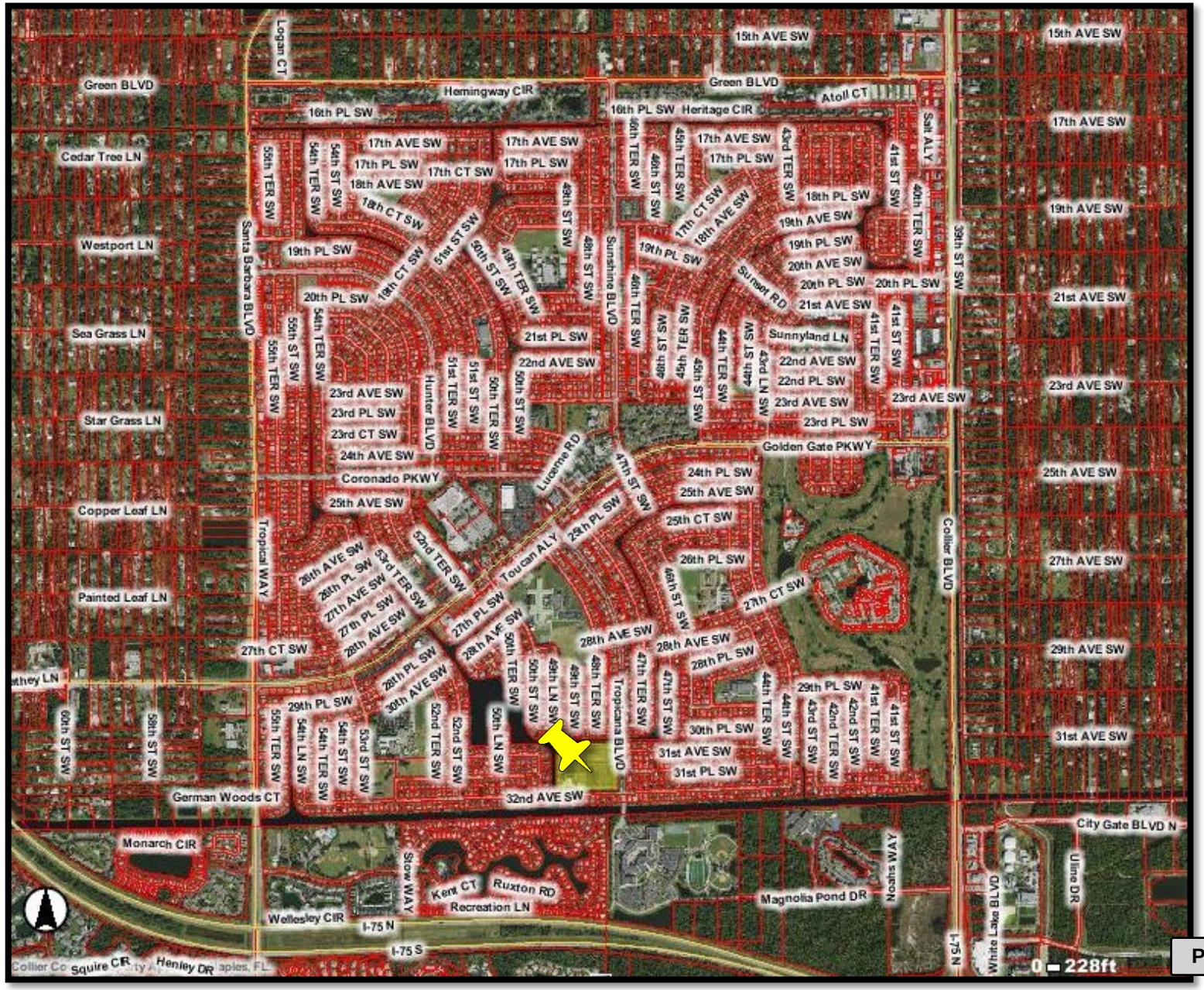
PROJECT TEAM:

- ***Collier County Water Sewer District*** – *Applicant*
- ***Corinne Trtan, PMP, County Project Manager*** – *Collier County Public Utilities*
- ***Tom Chmelik, Engineering Director*** – *Collier County Public Utilities*
- ***Steve Messner, Production Director*** – *Collier County Public Utilities*
- ***Craig Pajer, P.E., Principal Project Manager*** – *Collier County Public Utilities*
- ***Tyler Wainright, PE, CDT, Project Manager*** – *Tetra Tech*
- ***D. Wayne Arnold, AICP, Professional Planner*** – *Q. Grady Minor & Associates, P.A.*
- ***Frank J. Feeney, P.E., Professional Engineer*** – *Q. Grady Minor & Associates, P.A.*
- ***James M. Banks, PE, Traffic Engineer*** – *JMB Transportation Engineering, Inc.*

**Please note, all information provided is subject to change until final approval by the governing authority.*

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

LOCATION MAP



SUBJECT PROPERTY

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

SITE AERIAL PHOTO



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Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

PROJECT INFORMATION

Existing Future Land Use (FLU):

Golden Gate City Sub Element, Urban-Mixed Use District, Urban Residential Subdistrict

Current Zoning: *RSF-3*

Previous Conditional Use Approvals:

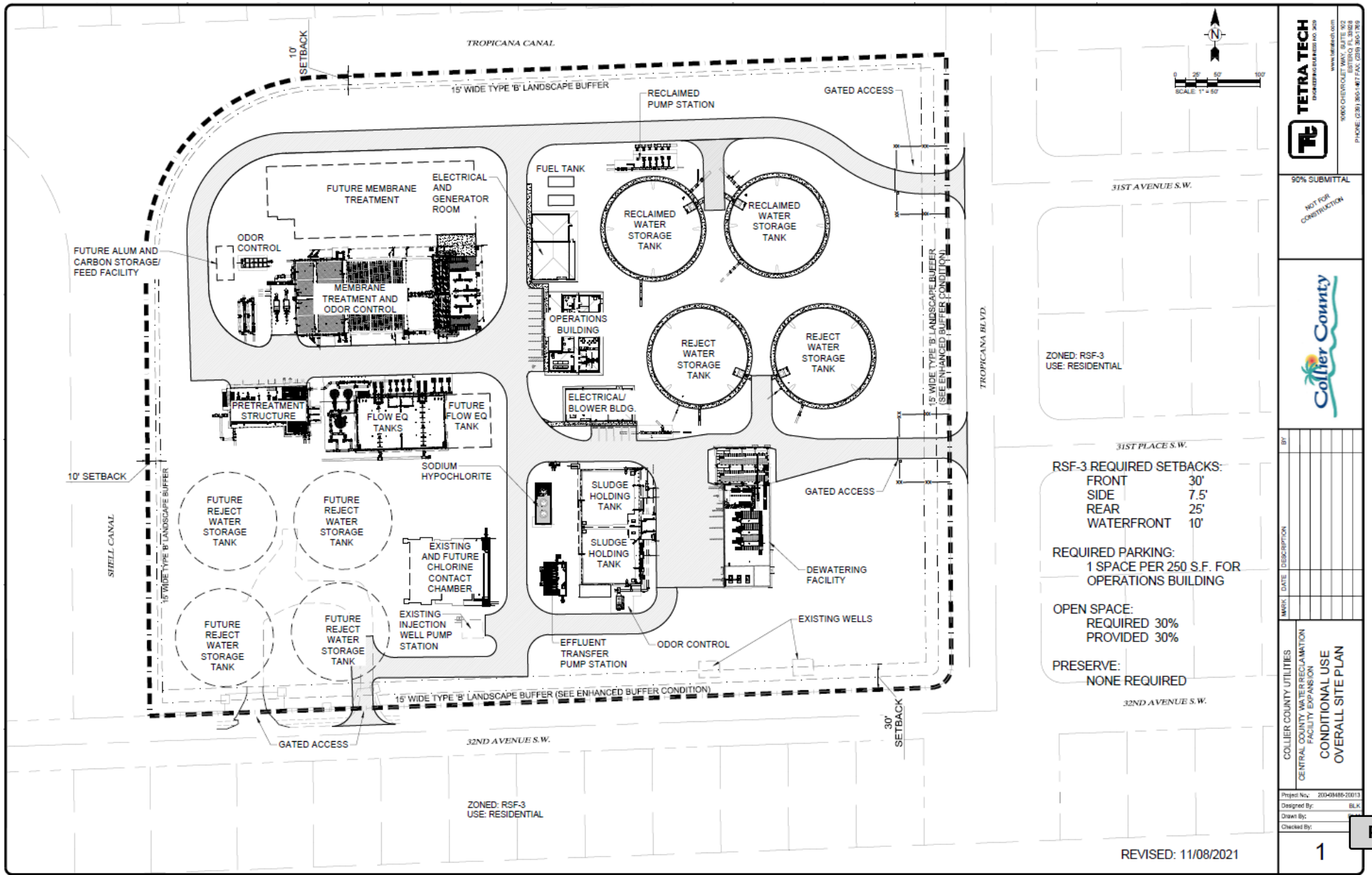
Resolution 1984-148
Resolution 1994-533

Proposed Request:

Proposing an incremental expansion of the treatment capabilities of the existing Golden Gate wastewater treatment facility from its current treatment capacity of 1.5 millions of gallons per day (MGD). The first phase expansion of 3.5 MGD will provide the needed capacity (5 MGD total) to expand wastewater service throughout the Golden Gate City area. Incremental expansions will occur as needed to maintain acceptable service levels in the utility system. The newly renamed "Central County Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR) technology with closed tanks that produces irrigation quality water.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

PROPOSED CONCEPTUAL SITE PLAN



Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

PROPOSED CONDITIONS

The approval of this conditional use is subject to the following conditions:

1. Collier County Water Sewer District (CCWSD) shall install/upgrade to a type 'B' landscape buffer around the perimeter of the Golden Gate Water Reclamation Facility. The landscape buffer shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting. For the frontages along 32nd Avenue S.W. and Tropicana Boulevard, the required canopy trees within the type 'B' buffer shall be 16 feet tall with a minimum 6 foot spread at the time of planting. This buffer shall be installed concurrent with the plant expansion beyond 1.5 mgd.

2. The construction associated with the conditional use permit shall include noise abatement improvements which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance. Except during emergency conditions, the generator will only operate between the hours of 9:00 a.m. and 7:00 p.m., Monday through Friday.

3. CCWSD will shield lights away from residential areas to the extent possible without compromising operator safety, on the lights illuminating processing tanks. Control switches will be installed so that plant operators are able to tun off lights when they are not needed.

4. Upon completion of the capacity expansion to the plant, CCWSD shall arrange from an independent engineer, or other qualified technician to take bimonthly noise readings from properties immediately adjacent to the plant over a six-month period to confirm that the noise levels of the plant are at or below Collier County's requirements. A community representative from the Golden Gate Civic Association or other group as may be appointed by the County Commission may be present during the testing. CCWSD shall provide ten (10) days written notice of such tests to the designated group or association and a community representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceeds the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional noise mitigation.

5. A representative of CCWSD will meet with the Golden Gate Civic Association, or other group as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, CCWSD representatives are available to meet with area residents upon request.

6. Ground water quality monitoring shall be conducted as required by FDEP.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

CONCLUSION

Documents and information can be found online:

- *Gradyminor.com/Planning*
- *Collier County GMD Public Portal: cvportal.colliercountyfl.gov/CityViewWeb*

Next Steps

- *Hearing sign(s) posted on property advertising Hearing Examiner (HEX) meeting dates.*
  - *HEX – TBD*

Contact:

- ***Q. Grady Minor & Associates, P.A.:*** *Sharon Umpenhour, Senior Planning Technician; sumpenhour@gradyminor.com or 239.947.1144 extension 1249*

- ***Collier County Staff:***
  Gabriela Castro, AICP, Principal Planner; gabriela.castro@colliercountyfl.gov or (239) 252-4211

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

AFFIDAVIT OF COMPLIANCE

Petitions PL20210001657 – Golden Gate Water Reclamation Facility Conditional Use

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

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

Sharon Umpenhour as Senior Planning Technician
for Q. Grady Minor & Associates, P.A.

State of Florida
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this November 22, 2022 by Sharon Umpenhour as Senior Planning Technician, who is personally known to me.

(Signature of Notary Public)

Kimberly A. Scher
Printed Name of Notary

KIMBERLY A. SCHER
MY COMMISSION # GG 281617
EXPIRES: December 12, 2022
Bonded Thru Notary Public Underwriters

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

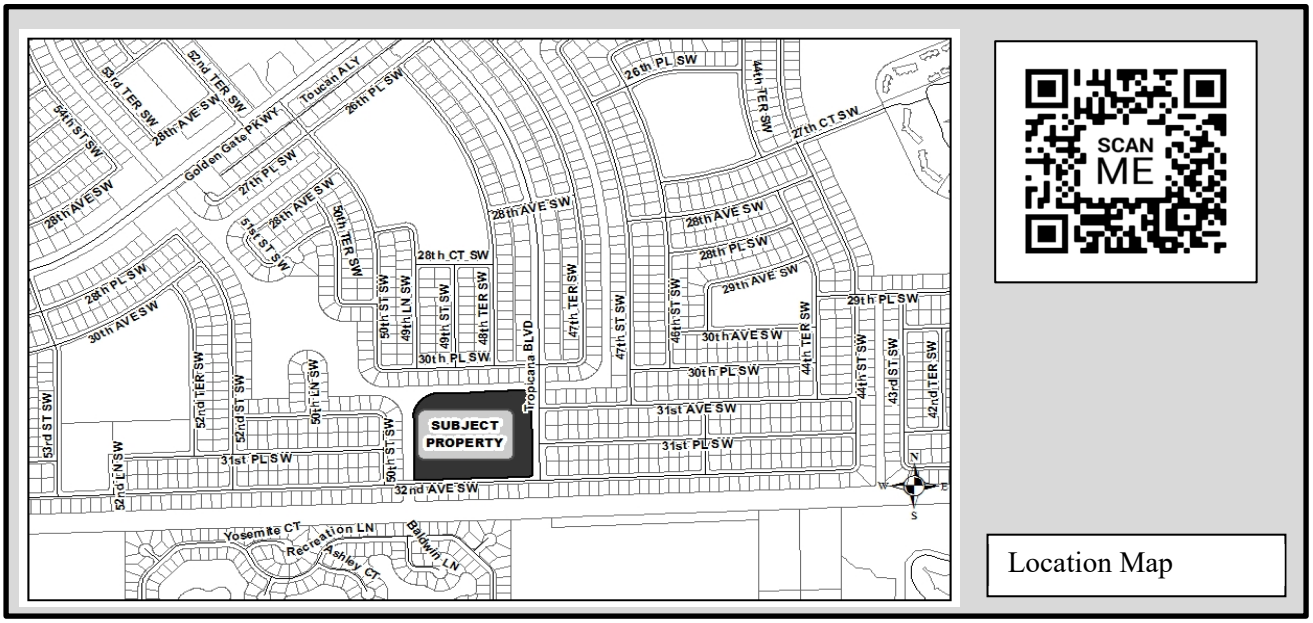
NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20210001657 – Golden Gate Water Reclamation Facility Conditional Use

In compliance with the Collier County Land Development Code (LDC) requirements, a neighborhood meeting hosted by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., representing the Collier County Water Sewer District (Applicant) will be held **December 8, 2022, 5:30 pm** at the **Golden Gate Community Center in Meeting Room B (4701 Golden Gate Pkwy, Naples, FL 34116)**.

The Collier County Water-Sewer District has submitted a formal application to Collier County, seeking approval of a Conditional Use per LDC Section 2.01.03.G.1.c. to incrementally expand the treatment capabilities of the existing Golden Gate wastewater treatment facility from its current treatment capacity of 1.5 millions of gallons per day (MGD). The first phase expansion of 3.5 MGD will provide the needed capacity (5 MGD total) to expand wastewater service throughout the Golden Gate City area. Incremental expansions will occur as needed to maintain acceptable service levels in the utility system. The newly renamed "Central County Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR) technology with closed tanks that produces irrigation quality water.

The subject property is comprised of 16± acres and is located at 4931 32nd Avenue SW in Section 28, Township 49 South, Range 26 East, Collier County, Florida.



If you have questions, please contact Sharon Umpenhour with GradyMinor by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For project information or to register to participate remotely* go to, gradyminor.com/Planning.

Any information provided is subject to change until final approval by the governing authority. The NIM is an informational meeting, not a public hearing.

**Remote participation is provided as a courtesy and is at the user's risk. The applicant and GradyMinor are not responsible for technical issues.*

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

Petition: PL20210001657 | Buffer: 500' | Date: 11/9/2022 | Site Location: 3645044000

NAME1	NAME2	NAME3	NAME4	NAME6	LEGAL	FOLIO
ALFONSO, JORGE E MARTINEZ	MARIA D IRIBAR	4748 32ND AVE SW		NAPLES, FL 34116---8236	GOLDEN GATE UNIT 3 BLK 112 LOT 5 OR 1516 PG 1479	36010600008
ALKATOTAL LIMITED PRTNRSHP	576 RIDGE DR			NAPLES, FL 34108---0	GOLDEN GATE UNIT 3 BLK 111 LOT 26	36010240002
ALKATOTAL LIMITED PRTNRSHP	576 RIDGE DR			NAPLES, FL 34108---0	GOLDEN GATE UNIT 3 BLK 111 LOT 4	36009360003
ALKATOTAL LIMITED PRTNRSHP	576 RIDGE DR			NAPLES, FL 34108---0	GOLDEN GATE UNIT 3 BLK 111 LOT 3	36009320001
AVRIL, BERTHONY	MERLINE LOUIS JEUNE	5015 31ST AVE SW		NAPLES, FL 34116---8103	GOLDEN GATE UNIT 7 BLK 264 LOT 10	36455000205
AVRIL, RUTH	DANIELLA AVRIL	5001 31ST PL SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 238 LOT 14 OR 1407 PG 2209	36436640008
AXEL Y ROBLERO-ARREAGA	BRENDI Y PEREZ	4738 31ST AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 108 LOT 5 OR 1395 PG 1001	36005960009
BAKER, TIMOTHY=& SHERRY	3180 50TH ST SW			NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264 LOT 18 OR 1501 PG 401	36455360000
BAPTISTE, LAURICE JEAN	4898 30TH PL SW			NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259 LOT 8	36450760003
BARRANTES, LUIS A	3024 48TH TER SW			NAPLES, FL 34116---7760	GOLDEN GATE UNIT 7 BLK 250 LOT 2	36446320004
BERNARD, JOHN B=& LESLIE ANNE	161 1ST ST			BONITA SPRINGS, FL 34134---0	GOLDEN GATE UNIT 3 BLK 86 LOT 31	35987320001
BETANCOURT, ROSARIO	5020 31ST PL SW			NAPLES, FL 34116---8146	GOLDEN GATE UNIT 7 BLK 238 LOT 12	36436560007
BIJOU, FEDOD	4779 31ST AVENUE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 92 LOT 25	35992360001
BRESTON, ANDREW=& MARIA	3793 HUDSON CT			NAPLES, FL 34116---7325	FOREST PARK PHASE III LOT 141	33140010503
BUCKLEY, PATRICK J=& BRENDA	3249 W POINT RD			GREEN BAY, WI 54313---0	FOREST PARK PHASE III LOT 135	33140010383
BUDUEN, JAVIER G	ADRIANA AMADOR	4828 30TH PL S W		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 259 LOT 3 OR 1902 PG 2333	36450560009
CABRERA, ANUAR A	4970 30TH PL SW			NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259 LOT 14	36451000005
CABRERA, RIGOBERTO	BELKIS EXPOSITO	4988 32ND AVE SW		NAPLES, FL 34116---8112	GOLDEN GATE UNIT 7 BLK 256 LOT 3	36450040008
CARTER, GARNEY E=& PATSY B	4814 32ND AVE SW			NAPLES, FL 34116---8110	GOLDEN GATE UNIT 7 BLK 256 LOT 10 OR 1618 PG 1581	36450320003
CASA HOMES ASSOC	PO BOX 7343			NAPLES, FL 34101---7343	GOLDEN GATE UNIT 3 BLK 108 LOT 3 OR 1343 PG 2279	36005880008
CASA HOMES ASSOC	PO BOX 7343			NAPLES, FL 34101---7343	GOLDEN GATE UNIT 3 BLK 111 LOT 2 OR 1343 PG 2279	36009280002
CASANOVA, ELIO G	CATALINA CASANOVA	3048 48TH TER SW		NAPLES, FL 34116---7760	GOLDEN GATE UNIT 7 BLK 250 LOT 1	36446280005
CASEY, RICHARD=& VICTORIA	4736 32ND AVE SW			NAPLES, FL 34116---8236	GOLDEN GATE UNIT 3 BLK 112 LOT 6 OR 1050 PG 167	36010640000
CENEDELLA, MARY	4914 30TH PL SW			NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259 LOT 10 OR 1210 PG 1828	36450840004
COLLIER CNTY	% WATER -SEWER DISTRICT	3339 TAMIAMI TRAIL E STE 301		NAPLES, FL 34112---0	GOLDEN GATE UNIT 7 ALL OF BLK 255 BLK 257 BLK 258 + ALL	36450440006
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S		NAPLES, FL 34104---4961	34 49 26 N 165 OF THE FOLL: E1/2 OF NW1/4 OF NE1/4 OF NW	298120802
COOPER, ADAM B	4780 30TH PL SW			NAPLES, FL 34116---7767	GOLDEN GATE UNIT 3 BLK 87 LOT 2	35987480006
CRUZ, JUAN=& IRMINA	3164 50TH ST SW			NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264 LOT 17	36455320008
CSMA FT LLC	1850 PARKWAY PL #900			MARIETTA, GA 30067---8261	GOLDEN GATE UNIT 3 BLK 86 LOT 33	35987400002
CUMMING, WILLIAM E	KATHY E CUMMING	3168 TROPICANA BLVD		NAPLES, FL 34116---8134	GOLDEN GATE UNIT 3 BLK 111 LOT 1	36009240000
CUSANO, MADALYN V	BRIAN T DUNN JR	4842 30TH PL SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 259 LOT 4	36450600008
DE LOPEZ, DOLORES DEL MORALES	L GABRIELA LOPEZ DE MARTINEZ	5006 32ND AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265 LOT 3 OR 588 PG 983	36455520002
DEITZ, LIBERTAD	5010 31ST AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 239 LOT 13 OR 1406 PG 813	36437720008
DEL SOL, JORDANY PEREZ	MAYDELIN CAMPOS	4998 32ND AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265 LOT 1	36455440001
DEONARINE, KELVIN	3764 KENT DR			NAPLES, FL 34112---3740	GOLDEN GATE UNIT 7 BLK 259 LOT 16 OR 524 PG 716	36451080009
DIAZ, JESSICA	2975 49TH LANE SW			NAPLES, FL 34116---7734	GOLDEN GATE UNIT 7 BLK 252 LOT 25	36448240001
DIGIACOMO, DOREANE ANNE	4808 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256 LOT 11	36450360005
DREAMED HOME BUILDERS LLC	6280 BRITNEY LN			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 259 LOT 13 OR 809 PG 1759	36450960007
ESPINOZA, AMILCAR YURI	MARIA CLAUDIA BENAVIDES	4856 30TH PL SW		NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259 LOT 5	36450640000
FERRY 4161 LLC	6017 PINE RIDGE RD	PMB 450 (CO45B)		NAPLES, FL 34119---0	GOLDEN GATE UNIT 7 BLK 253 LOT 2	36448400003
FILS-AIME, FRANCK	4791 31ST AVE SW			NAPLES, FL 34116---8227	GOLDEN GATE UNIT 3 BLK 92 LOT 26	35992400000
FOREST PARK MASTER PROPERTY	OWNERS ASSOCIATION INC	4060 RECREATION LN		NAPLES, FL 34116---0	FOREST PARK PHASE III TRACT R	33140010024
FRIAS, LUIS F MERCADO	3060 47TH TER SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 87 LOT 5 OR 1383 PG 917	35987600006
FUENTES, RUBEN CASTILLO	RAISY FERNANDEZ CHAVIANO	4800 30TH PL SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 259 LOT 1 OR 886 PG 1506	36450480008
GARCIA, JOSUE BENJAMIN	KEREN JASMIN VEGA	4765 32ND AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 111 LOT 28	36010320003
GARCIA, YOISMARK REYES	5011 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 238 LOT 16 OR 1686 PG 1413-14	36436720009
GARZA, MARIA G	JOSE A GARZA	5021 31ST PL SW		NAPLES, FL 34116---8145	GOLDEN GATE UNIT 7 BLK 239 LOT 17 OR 1988 PG 1411	36437880003
GILL, DOROTHY K	5009 31ST AVE SW			NAPLES, FL 34116---8103	GOLDEN GATE UNIT 7 BLK 264 LOT 11	36455080005
GILLIAM, ANA M	3751 RECREATION LN			NAPLES, FL 34116---0	FOREST PARK PHASE III LOT 131	33140010309
GOLDEN GATE CIVIC ASSOCIATION	4701 GOLDEN GATE PARKWAY			NAPLES, FL 34116		
GOMEZ, MYRIAM GLADYS	JUAN S RODRIGUEZ	3048 50TH ST SW		NAPLES, FL 34116---7628	GOLDEN GATE UNIT 7 BLK 252 LOT 1	36447280004
GUILARTE, CARMEN LEDO	DAYANA REY	5019 31ST AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 264 LOT 9	36455000001
GUTIERREZ, ADOLFO ANDRES	4791 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 111 LOT 30	36010400004
GUTIERREZ, ERIKA	EDGAR ISRAEL OSORIO	JUANA TAVAR	4928 30TH PL SW	NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259 LOT 11	36450880006
HADDON, CINDY S	LANTZ H LUCAS	3747 RECREATION LN		NAPLES, FL 34116---0	FOREST PARK PHASE III LOT 130	33140010286
HAMEL, PHILLIP P T=& BRENDA S	4779 32ND AVE SW			NAPLES, FL 34116---8235	GOLDEN GATE UNIT 3 BLK 111 LOT 29 OR 1375 PG 1388	36010360005
HATCHER, MARC RUSSELL	AMY KATHLEEN HATCHER	5001 32ND AVE SW		NAPLES, FL 34116---8113	GOLDEN GATE UNIT 7 BLK 264 LOT 19	36455400009
HECHAVARRIA, ISIS	MEYKEN LEE	LIRIANNA HECHAVARRIA PEREZ	4753 31ST PLACE SW	NAPLES, FL 34116---8264	GOLDEN GATE UNIT 3 BLK 108 LOT 27	36006840005
HELEN B TAM TRUST	3771 RECREATION LN			NAPLES, FL 34116---0	FOREST PARK PHASE III LOT 136	33140010406

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HERRERA, DELMY	4961 30TH PL SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 252 LOT 27	36448320002
HUGHES REVOCABLE TRUST	3001 49TH ST SW			NAPLES, FL 34116---7752	GOLDEN GATE UNIT 7 BLK 253 LOT 18 OR 1181 PG 1761	36449040006
LAURIE A JEREMIAS LIVING TRUST	2070 12TH AVE NE			NAPLES, FL 34120---5448	GOLDEN GATE UNIT 3 BLK 108 LOT 28	36006880007
LEYVA, JONATAN EXPOSITO	MAYELIN RIVES DOMINGUEZ	4814 30TH PL SW		NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259 LOT 2	36450520007
LLORENTE, CARLOS TRIANA	3195 50TH ST SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 238 LOT 15	36436680000
LOOR, EILEEN	3148 50TH ST SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 264 LOT 16	36455280009
LOPEZ, ANTONIA	4984 32ND AVE SW			NAPLES, FL 34116---8112	GOLDEN GATE UNIT 7 BLK 256 LOT 5	36450120009
LOPEZ, GRISSELL DEIBIS	4820 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256 LOT 9	36450280004
LOPEZ, VICTOR	LIBNY GABRIEL LOPEZ	5002 32ND AVE		NAPLES, FL 34104---0	GOLDEN GATE UNIT 7 BLK 265 LOT 2 OR 588 PG 983	36455480003
LUNA, DAVID	4986 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256 LOT 4	36450080000
MAITRE, JAIME	% NAOMI MAITRE GD	4891 30TH PL SW		NAPLES, FL 34116---7750	GOLDEN GATE UNIT 7 BLK 254 LOT 1	36449160009
MALDONADO, LESBY	JUAN PEREZ	3000 TROPICANA BLVD #1		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 86 LOT 3 & N 50FT OF LT 2	35986320002
MANCHETTE, JESSICA TUCKER	ROBERT MANCHETTE	3739 RECREATION LN		NAPLES, FL 34116---0	FOREST PARK PHASE III LOT 128	33140010244
MARTINEZ, MILLY	4770 30TH PL SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 87 LOT 3	35987520005
MARTINEZ, REINEL	LORELY BONACHES BORROTO	3025 49TH ST SW		NAPLES, FL 34116---7752	GOLDEN GATE UNIT 7 BLK 253 LOT 19	36449080008
MAY, SVITLANA=& DAMON	4984 30TH PL SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 259 LOT 15	36451040007
MC CULLOUGH, DAWN	3001 48TH TER SW			NAPLES, FL 34116---7759	GOLDEN GATE UNIT 7 BLK 254 LOT 18	36449840002
MCDONAL, JUDITH	MICHAEL THRELKELD	3125 50TH ST SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 239 LOT 15	36437800009
MICHEL, SILAUNE	3132 50TH ST SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 264 LOT 15 OR 1565 PG 1765	36455240007
MITCHELL, VANESSA A	3785 HUDSON CT			NAPLES, FL 34116---7325	GOLDEN GATE UNIT 7 BLK 253 LOT 1 OR 1371 PG 1478	36448360004
MITCHELL, VANESSA ANN	3785 HUDSON CT			NAPLES, FL 34116---7325	FOREST PARK PHASE III LOT 139	33140010464
MOLINA, EDITH M	5020 31ST AVE SW			NAPLES, FL 34116---8104	GOLDEN GATE UNIT 7 BLK 239 LOT 12	36437680009
MONTONE, JOSEPH	1302 FOREST LAKES BLVD			NAPLES, FL 34105---2274	GOLDEN GATE UNIT 3 BLK 86 LOT 1 + S 45FT OF LOT 2	35986280003
MOORE, NANCY E	3755 RECREATION LN			NAPLES, FL 34116---7307	FOREST PARK PHASE III LOT 132	33140010325
MORALES, ROISVEL	3025 47TH TER SW			NAPLES, FL 34116---7762	GOLDEN GATE UNIT 3 BLK 86 LOT 32	35987360003
MORENO, ALBERTO Z=& ANSELMA L	4753 31ST AVE SW			NAPLES, FL 34116---8227	GOLDEN GATE UNIT 3 BLK 92 LOT 23	35992280000
MULLALY, DANIEL O=& KIMBERLY	4870 30TH PL SW			NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259 LOT 6	36450680002
NAFDOF PRIVATE SERIES 1 LLC	2316 PINE RIDGE RD #453			NAPLES, FL 34109---0	FOREST PARK PHASE III LOT 142	33140010529
ORBEGOSO-VALDIVIA, SERGIO	5000 31ST AVE SW			NAPLES, FL 34116---8104	GOLDEN GATE UNIT 7 BLK 239 LOT 14	36437760000
PAZ, JORGE OSMAN MORENO	5020 32ND AVE SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265 LOT 5 OR 893 PG 1261	36455600003
PENA, FERNANDO	CECILIA MONTEIRO	4784 32ND AVE SW		NAPLES, FL 34116---8236	GOLDEN GATE UNIT 3 BLK 112 LOT 2	36010480008
PEREIRO, SIXTO M	9348 WELLINGTON PARK CIR			TAMPA, FL 33647---2537	GOLDEN GATE UNIT 3 BLK 108 LOT 29 OR 1400 PG 2202	36006920006
PEREZ, REINALDO LAZARO	3024 49TH ST SW			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 254 LOT 2	36449200008
PFPI OZ LLC	5290 GOLDEN GATE PKWY			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256 LOT 1	36449960005
PHILOR, KERLINE	3116 50TH ST SW			NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264 LOT 14	36455200005
POHL, NICHOLAS K	JUSTYNA ZIENDA POHL	3792 HUDSON CT		NAPLES, FL 34116---0	FOREST PARK PHASE III LOT 143	33140010545
RAMPERSAD TR, HARRY	HARRY P RAMPERSAD REV TRUST	5731 SEA GRASS LN		NAPLES, FL 34116---5425	GOLDEN GATE UNIT 3 BLK 108 LOT 1	36005800004
REEVES, LAURA LYNN	4738 31ST PL SW			NAPLES, FL 34116---8265	GOLDEN GATE UNIT 3 BLK 111 LOT 5 OR 1403 PG 1270	36009400002
REYES, EDGAR	3049 49TH ST S W			NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 253 LOT 20	36449120007
RICHARD A FAUST REV TRUST	CAROLYN A FAUST REV TRUST	6011 WESTPORT LANE		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 112 LOT 3 OR 1726 PG 1709	36010520007
RICHTER, J HANS=& CAROLYN M	P O BOX 159			EAST PETERSBURG, PA 17520---0	FOREST PARK PHASE III LOT 140	33140010480
RIVAS, ORESTE GONZALEZ	AMADA MADALINA MARTINEZ RIVES	3032 50TH ST SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 252 LOT 2 OR 1651 PG 1257	36447320003
ROCA, NADIEZHDA UBIETA	EVERARDO LLANES	5010 32ND AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 265 LOT 4 OR 588 PG 983	36455560004
RODRIGUEZ, A LEODAN MOLINA	MARISOL RIVES RODRIGUEZ	3000 48TH TER SW		NAPLES, FL 34116---7760	GOLDEN GATE UNIT 7 BLK 250 LOT 3	36446360006
RODRIGUEZ, D AYDE RAMIREZ	4861 30TH PL SW			NAPLES, FL 34116---7750	GOLDEN GATE UNIT 7 BLK 254 LOT 20	36449920003
RODRIGUEZ, ERNESTO	TERESA SIMON	4760 30TH PL SW		NAPLES, FL 34116---7767	GOLDEN GATE UNIT 3 BLK 87 LOT 4	35987560007
RODRIGUEZ, MARISOL	4753 32ND AVE SW			NAPLES, FL 34116---8235	GOLDEN GATE UNIT 3 BLK 111 LOT 27	36010280004
RODRIGUEZ, MARIVELIS	ZAJAY ROJAS RODRIGUEZ	4791 31ST PL SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 108 LOT 30	36006960008
RODRIGUEZ, REYDEL SERRANO	LAURA NUNEZ	4790 30TH PLACE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 87 LOT 1 OR 1822 PG 612	35987440004
ROJO, DOMITILO TREJO	EVELIA SANCHEZ	4942 30TH PL SW		NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259 LOT 12	36450920005
ROTH, LESTER H	PIERRETTE DUMAS	3763 RECREATION LANE		NAPLES, FL 34116---0	FOREST PARK PHASE III LOT 134	33140010367
RUA, LAZARO	MARIA PADRON	4884 30TH PL SW		NAPLES, FL 34116---7748	GOLDEN GATE UNIT 7 BLK 259 LOT 7	36450720001
SAGAMORE CAPITAL LLC	6017 PINE RIDGE RD	PMB 450 (CO44B)		NAPLES, FL 34119---0	GOLDEN GATE UNIT 7 BLK 256 LOT 7	36450200000
SANCHEZ, FRANCISCO	SANDRA ALVAREZ	4752 31ST AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 108 LOT 4 OR 1471 PG 1540	36005920007
SAVON, REYNALDO SILVA	M ARNALDA ALMOZA FIGUEREDO	3025 48TH TERRACE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 254 LOT 19 OR 1421 PG 74	36449880004
SCHOOL DISTRICT-GGH	GOLDEN GATE HIGH	% SUPERINTENDENT	5775 OSCEOLA TRL	NAPLES, FL 34109---919	34 49 26 NW1/4 OF NW1/4 W1/2 OF NE1/4 OF NW1/4 W1/2 OF SW	296480007
SCHOOL DISTRICT-GGH2	GOLDEN GATE HIGH	% SUPERINTENDENT	5775 OSCEOLA TRL	NAPLES, FL 34109---919	GOLDEN GATE UNIT 3 BLK 112 LOT 1 AND GOLDEN GATE UNIT 7	36010440006
SCHOOL DISTRICT-VAC	% SUPERINTENDENT		5775 OSCEOLA TRL	NAPLES, FL 34109---919	GOLDEN GATE UNIT 3 BLK 112 LOT 4	36010560009
SCHWARZ, HEINRICH M	3000 49TH LN SW			NAPLES, FL 34116---7756	GOLDEN GATE UNIT 7 BLK 253 LOT 3	36448440005
SMETANA, ANTHONY=& DANIELLE	3779 RECREATION LN			NAPLES, FL 34116---0	FOREST PARK PHASE III LOT 138	33140010448
SMITH, STEPHEN A	5001 31ST AVE SW			NAPLES, FL 34116---8103	GOLDEN GATE UNIT 7 BLK 264 LOT 12	36455120004

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SOLANO, CARLOS LUIS	CHERLIN T CANALES	4990 32ND AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 256 LOT 2	36450000006
SOTO, ANGELA P	ARMANDO SOTO	4739 31ST PL SW		NAPLES, FL 34116---8264	GOLDEN GATE UNIT 3 BLK 108 LOT 26	36006800003
SUNSHINE ENTRPRS SW FLA INC	618 LAMBTON LN			NAPLES, FL 34104---8303	GOLDEN GATE UNIT 3 BLK 92 LOT 22	35992240008
TAMARIND PROPERTIES LLC	4960 TAMARIND RIDGE DR			NAPLES, FL 34119---0	GOLDEN GATE UNIT 3 BLK 108 LOT 2	36005840006
THIES, TINA L	5011 31ST PL SW			NAPLES, FL 34116---8145	GOLDEN GATE UNIT 7 BLK 239 LOT 16	36437840001
THOMAS FAMILY TRUST	3775 REREATION LANE			NAPLES, FL 34116---7307	FOREST PARK PHASE III LOT 137	33140010422
TONG, DUC TUONG	DINH TANG	4850 32ND AVE SW		NAPLES, FL 34116---8110	GOLDEN GATE UNIT 7 BLK 256 LOT 8	36450240002
TROPICANA BLVD LAND TRUST	2670 AIRPORT RD S			NAPLES, FL 34112---0	GOLDEN GATE UNIT 7 BLK 250 LOT 24	36447200000
TROPICANA BLVD LAND TRUST	2670 AIRPORT RD S			NAPLES, FL 34112---0	GOLDEN GATE UNIT 7 BLK 250 LOT 25	36447240002
TYLER, RAY	4980 32ND AVE SW			NAPLES, FL 34116---8112	GOLDEN GATE UNIT 7 BLK 256 LOT 6	36450160001
VALENTINE, BRENT=& YEN	3743 RECREATION LN			NAPLES, FL 34116---7307	FOREST PARK PHASE III LOT 129	33140010260
VAZQUEZ, ANDRES L	MODESTA M RODRIGUEZ	5010 31ST PL SW		NAPLES, FL 34116---8146	GOLDEN GATE UNIT 7 BLK 238 LOT 13	36436600006
VELASCO, FELIX V CRUZ	EDITH CRUZ ORTIZ	4765 31ST AVE SW		NAPLES, FL 34116---0	GOLDEN GATE UNIT 3 BLK 92 LOT 24 OR 1627 PG 488	35992320009
VELEZ, TRINIDAD=& ARISTIDES	5021 32ND AVE SW			NAPLES, FL 34116---8114	GOLDEN GATE UNIT 7 BLK 238 LOT 17	36436760001
VINCENT, JOSEPH	CHRISTINE CLERVIL	KERLY VINCENT	3025 49TH LANE SW	NAPLES, FL 34116---0	GOLDEN GATE UNIT 7 BLK 252 LOT 26	36448280003
WHALEN ET AL, DEBRA	4900 30TH PL SW			NAPLES, FL 34116---7749	GOLDEN GATE UNIT 7 BLK 259 LOT 9 OR 1710 PG 1549	36450800002
WISEMAN, ANNA M	3100 50TH ST SW			NAPLES, FL 34116---8120	GOLDEN GATE UNIT 7 BLK 264 LOT 13	36455160006
WRIGHT, KENNETH	101 LIBERTY CT			HENDERSONVILLE, TN 37075---4068	GOLDEN GATE UNIT 7 BLK 254 LOT 3	36449240000
YOUNG, MELVIN L	3065 50TH ST SW			NAPLES, FL 34116---7627	GOLDEN GATE UNIT 7 BLK 259 LOT 17 OR 684 PG 797	36451120008
MOLL, FRANK=& SANDRA	551 MARLATT DR			OAKVILLE L6H 5X3 CANADA	FOREST PARK PHASE III LOT 133	33140010341

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Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

Q GRADY MINOR ASSOCIATES PA
3800 VIA DEL REY
BONITA SPRINGS, FL 34134
ATTN

Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as **legal clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida , for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

11/22/2022

Subscribed and sworn to before on NOVEMBER 22ND, 2022

Notary, State of WI, County of Brown

My commission expires: 1-7-25

PUBLICATION COST: $1,008.00
AD NO: GCI0978519
CUSTOMER NO: 531419
PO#: PUBLIC NOTICE
AD SIZE: DISPLAY AD W/ MAP 3X10

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: **PL20210001657 – Golden Gate Water Reclamation Facility Conditional Use**

In compliance with the Collier County Land Development Code (LDC) requirements, a neighborhood meeting hosted by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., representing the Collier County Water Sewer District (Applicant) will be held **December 8, 2022, 5:30 pm** at the **Golden Gate Community Center in Meeting Room B (4701 Golden Gate Pkwy, Naples, FL 34116).**

The Collier County Water Sewer District has submitted a formal application to Collier County, seeking approval of a Conditional Use per LDC Section 2.01.03.G.1.c. to incrementally expand the treatment capabilities of the existing Golden Gate wastewater treatment facility from its current treatment capacity of 1.5 millions of gallons per day (MGD). The first phase expansion of 3.5 MGD will provide the needed capacity (5 MGD total) to expand wastewater service throughout the Golden Gate City area. Incremental expansions will occur as needed to maintain acceptable service levels in the utility system. The newly renamed "Central County Water Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR) technology with closed tanks that produces irrigation quality water.

The subject property is comprised of 16± acres and is located at 4931 32nd Avenue SW in Section 28, Township 49 South, Range 26 East, Collier County, Florida.



If you have questions, please contact Sharon Umpenhour with GradyMinor by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For project information or to register to participate remotely* go to, gradyminor.com/Planning.

Any information provided is subject to change until final approval by the governing authority. The NIM is an informational meeting, not a public hearing.

**Remote participation is provided as a courtesy and is at the user's risk. The applicant and GradyMinor are not responsible for technical issues.*

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NEIGHBORHOOD INFORMATION MEETING

Petition PL20210001047 – Golden Gate Water Reclamation Facility (CU)

December 8, 2022

PLEASE PRINT CLEARLY

Please be advised

The information on this sheet is to contact you regarding this project and future public meetings. Under Florida law, e-mail addresses, phone numbers and certain home addresses are public records once received by a government agency. If you do not want your e-mail address, phone number or home address released if the county receives a public records request, you can refrain from including such information on this sheet. You have the option of checking with the county staff on your own to obtain updates on the project as well as checking the county Web site for additional information.

NAME: Kaydee Tuff	**EMAIL:** Kaydee@tuffnews.com
ADDRESS: 5101 31st Ave SW	**PHONE:** 239-398-1748
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
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NAME:	**EMAIL:**
ADDRESS:	**PHONE:**

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Wayne: Good evening. I'm Wayne Arnold, I'm with Grady Minor and Associates, and we're here representing Collier County government in their attempt to expand the wastewater treatment capacity for the Golden Gate wastewater treatment **[inaudible – background noise]**, and its, uh, conditional use application, which has already been approved for the site, but because we're expanding the capacity, we're required to go through the conditional use process and the public hearing process.

So, we held a neighborhood meeting, I think one year ago tonight, actually, and with the storm, Hurricane Ian, things have gotten pushed back with utilities, so our time was expiring before we could get to the hearing examiner, so we're holding a second neighborhood information meeting for the public. And so, we have several attendees here from Collier County, and I think it behoove us to, uh, introduce them. This is Sharon Umpenhour with Grady Minor, she'll be recording the meeting, and Frank Feeney's the engineer with our office who's handling the project, and, uh, Steve –

Steve: Steven Agapa with Tetra Tech.

Wayne: Right.

[00:01:00]

Craig: My name's Craig Pajer. I'm the subregional utilities director overseeing the Golden Gate treatment plant expansion project.

Corrine: Corrine Trtan with public utilities, uh, project manager for the expansion.

Matt: Matt McLean, I'm an engineering and project management director of public utilities.

Tim: And I am Tim Finn, principal planner.

Evelyn: I'm Evelyn Longa, um, public information for Collier County Public Utilities.

Wayne: Great, thank you. So, the project – Kaydee, I'm sure you're very familiar with the site. It's located at Tropicana and 32nd, and it's, uh, almost adjacent to the Golden Gate High School, and it's accessible on Tropicana and 32nd. So, the facility's been there since the early '80s, and it has a limited capacity.

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The county has, in their annual updated inventory report, that – uh, to expand the plant capacity, so this is a necessary expansion opportunity, and it's going to get some technology changes that are going to be some motor control and some enclosed systems, and if you have any specific questions, we've got people here that can try to answer those for you.

[00:02:07] You can see the site and its condition today. It's got the drain beds that are, uh, exposed, and there are going to be a series of tanks that get, uh, placed on the site that will replace those. You can see those, uh, in some of these locations, Kaydee – that, and some enclosed systems for the treatment capacity. So, that's the conditional use site plan.

And so, we show a couple of the project entrances on Tropicana, and those, of course, will be gated and secured, and then, uh, there will be a new entrance on 32nd, and then, the existing entrance may be migrated out, and so, we've got the flexibility to either close it or not. They haven't decided how they're gonna treat the corner exactly. Uh, we have conditions of approval, and what I went over with Russell when I spoke with him was No. 1, and it's hard to read on this screen, but essentially, what it says is the buffers that we have have to be a Type E buffer, and those buffers are required to be opaque and 6 feet high within a year, and then, we have to have trees.

[00:03:04] So, what we've committed to do, working with the county's landscape architect, is to have a system where we'll try to retain the mature trees that are healthy. You can go out there – because FP&L has hat-racked those trees, some of them aren't healthy.

Kaydee: They – it looks horrible.

Wayne: Yeah. So, those trees – the county made an expensive decision to go ahead and put underground utilities in, so it gives us flexibility on the buffer, so that was kind of a big deal, and that was a process of going through the FP&L to find out what the cost would be, and would they let us do it, and all that good stuff. So – so, we have a whole series of conditions. We added a couple of new submissions.

The county staff asked us to commit that the – the tanks and things like that would be of a color scheme that are comparable to what other commercial standards are, so you can't put purple tanks in there. They have to be more earthy tones or something like that. Uh,

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they asked us to put a height limit – even though they're exempt from height limits, we have a height limit of 50 feet that we can put on these tanks to be above ground.

[00:04:02] So, the code exempts water tanks and tanks like this from height limitations, so we've established one, and then, um, there's a groundwater quality control-type process where there'll be monitoring, and that's been modified a little bit. So, between the landscaping and those other commitments I just mentioned – and we'll make any of these available if you'd like to have them – you can have my copy and my presentation to take with you if you'd like – so, that's –

Sharon: It can also be emailed.

Wayne: Oh, absolutely. Sharon – uh, if you give Sharon your info – oh, I've got your email address, so we'll be happy to email you when –

Kaydee: Well, it's on the thing.

Wayne: Oh, okay. So – and we just learned today – this afternoon – that our hearing date before the hearing examiner is going to be January the 26th, and it'll be a 9:00 a.m. public hearing at Collier County government – not the government center, but at the Horseshoe Drive complex. So, that's kind of where we are in a nutshell. I don't know if you have any specific questions about where we are, Kaydee.

[00:04:57] This is something that, assuming we get the approval from the hearing examiner – the hearing will be in January, he takes up to 30 days to render an opinion, so we should learn by hopefully mid-February that it's a go, and I think the county has an interest in making this happen sooner than later.

Kaydee: Um, what's the increase in capacity?

Wayne: Well, it's flexible. Frank, you probably know the answer to this one because it – 12 million gallons in the configuration they have, but it's expandable.

Kaydee: What's it – what's it currently doing, and what's the gain –

Wayne: Oh, it's, like, 1 1/2 million gallons per day –

Frank: One and a half now.

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Wayne: – 1-1/2-million-gallon-per-day capacity today, and with the new treatment capability, they can expand it – I think it was 12.

Matt: It's up to eight.

Wayne: Up to eight?

Matt: Yeah.

Wayne: All right.

Kaydee: And so, the settling ponds will be gone?

Wayne: Yup. Frank, do you wanna just – for a minute – explain what goes on in, like, parts of that?

Frank: Sure.

Wayne: Do you want a pointer? I've got –

Frank: Yeah, that'd be great.

Wayne: Hopefully, I have a better one than this.

[00:05:56]

Frank: So, our existing plans, looking at this general area, are here, which we actually do have, um, existing tanks that are open to the environment, which allows the smells and whatever to come out throughout, and they're located here, here, and here. Uh, open – open-dish clarifiers.

Kaydee: Huh. There's tanks down there, on that end?

Frank: There are. There are two right here.

Kaydee: Are they, uh, above ground, or are they buried?

Frank: They're above ground.

Wayne: Do you wanna go back to the aerial?

Frank: Um, sure.

Wayne: A couple back.

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Frank: You can see them right here.

Kaydee: Oh, okay, right.

Unknown Speaker: There's three.

Frank: And there's a third one right here.

Kaydee: Right, okay.

Frank: So, these are your treatment currently, and I said these are your clarifications –

Kaydee: Right.

Frank: And the process that – the digestion of the – of the solids and stuff. So, what they're doing now is they're actually making with the – the new plant, which is pretty much here and these tanks here, they're closing everything.

[00:06:51] So, as the sewage comes in, it's gonna go through a headward system, it's gonna be screened, and they're gonna have, uh, air scrubbers that are gonna pull the air and close that, pull it off, run it through a bio – bioscrubber for the intake, and also, in these, uh, MLE basins – mixed liquor basins – which is where the, uh, processing actually occurs, they'll actually have covers on those as well to, again, capture the air and run it through a chemical scrubber in order to treat the air. Uh, treated water, extra water that's, you know, for the process is stored in these tanks, and is either disposed of doing down, uh, ASR wells or it's actually sold as green plant water. Did I miss anything, Craig?

Craig: It's a deep injection well –

Frank: Deep injection, correct.

Craig: Not an ASR.

Frank: Okay.

Kaydee: And when will it be expanded to the public? How are they going to, like, isn't this – I mean, right now, so much of our community does not have sewer.

Frank: That is a question –

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Kaydee: I mean, I assume that's why you're doing this, not to serve other areas –

Wayne: I think in part –

Kaydee: – but to serve us.

[00:08:02]

Wayne: Well, I think it becomes part of the regional system. It's gonna all be interconnected at some point between your south county facilities, Craig –

Craig: Correct.

Wayne: The intent is, yeah.

Craig: The county has a vote to be undertaking a master plan for Golden Gate that includes, um, storm – stormwater, and potable water, and wastewater so that all the different services that the county provides is coordinated, and that's gonna be kicked off, uh, next year so that we can master-plan and coordinate our projects together. So, that will – from that master plan, will be – it will develop, uh, a plan of action for providing wastewater service to the - to the residence.

Kaydee: And when will this be done?

Craig: Well, we'll be starting construction sometime in next year.

Wayne: Sometime in 2023.

Kaydee: With a completion date of?

Craig: It takes about two years to complete construction.

Kaydee: So, not necessarily –

[00:08:59]

Craig: So, it'll be done in advance of the expansion of the – of the wastewater system so that we have the capacity to serve. I'll also add that, um, there's a connection to where the high school is –

Kaydee: Right.
Craig: – and – but that area will be serviced by this treatment plant. It's –

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it's from, uh, 9 – the 951 corridor – what's the name of the street?

Unknown Speaker: Magnolia Pond.

Craig: Yeah, Magnolia.

Wayne: Magnolia Pond.

Craig: Yeah.

Kaydee: Oh, so this isn't really necessarily being done for our community, it's being done for the area –

Craig: Correct – well, any areas that are adjacent to Golden Gate City, uh, could potentially be served by – by the plant.

Wayne: I think bringing septic tanks that are located in parts of this is a little bit different part of the master planning effort, but the capacity's going to be here to accept the wastewater once that inevitably is going to occur. I think, you know, the commissioner stated that numerous times, that that's a – a plan that they want to try to implement.

[00:09:58]

Craig: And right now, the current wastewater plant does provide service to the commercial area by Pine Ridge Road and 951. There's wastewater force mains that service some of that area. It gets pumped south to Golden Gate City, and that – that's happening now, as we speak. And also, to the area west of Santa Barbara Boulevard along Golden Gate Parkway, the David Lawrence Center, and there's some other – maybe it's the bridge club – some other, uh, I'll call them "commercial," but institutional and commercial areas – are currently being served today, as we speak. So, it all depends upon what makes sense to be served, uh, you know, as wastewater goes into Golden Gate City.

Kaydee: No, because we haven't really seen – even though the county's owned this for quite some time, and our – our water systems – we haven't seen any expansion, really, um, into the residential areas.

Craig: Mm-hmm. Well, it was all privately owned before –

Kaydee: So, the master plan is going to address…?
Craig: Correct, correct.

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Kaydee: And who's gonna be on the master plan? Can I…?

Craig: I have no idea. Um –

Kaydee: When will that be set up?

[00:11:06]

Wayne: I – I don't know the details of that, Kaydee. That's a separate effort from this conditional use. The civic association has mentioned in one of the conditions here that there's gonna be coordination during construction of this with the civic association on a monthly basis –

Kaydee: But usually, like, the master plan for these dates and the city aired before – it consisted of, uh, residents.

Wayne: Oh, I'm sure there'll be residents that are part of the master plan process. I don't know that it's gonna be a committee or versus a series of public input meetings. I – I don't know. Craig, you probably don't even know that either.

Craig: Yeah, we don't know that either. We have – we got – we received about half a million dollars of funding from the State of Florida to kick this off, and I think we're gonna be applying for another half a million dollars, uh, to make it a coordinated effort, and then, various departments within the county are gonna be participating in that.

Kaydee: Because yeah, it's my understanding that we were going to be, you know, expanding into our community, replacing septic tanks, hooking people up for water, but this sounds like it's not even really designed to serve us, it's designed to serve the outlying areas of our community.

[00:12:06]

Craig: Well, the main focus is internal to Golden Gate City. Currently, we're – we're expanding the water system to be – be able to provide better pressure to Golden Gate City, and some of those projects have already been bid, and some of them are about to be bid, but it's sort of the hub to be able to feed Golden Gate City with drinking water. We're connected now, but this'll be – be able to provide more potable water to the city. And then, that was the first phase, and then, the wastewater will follow up after that. And then, more infill throughout the community for potable water because not everybody

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has water mains in front of their house either. A lot of wells.

Kaydee: Right, and I think for a lot of residents, that's a bigger issue than the wastewater.

Craig: Correct.

Kaydee: They want to see city water.

Craig: Yeah.

Wayne: Sure.

Evelyn: And Kaydee, I think, uh, we will be having a meeting here for the water part of it too, because, uh, that's going up, uh, before the board this month. So, we're –

Kaydee: Okay. And I'm a little – oh, I'm sorry.

Evelyn: That's okay.

[00:13:06]

Kaydee: I'm a little bit curious how the meeting was, um, advertised, too, because it does shock me that I'm the only one here when you consider all of the houses that are around this, and some of them certainly must be impacted. I live about a block away, and I, you know, the weather is blowing right, I can smell the – the plant, but I have to assume that the people that are much closer, um, deal with it all the time, so an expansion – unless they're just, you know – I don't know if it was put out in different languages – how was it advertised?

Wayne: Uh, we're required to send out mail notices with 500 feet, and then, there's a legal ad posted in the *Naples Daily News*.

Kaydee: Yeah, that's –

Wayne: If it's any consolation, we had two attendees when we did this meeting a year ago, and they were two neighbors across the canal that were just concerned about lighting and buffering, so…

Frank: I believe it was that house right there.

Wayne: Yup, I think so. One of those houses on the –

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Kaydee: Probably the Waylans, yeah.

Wayne: So…

[00:13:59]

Evelyn: In the past, we have joined, uh, one of your regular meetings so that there was more people in attendance.

Kaydee: Yeah, that would be good. We would like to have this presented there, where people can, you know, ask more questions, and, uh, we do appreciate this. Also, um, I wanted to have the association and my email on all, um, all projects that impact our community. I thought we had that done, or that we were on the mailing list, but I don't –

Wayne: Are we – is the association on the mailing list for this? I'm pretty sure they are, Kaydee.

Kaydee: The email?

Sharon: No, your – I think we were mail, but no –

Unknown Speaker: They're not on –

Kaydee: If we could have email, because our secretary doesn't always get over here to get the mail.

Wayne: Mmm. Well, we don't send email notices because that's not how the county requires the notice to be made. The county requires a written mail notice and a legal ad. I'm happy to email you the presentation.

Kaydee: Well, I appreciate that.

Sharon: Yeah, the letter was mailed out, in advance of this meeting. It's supposed to be 15 days, but I usually do it more.

Kaydee: Can – can I change the address on it so it doesn't come here to the center? Right now, it's coming to the community center, and it could go to –

Sharon: Well, that, you would have to provide to the county because we are not mailing out any more notices.

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Kaydee: No, I know, but for future reference.

Sharon: Oh, yeah, that's fine.

Wayne: Sure.

[00:15:10]

Kaydee: And which agency do I do that through?

Sharon: You can just – well, the –

Kaydee: Because I'd like to try to do that for –

Sharon: Evelyn, you can –

Kaydee: – all notices, you know, for any, um, construction or projects.

Wayne: Well, the county has a list that's maintained on the –

Sharon: Civic association, yeah.

Wayne: Is it on the county commissioner's website? I forget where it is on the web, but it's on a website.

Kaydee: I know there's a list, but I don't know how to get – how to access it to have somebody change the address.

Sharon: I would contact the board of county commissioners' office.

Wayne: Yeah.

Sharon: The county manager's office would probably be your best bet.

Kaydee: Okay.

Wayne: Yeah.

Sharon: But, if you want to email me the contact information, I can just put it in our –

Wayne: And change it in our system.

Sharon: – contact information.

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Kaydee: Sure, okay, I'll do that. Um, do I have your…?

[00:15:52]

Sharon: There's a card right there.

Kaydee: Perfect, thank you.

Wayne: All right. Anything else? Adjourn?

Kaydee: Adjourn.

Wayne: Adjourn. Thank you, Kaydee, for coming out.

Craig: Thank you for attending.

Wayne: Sharon, let me get you that –

Kaydee: Thank you for setting this all up.

[End of Audio]

Duration: 16 minutes

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 - Golden Gate Water Reclamation Facility CU)

PETITION: PL20210001657, GOLDEN GATE WATER RECLAMATION FACILITY CONDITIONAL USE

December 8, 2022, Neighborhood Information Meeting (NIM)

Collier County

GradyMinor

Project information and a copy of this presentation can be found on our website: www.gradyminor.com/Planning

SCAN ME

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

INTRODUCTION

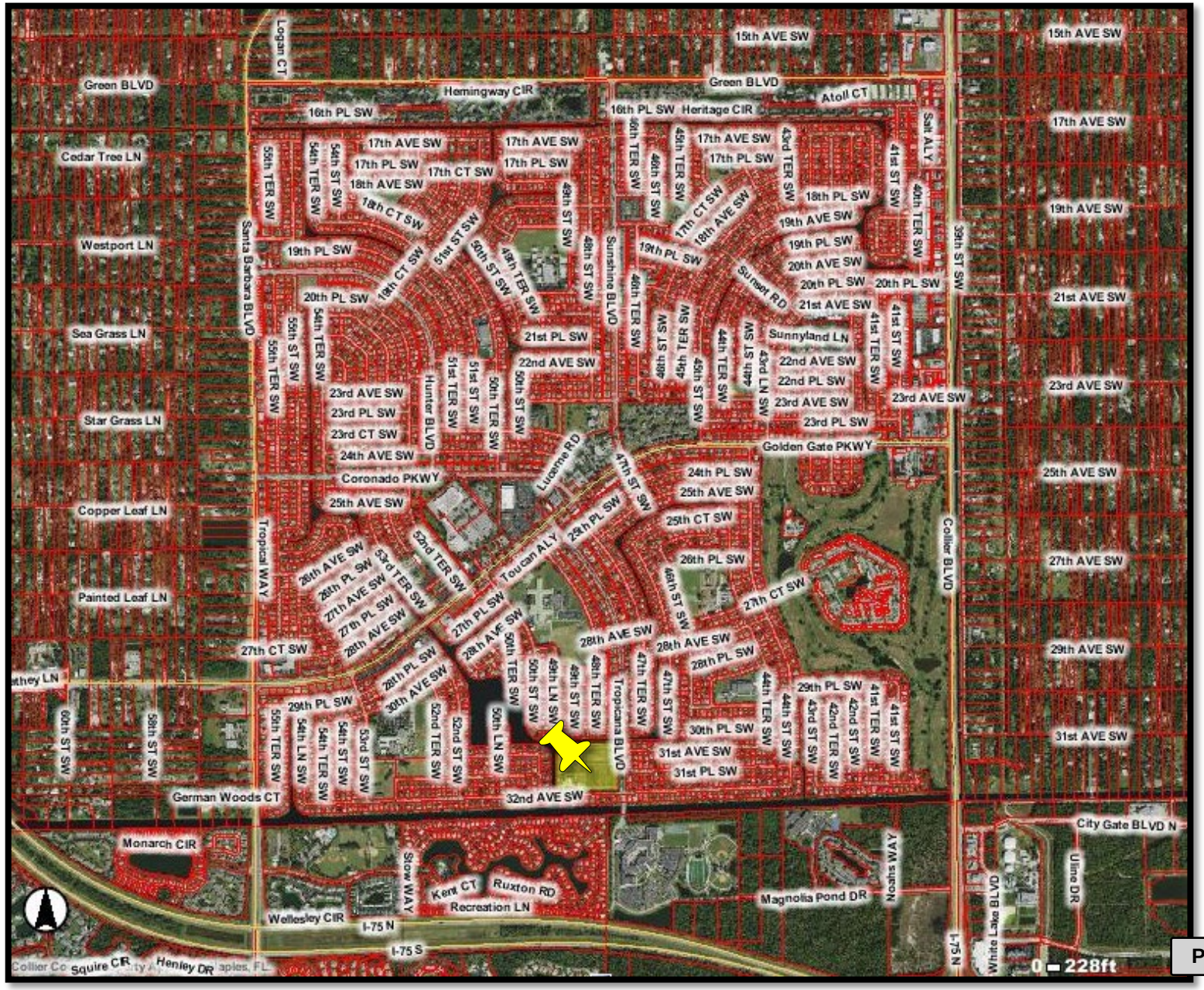
PROJECT TEAM:

- ***Collier County Water Sewer District*** – *Applicant*
- ***Corinne Trtan, PMP, County Project Manager*** – *Collier County Public Utilities*
- ***Matt McLean, Engineering and Project Management Director*** – *Collier County Public Utilities*
- ***Craig Pajer, P.E., Subregional Utilities Director***– *Collier County Public Utilities*
- ***Tyler Wainright, PE, CDT, Project Manager*** – *Tetra Tech*
- ***D. Wayne Arnold, AICP, Professional Planner*** – *Q. Grady Minor & Associates, P.A.*
- ***Frank J. Feeney, P.E., Professional Engineer*** – *Q. Grady Minor & Associates, P.A.*
- ***James M. Banks, PE, Traffic Engineer*** – *JMB Transportation Engineering, Inc.*

**Please note, all information provided is subject to change until final approval by the governing authority.*

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

LOCATION MAP



SUBJECT PROPERTY

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

SITE AERIAL PHOTO



3.D.g

N

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

PROJECT INFORMATION

Existing Future Land Use (FLU):

Golden Gate City Sub Element, Urban-Mixed Use District, Urban Residential Subdistrict

Current Zoning: *RSF-3*

Previous Conditional Use Approvals:

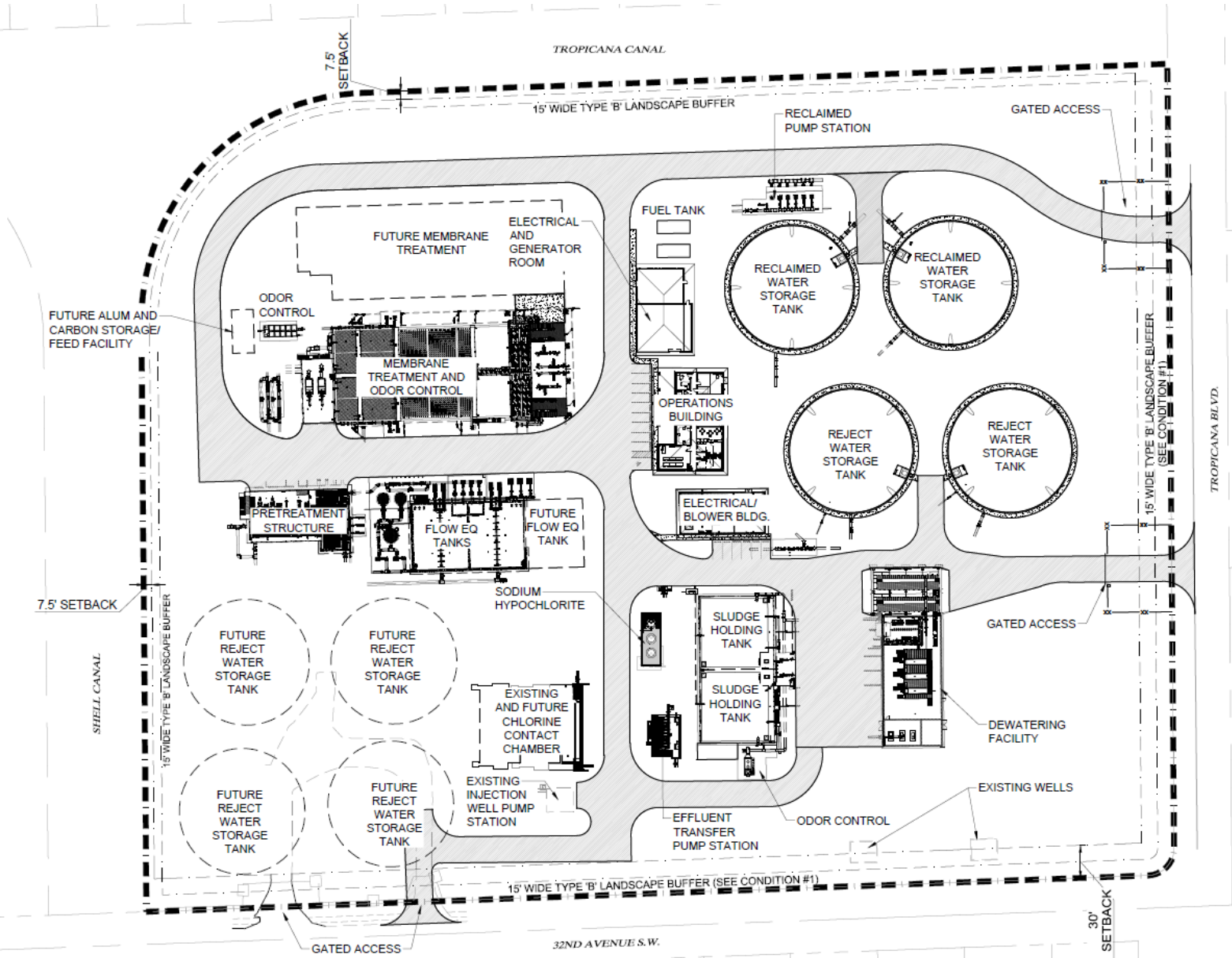
Resolution 1984-148
Resolution 1994-533

Proposed Request:

The applicant is proposing to incrementally expand the treatment capabilities of thi existing facility from its current treatment capacity of 1.5 mgd. The existing site i sufficiently sized to accommodate the proposed rehabilitation of some of the existing treatment equipment and the addition of more modern treatment systems which wi support the treatment capacity. The newly renamed "Central County Wate Reclamation Facility" will utilize state-of-the-art membrane bioreactor (MBR technology with closed tanks that produces irrigation quality water.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

PROPOSED CONCEPTUAL SITE PLAN



TETRA TI
ENGINEERING BUSINE
www.tetr
10600 CHEVROLET WAY, S
ESTERO,
PHONE: (239) 390-1467 FAX: (239)

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

PROPOSED CONDITIONS OF APPROVAL

1. Collier County Water Sewer District (CCWSD) shall install/upgrade to a Type 'B' landscape buffer around the perimeter of the Golden Gate Water Reclamation Facility. The landscape buffer shall meet the minimum requirements set forth in Alternative B of the Collier County Land Development Code within six months to a year of planting. For the frontage along 32nd Avenue S.W. and Tropicana Boulevard the following buffers shall be required. For 32nd Ave S.W., the required canopy trees within the Type 'B' buffer shall be 14 to 16 feet tall, based on availability, with a minimum 6 foot spread at the time of planting. For Tropicana Boulevard the existing above ground power lines that are located along the Tropicana Boulevard property line will be placed underground as part of the revisions to the Golden Gate Wastewater Treatment Plant. The existing healthy mature canopy trees will be retained and additional 14' to 16' tall canopy trees will be installed as necessary to meet the required 25' on center spacing requirement for a Type B buffer. Hedge material will be added to the buffer per Type B standards.

   These buffers shall be installed prior to site acceptance.

2. The construction associated with the conditional use permit shall include noise abatement which will be made to the blowers and generator so that they do not exceed those thresholds regulated by the County's Noise Ordinance.

3. CCWSD will shield lights away from residential areas to the extent possible without compromising operator safety, on the lights illuminating processing tanks. Control switches will be installed so that plant operators are able to dim or turn off lights when they are not needed.

4. Upon completion of the capacity expansion to the plant, CCWSD shall arrange from an independent engineer, or other qualified technician to take bimonthly noise readings from properties immediately adjacent to the plant over a six-month period to confirm that the noise levels of the plant are at or below Collier County's requirements. A community representative from the Golden Gate Civic Association or other group as may be appointed by the County Commission may be present during the testing. CCWSD shall provide fourteen (14) days written notice of such tests to the designated group or association and a community representative may be present. If during any one of the three tests, the noise levels at the Golden Gate facility exceeds the noise levels established by Collier County regulations, the residents may petition the Board of Zoning Appeals for further proceedings to consider the imposition of additional noise mitigation.

5. A representative of CCWSD will be available to meet with the Golden Gate Civic Association, or other group as may be designated by the County Commission, on a bi-monthly basis during construction. Thereafter, CCWSD representatives are available to meet with area residents upon request.

6. Ground water quality monitoring shall be conducted as required by FDEP and Collier County Pollution Control.

7. Building and tank colors shall be consistent with the building colors permitted in LDC Section 5.05.08 for industrial buildings.

8. Tanks shall be limited to a maximum height of 50' above grade, and are not subject to maximum building heights of the RSF-3 Zoning District per LDC 4.02.01.D.

9. Should the southernmost access point on 32nd Avenue S.W. be removed, the area shall be landscaped with a Type B buffer consistent with that required for the perimeter buffer elsewhere on 32nd Avenue S.W.

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

NEXT STEPS

- *Hearing Notices mailed to adjacent property owners within 500 feet of the subject property.*
- *Hearing sign(s) posted on property advertising Hearing Examiner (HEX) meeting dates.*

- *<u>HEARING DATES:</u>*
  - *HEX – January 26, 2023, 9:00 a.m., Collier County Growth Management Building, 2800 North Horseshoe Drive, Room 609-610*

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

PROJECT DOCUMENTS AND INFORMATION

Project information and a copy of this presentation can be found online:

WWW.GRADYMINOR.COM/PLANNING

Collier County Growth Management Department (GMD) Public Portal:

CVPORTAL.COLLIERCOUNTYFL.GOV/CITYVIEWWeb

Contacts:

- ***Q. Grady Minor & Associates, P.A.:*** *Sharon Umpenhour, Senior Planning Technician; sumpenhour@gradyminor.com or 239.947.1144 extension 1249*
- ***Collier County Staff:*** *Timothy Finn, Principal Planner; timothy.finn@colliercountyfl.gov, (239) 252-4312*

Attachment: Attachment E - Application-Backup Materials (24497 : PL20210001657 -

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.E
Doc ID: 24496
Item Summary: *** This item was continued from the January 26, 2023, HEX Meeting*** PETITION NO. NUA-PL20220004583 - Request a non-conforming use alteration pursuant to LDC Section 9.03.03.B.4 to allow replacement of an old carport that is accessory to a nonconforming single-family residence with a carport of like size for property located within a Heavy Commercial Zoning District / Immokalee Agribusiness Overlay Subdistrict (C-5/AOSD). The subject property is .24 acres located at 326 Alachua Street in Immokalee and is legally described as Lots 40 thru 42, Block 53, Newmarket Subdivision, in Section 3, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator: John Kelly, Planner II] Commission District 5

Meeting Date: 02/09/2023

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
02/01/2023 2:46 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/01/2023 2:46 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	01/30/2023 3:48 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	01/30/2023 3:48 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:48 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:48 PM
Zoning	Diane Lynch	Division Director	Skipped	01/30/2023 3:48 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/09/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION – ZONING SERVICES SECTION

DATE: JANUARY 26, 2023

SUBJECT: NUA-PL20220004583; 326 ALACHUA STREET, IMMOKALEE

PROPERTY OWNER/APPLICANT:

Francisco Ochoa, Jr. and Cynthia O. Yzaguirre
326 Alachua St.
Immokalee, FL 34142

AGENT:

Diana Baldrich
239 Permitting Services, Inc
1060 Golden Gate Blvd. E.
Naples, FL 34120

REQUESTED ACTION:

The petitioner requests the Collier County Hearing Examiner approve a non-conforming use alteration (NUA) pursuant to LDC Section 9.03.03.B.4 to allow for the replacement of an old carport that is accessory to a nonconforming single-family residence with a new carport of like size.

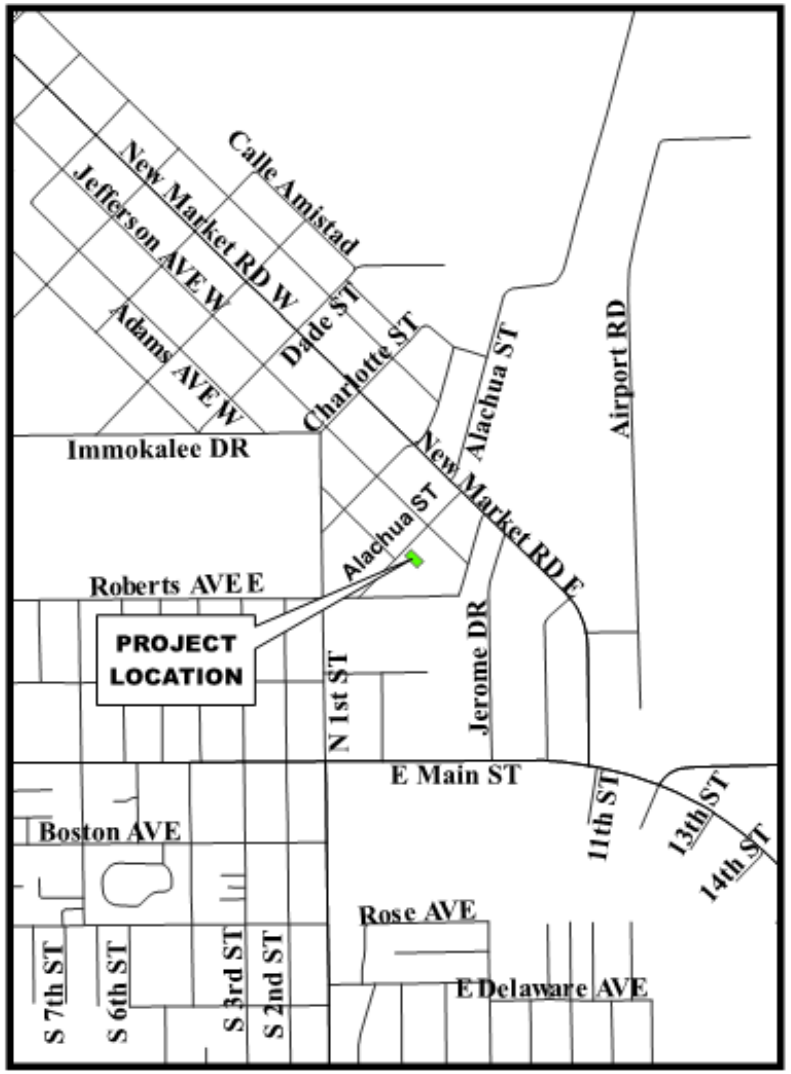
GEOGRAPHIC LOCATION:

The subject property is located at 326 Alachua Street, midway between Roberts Avenue and Jefferson Avenue, and is legally described as Lots 40 thru 42, Block 53, Newmarket Subdivision, in Section 3, Township 47 South, Range 29 East, Collier County, Florida. (*See location map on page 2*).

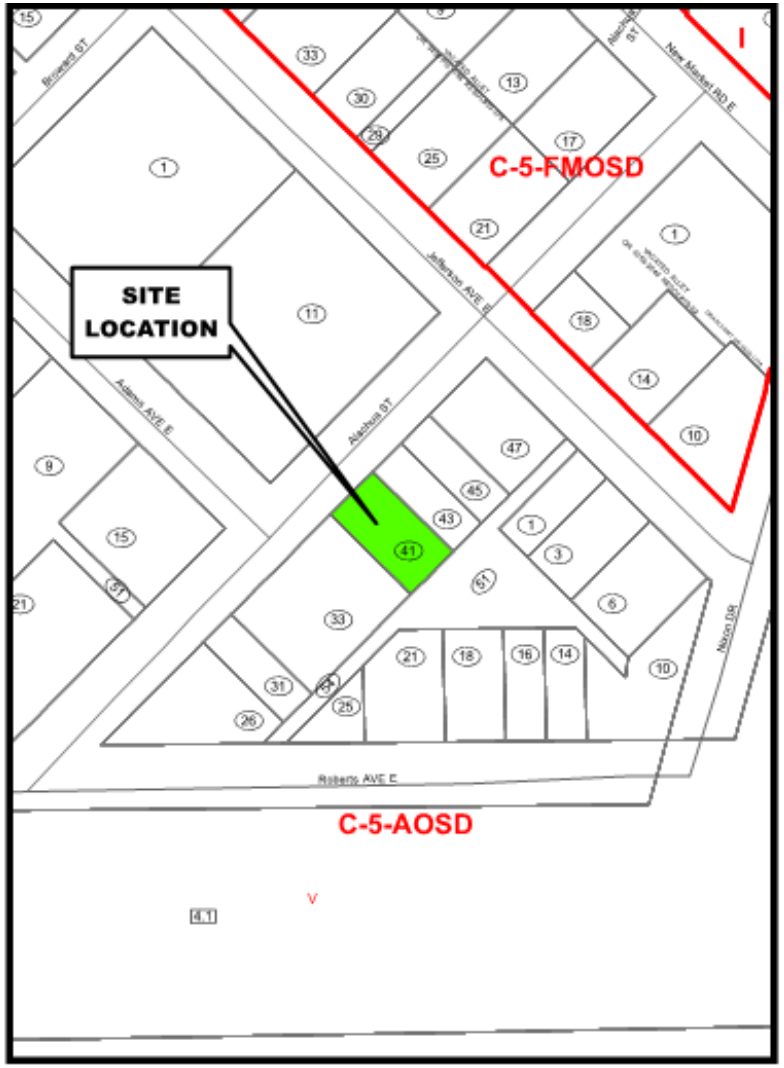
PURPOSE/DESCRIPTION OF PROJECT:

The petitioner requests an NUA pursuant to LDC Section 9.03.03.B.4 to replace an existing 19.5-foot by 20.55-foot carport with a new one of like size; said accessory structure is structurally attached to a single-family dwelling that was constructed in 1961 by means of Building Permit No. 61-3557 at which time said property was located within an I-C-3 zoning district that allowed for such use. Zoning has since changed and the subject property is located within a Heavy Commercial Zoning District / Immokalee Agribusiness Overlay Subdistrict (C-5/AOSD) which does not allow for residential uses; therefore, the subject residence is nonconforming.

Attachment: Staff Report 01092023 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)



Location Map



Zoning Map

Petition Number: PL20220004583

Attachment: Staff Report 01092023 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

SURROUNDING LAND USE & ZONING:

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

North: Alachua Street (Right-of-Way) than Howard Fertilizer liquid production plant (C-5/AOSD)

East: Single-family dwelling (C-5/AOSD)

South: Undeveloped – Lots 51-55, Block 53, Newmarket Subdivision (C-5/AOSD)

West: Fi Fy's Caribbean Cuisine, Restaurant (C-5/AOSD)



Collier County GIS

Attachment: Staff Report 01092023 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is within the Urban Designation – Urban Industrial District, Industrial Mixed Use Subdistrict, of the Immokalee Area Master Plan (IAMP) Future Land Use Map of the GMP. The IAMP does not address individual NUA requests but deals with the larger issue of actual use. As previously noted, the subject site house was constructed as a dwelling in 1961 with a building permit and was within an I-C-3 zoning district. The zoning district, although commercial, allowed residential uses as it was pyramidal zoning; C-3 allowed the uses of C-2, allowed C-1, allowed the uses of Res, and so on. The purpose of the Industrial – Mixed Use Subdistrict (IMU) is to provide a transition area from the Industrial Subdistrict to adjacent commercial and residential land uses. Although the IAMP did not specifically list this house as a non-conforming use, the residence has existed as a non-conforming use since 1961. Since the new proposed carport will be the same size and be in the same footprint, the subject use is consistent with the IAMP of the GMP. The requested NUA does not have any impact on this property's consistency with the County's GMP.

STAFF ANALYSIS:

The applicant seeks to obtain an NUA to allow the replacement of an existing dilapidated carport that is attached and accessory to a single-family dwelling with a new one of like size. The subject property is located within a C-5/AOSD zoning district; said district does not allow for residential buildings or uses. Staff obtained a Property Card from the Property Appraiser's Office which reveals the subject residence was constructed in 1962 by the authority of Building Permit No. 61-3557 and the existing carport was identified in 1966. Staff was able to obtain a copy of the 1961 permit and has been able to determine that the subject property was within the Immokalee – Commercial-Light Industrial (I-C-3) zoning district which allowed for residential uses via pyramid zoning. The property card indicates that an addition and the existing carport appeared in 1966. Staff obtained a copy of Building Permit No. 66-611 for such an addition; however, is uncertain if it included the carport. As the existing carport is to be demolished and a new building permit is required for the construction of the new carport, staff believes the issue to be moot. The new carport will be of like size, 19.5 feet by 20.55 feet, and be 8 feet in height with a flat roof.

LDC Section 9.03.03.B, nonconforming structures, states, in part: *"Where a structure lawfully exists at the effective date of the adoption of this ordinance or relevant amendment that could not be built under the LDC by reason of restrictions on lot area, lot coverage, height, yards, location on the lot, or requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:… 4. Nonconforming residential structures, which for the purpose of this section shall mean detached single-family dwellings, duplexes, or mobile homes in existence at the effective date of this zoning Code or its relevant amendment and continuous residential use thereafter, may be altered, expanded, or replaced upon recommendation of the Collier County Planning Commission and approval of the Board of Zoning Appeals by resolution."* The Hearing Examiner has since been granted the authority, by ordinance, to hear and act on NUAs.

The subject property comprises three lots that have been combined for development and measure 75 feet by 140 feet (10,500 square feet). As per LDC Section 4.02.01.A, Table 1, the minimum Lot area and width within the C-5 zoning district are 10,000 square feet and 100 feet, respectively;

Attachment: Staff Report 01092023 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

therefore, the subject unified property is nonconforming with respect to lot width.

The decision to grant an NUA is based on the criteria in LDC Section 9.03.03.B.5.a through f. (in bold font below). Staff has analyzed this petition relative to these provisions and offers the following responses:

a. The alteration, expansion, or replacement will not increase the density of the parcel or lot on which the nonconforming single-family dwelling, duplex, or mobile home is located.

The applicant desires to replace a carport that is an accessory to the existing single-family dwelling; said replacement of an accessory structure will not increase the density of the lot.

b. The alteration, expansion, or replacement will not exceed the building height requirements of the district most closely associated with the subject nonconforming use.

The building height in the C-5 District is 35 feet for principal structures; no departure from the height is being requested or recommended for approval, thus the building height requirements will not be exceeded.

c. The alteration, expansion, or replacement will not further encroach upon any nonconforming setback.

This petition, if approval is granted for the replacement carport, will not cause any encroachment issues. The principal structure was not evaluated for setbacks.

d. The alteration, expansion, or replacement will not decrease or further decrease the existing parking areas for the structure.

A reduction in parking requirements has neither been sought nor has any action regarding this issue been addressed as part of this petition.

e. The alteration, expansion, or replacement will not damage the character or quality of the neighborhood in which it is located or hinder the proper future development of the surrounding properties; and

The existing single-family dwelling has existed in its present location since 1962 and it is believed the existing carport has been in place since 1966. The replacement of the existing carport will improve the character and quality of the neighborhood in which it is located without hindering the future development of surrounding properties.

f. Such alteration, expansion, or replacement will not present a threat to the health, safety, or welfare of the community or its residents.

The existing carport is in a dilapidated condition; allowing for the replacement of said carport will reduce threats to health, safety, and welfare.

Attachment: Staff Report 01092023 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

NEIGHBORHOOD INFORMATION MEETING (NIM):

A NIM is not required for a Nonconforming Use Alteration.

CONCURRENT LAND USE APPLICATIONS:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition **NUA-PL20220004583** subject to the following conditions:

1. The scope of this NUA is limited to the replacement of a 19.5-foot by 20.55-foot carport, and

2. A building permit must be applied for and obtained for both the demolition of the existing carport as well as for the construction of the new carport.

Attachments:

A. Site and Construction Plans
B. Property Card
C. Building Permit No. 61-3557
D. Building Permit No. 66-611
E. Plat Map – Newmarket, PB 1 PG 104-105
F. Public Hearing Sign Posting
G. Applicant's Application and Backup Material

Attachment: Staff Report 01092023 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

3.E.b

GENERAL NOTES

1. THE CONTRACTOR AND ALL SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCY.THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY DRAWINGS AND DIMENSIONS SHOWN ON THE STRUCTURAL WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN 10 DAYS RECEIPT OF DRAWINGS.
2. FLOOR AND WALL OPENINGS , SLEEVES , VARIATION IN STRUCTURAL SLAB ELEVATIONS , DEPRESSED AREA SAND ALL OTHER ARCHITECTURAL , MECHANICAL, ELECTRICAL AND CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE CONTRACTOR PROCEEDS.
3. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS COVERED BY SPECIFICATIONS AND NOTES ON THE DRAWINGS , OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS THE OWNER SHALL BE NOTIFY AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
5. WHERE NO SPECIFIC DETAIL IS SHOWN THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
6. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF 7TH EDITION (2020) FLORIDA BUILDING CODE.
7. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS , SECTIONS , OR DETAILS ON STRUCTURAL DRAWINGS.
8. THE PRECISE DIMENSIONS AND LOCATIONS OF DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS COORDINATED WITH OWNERS SELECTIONS AND MANUFACTURES SPECS.OTHER WALL AND FLOOR OPENINGS SHALL BE ALSO REQUIRED BY MECHANICAL, ELECTRICAL OR SIMILAR REQUIREMENTS

SINGLE FAMILY RESIDENCE
NEW ALUMINUM CARPORT
326 ALCHUA ST, IMMOKALEE, FLORIDA 34142

INDEX TO DRAWINGS ARCHITECTURAL

CS COVER SHEET
SP SITE PLAN
A-1 EXISTING BOUNDARY & ROOF PLAN
A-2 PROPOSED FLOOR PLAN DIMENSION & NOTES
A-3 PROPOSED ELEVATION & SECTION
A-4 FOUNDATION PLAN
A-5 PROPOSED ROOF PAN PANEL PLAN

STRUCTURAL NOTES.-

FOUNDATIONS.-

THE FOUNDATIONS ARE DESIGNED FOR ALLOWABLE SOIL BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT FILL MATERIAL UP TO FINISH GRADE SHALL BE PLACED WITH MAXIMUM LIFTS OF 12 INCHES. SUBGRADE AND EACH LIFT OF MATERIAL SHALL BE COMPACTED TO 95 PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557.

CONCRETE.-

CONCRETE SHALL ACHIEVE A STRENGTH AT 28 DAYS OF 3000 PSI FOR FOOTINGS SLABS ON GRADE, AND GROUTED MASONRY CELLS. TIE BEAMS AND C.L.P. SLABS SHALL BE f'c=3000 PSI. CONCRETE SHALL BE A MIX DESIGNED BY A RECOGNIZED TESTING LABORATORY AND SHALL BE PLACED, CURED AND TESTED ACCORDING TO ACI AND ASTM STANDARDS AND SPECIFICATIONS.

FORMWORK AND SHORING -

STRUCTURAL CONCRETE SHALL NOT BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. ERECTION AND REMOVAL OF ALL FORMWORK SHORES AND RESHORES SHALL MEET THE REQUIREMENTS OF THE ACI STANDARDS AND SPECIFICATIONS.

REINFORCING STEEL -

TO BE ASTM GRADE 60 DEFORMED BARS FREE FROM OIL AND RUST STEEL SHALL BE BENT AND PLACED ACCORDING TO THE ACI STANDARDS AND SPECIFICATIONS. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. #5 BARS SHALL BE LAPPED 2'-0" U.N.O.

WELDED WIRE FABRIC (WWF)-

TO CONFORM TO ASTM A-185 FREE FROM OIL AND RUST AND SHALL BE PLACED ACCORDING TO THE ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE FOOT.

MISC STEEL -

ALL NEW STEEL TO BE ASTM A-36 STRUCTURAL STEEL , 36 KSI MIN CONNECTIONS PER MIN. CONNECTIONS PER AISC STANDARDS DETAILS. BOLTS TO BE ASTM A307, WELDED TO BE PER AWS SPEC.

MASONRY WALLS -

8" HOLLOW MASONRY UNITS SHALL MEET ASTM C-90 FOR LOAD BEARING TYPE MASONRY. MORTAR SHALL BE TYPE "M" OR "S" AND MEET C-270. GROUT SHALL BE 3000 PSI PEA GRAVEL CONCRETE AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE LAP SPLICES TO BE A MINIMUM 2'-1". EXTEND VERTICAL REINFORCING INTO HIGHEST CONCRETE BEAM ABOVE. MASONRY BLOCK CELLS AT WALL ENDS, CORNERS, INTERSECTIONS AND ADJACENT TO OPENINGS SHALL BE GROUT FILLED WITH ONE #5 VERTICAL REINFORCING BAR TIE BEAMS SHALL BE POURED AFTER THE MASONRY BLOCK WALLS BELOW ARE IN PLACE CONFINE CONCRETE IN THE TIE BEAMS TO AREA REQUIRED. DO NOT USE SOLID METAL OR FELT CAVITY CAPS. MASONRY WALLS BELOW THE SOIL LINE SHALL HAVE GALVANIZED 9 GAUGE TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT AT EACH COURSING AND WALLS ABOVE THE SOIL LINE SHALL HAVE THE HORIZONTAL JOINT REINFORCING SPACED AT 16" ON CENTER.

PENETRATIONS.-

NO PENETRATIONS OR OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS OR WITHOUT PREVIOUS APPROVAL OF THE ENGINEER.

WOOD.-

WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH ORDINANCES FLORIDA BUILDING CODE

APPLICABLE CODES

7TH EDITION (2020) FLORIDA BUILDING CODES
7TH EDITION (2020) FLORIDA BUILDING CODE: RESIDENTIAL
2020 STANDARD NATIONAL ELECTRICAL CODE

PROJECT INFORMATION

ALLOWED	PROVIDED
· OCCUPANCY/ CLASSIFICATION	RESIDENTIAL R-3
· TYPE OF CONSTRUCTION:	TYPE V (B).
· BUILDING AREA:	TOTAL UNDER ROOF: 1,471.00 SF.
· HEIGHT OF BUILDING:	11'-4" MAIN HEIGHT OF ROOF
· BUILDING HEIGHT IN STORIES:	1 STORY PROVIDED
· FLOOD ZONE:	AH
· DESIGN CRITERIA.-	
BASIC WIND SPEED:	170 MPH
WIND IMPORTANCE FACTOR (Iw):	1.0
BUILDING CATEGORY:	LOW-RISE BUILDING. ENCLOSED
EXPOSURE CATEGORY:	B



NEW ALUMINUM CARPORT

Jaime R. Gutierrez P.A. & Associates

Jaime R. Gutierrez Digitally signed by Jaime R. Gutierrez
Date: 2022.01.04 17:52:14 -05'00'

FLORIDA BUILDING CODE 7TH EDITION

THE OWNER OR CONTRACTOR: SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION

THIS DRAWING & SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE VISUAL CONTENTS OF THIS DRAWINGS ARE NOT TO BE USED BY ANY PERSON FOR ANY PURPOSE OTHER THAN THE ONE AUTHORIZED BY THE ARCHITECT. ALL RIGHTS RESERVED UNDER FEDERAL COPYRIGHT LAWS.

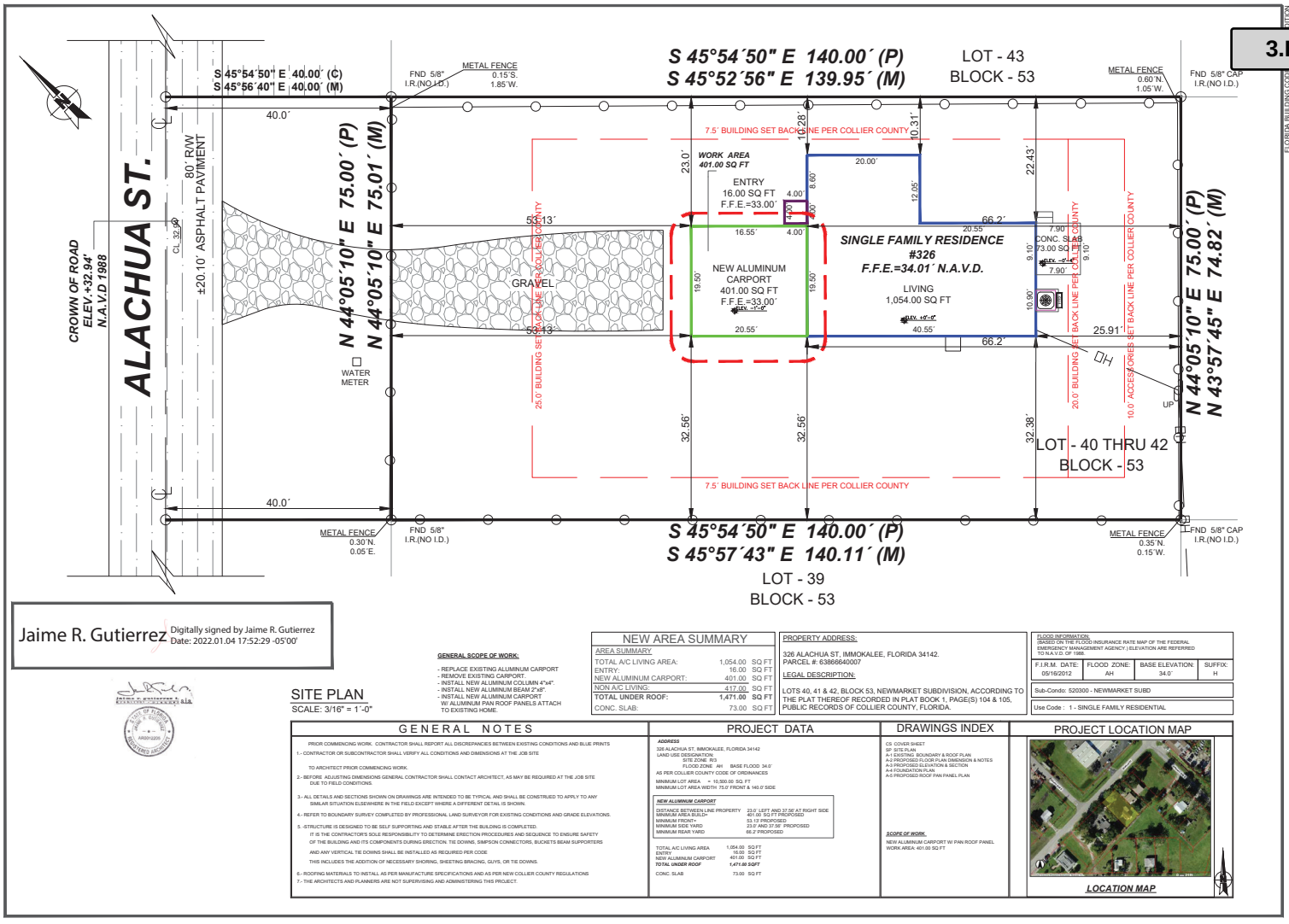
PROJ. NAME: *NEW ALUMINUM CARPORT*

DESCRIPTION: *COVER SHEET*

SCALE:

SHEET: S.

A - Site and Construction Plans (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)



Jaime R. Gutierrez Digitally signed by Jaime R. Gutierrez Date: 2022.01.04 17:52:29 -05'00'

SITE PLAN

SCALE: 3/16" = 1´-0"

GENERAL SCOPE OF WORK:

- REPLACE EXISTING ALUMINUM CARPORT
- REMOVE EXISTING CARPORT.
- INSTALL NEW ALUMINUM COLUMN 4"x4".
- INSTALL NEW ALUMINUM BEAM 2"x8".
- INSTALL NEW ALUMINUM CARPORT W/ ALUMINUM PAN ROOF PANELS ATTACH TO EXISTING HOME.

NEW AREA SUMMARY

AREA SUMMARY		
TOTAL A/C LIVING AREA:	1,054.00	SQ FT
ENTRY:	16.00	SQ FT
NEW ALUMINUM CARPORT:	401.00	SQ FT
NON A/C LIVING:	417.00	SQ FT
TOTAL UNDER ROOF:	**1,471.00**	**SQ FT**
CONC. SLAB:	73.00	SQ FT

PROPERTY ADDRESS:

326 ALACHUA ST, IMMOKALEE, FLORIDA 34142.
PARCEL #: 63866640007

LEGAL DESCRIPTION:

LOTS 40, 41 & 42, BLOCK 53, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 104 & 105, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

FLOOD INFORMATION:
(BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.) ELEVATION ARE REFERRED TO N.A.V.D. OF 1988.

F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:	SUFFIX:
05/16/2012	AH	34.0´	H

Sub-Condo: 520300 - NEWMARKET SUBD

Use Code : 1 - SINGLE FAMILY RESIDENTIAL

GENERAL NOTES

PRIOR COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND BLUE PRINTS

1.- CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE TO ARCHITECT PRIOR COMMENCING WORK.

2.- BEFORE ADJUSTING DIMENSIONS GENERAL CONTRACTOR SHALL CONTACT ARCHITECT, AS MAY BE REQUIRED AT THE JOB SITE DUE TO FIELD CONDITIONS.

3.- ALL DETAILS AND SECTIONS SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE FIELD EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

4.- REFER TO BOUNDARY SURVEY COMPLETED BY PROFESSIONAL LAND SURVEYOR FOR EXISTING CONDITIONS AND GRADE ELEVATIONS.

5. -STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. TIE DOWNS, SIMPSON CONNECTORS, BUCKETS BEAM SUPPORTERS AND ANY VERTICAL TIE DOWNS SHALL BE INSTALLED AS REQUIRED PER CODE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING BRACING, GUYS, OR TIE DOWNS.

6.- ROOFING MATERIALS TO INSTALL AS PER MANUFACTURE SPECIFICATIONS AND AS PER NEW COLLIER COUNTY REGULATIONS

7.- THE ARCHITECTS AND PLANNERS ARE NOT SUPERVISING AND ADMINISTERING THIS PROJECT.

PROJECT DATA

ADDRESS
326 ALACHUA ST, IMMOKALEE, FLORIDA 34142
LAND USE DESIGNATION:
SITE ZONE: RC1
FLOOD ZONE: AH BASE FLOOD: 34.0´
AS PER COLLIER COUNTY CODE OF ORDINANCES
MINIMUM LOT AREA = 10,500.00 SQ. FT
MINIMUM LOT AREA WIDTH: 75.0' FRONT & 140.0' SIDE

NEW ALUMINUM CARPORT

DISTANCE BETWEEN LINE PROPERTY	23.0´ LEFT AND 37.56' AT RIGHT SIDE
MINIMUM AREA BUILD=	401.00 SQ FT PROPOSED
MINIMUM FRONT=	53.13' PROPOSED
MINIMUM SIDE YARD:	23.0' AND 37.56' PROPOSED
MINIMUM REAR YARD:	66.2' PROPOSED

TOTAL A/C LIVING AREA	1,054.00	SQ FT
ENTRY	16.00	SQ FT
NEW ALUMINUM CARPORT	401.00	SQ FT
TOTAL UNDER ROOF	***1,471.00 SQFT***	
CONC. SLAB	73.00	SQ FT

DRAWINGS INDEX

CS COVER SHEET
SP SITE PLAN
A-1 EXISTING BOUNDARY & ROOF PLAN
A-2 PROPOSED FLOOR PLAN DIMENSION & NOTES
A-3 PROPOSED ELEVATION & SECTION
A-4 FOUNDATION PLAN
A-5 PROPOSED ROOF PAN PANEL PLAN

SCOPE OF WORK:

NEW ALUMINUM CARPORT W/ PAN ROOF PANEL
WORK AREA: 401.00 SQ FT

PROJECT LOCATION MAP

LOCATION MAP

3.E.b

FLORIDA BUILDING CODE

THE OWNER OR CONTRACTOR:

PROJ. NAME: NEW ALUMINUM CARPORT

DESCRIPTION: SITE PLAN

Jaime R. Gutierrez L. A.I.A. P.A. & Associates

REV.

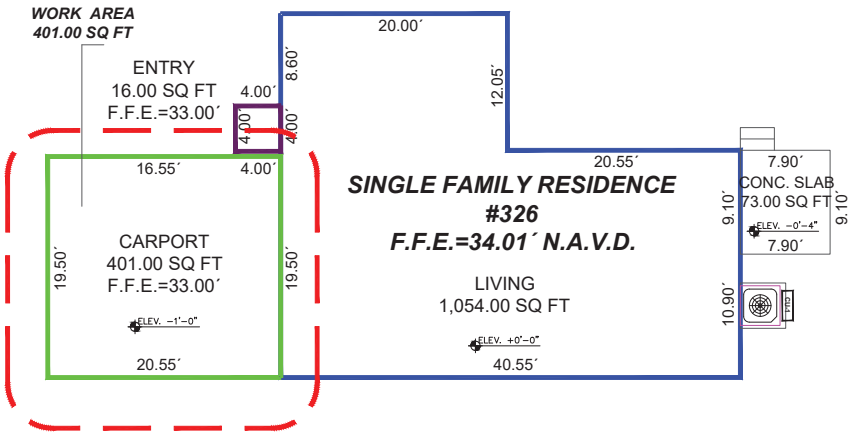
PROJECT #:

SCALE: 1´-0"

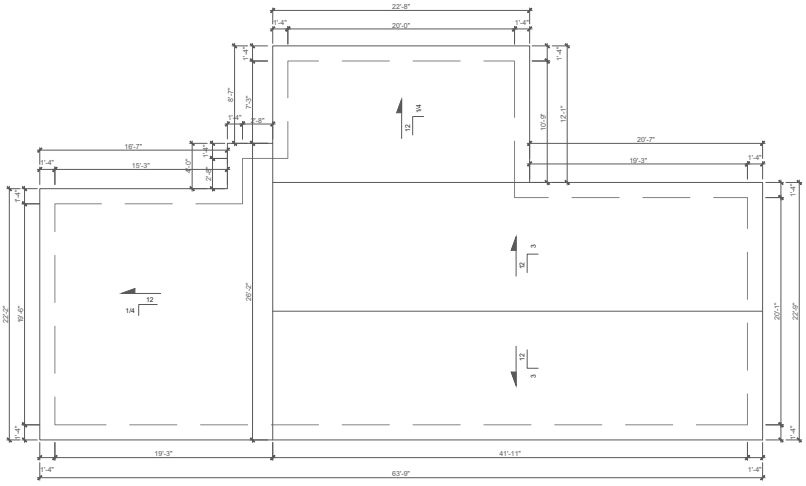
SHEET

/2021

A - Site and Construction Plans (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)



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



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

EXISTING AREA SUMMARY

AREA SUMMARY

TOTAL A/C LIVING AREA:	1,054.00	SQ FT
ENTRY:	16.00	SQ FT
CARPORT:	401.00	SQ FT
NON A/C LIVING:	417.00	SQ FT
TOTAL UNDER ROOF:	**1,471.00**	**SQ FT**
CONC. SLAB:	73.00	SQ FT

PROPERTY ADDRESS:

326 ALACHUA ST, IMMOKALEE, FLORIDA 34142.
PARCEL #: 63866640007

LEGAL DESCRIPTION:

LOTS 40, 41 & 42, BLOCK 53, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 104 & 105, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

APPLICABLE CODES:

FLORIDA BUILDING CODE 2020 7th EDITION

JOB DATA

ULTIMATE DESIGN WIND SPEED :	170
NOMINAL DESIGN WIND SPEED :	132
RISK CATEGORY :	3
IMPORTANCE FACTOR :	1.0
BUILDING OCCUPANCY CLASSIFICATION :	RESIDENTIAL
BUILDING CONSTRUCTION TYPE :	5B
EXPOSURE CATEGORY :	B
OPENING PROTECTION :	IMPACT GLASS PROTECTION
INTERNAL PRESSURE COEFFICIENTS :	+0.18, -0.18 (ENCLOSED)

FLOOR LIVE LOAD : I/360 LIVE, I/240 DEAD
ROOF LIVE LOAD : I/360 LIVE, I/240 DEAD (SUPPORTING PLASTER CEILING)

THE STRUCTURAL COMPONENTS OD THIS PLAN ARE IN COMPLIANCE WITH THE 7TH EDITION FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES GENERATED BY A WIND VELOCITY OF 170 MPH

WIND VELOCITY (MPH.)	170
IMPORTANCE FACTOR	1.00
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	(+,-) 0.18
MEAN ROOF HEIGHT (FT)	11'-4"
BUILDING WIDTH (FT)	32'-0"
BUILDING LENGTH (FT)	61'-0"
ROOF SLOPE	3:12
ENCLOSED STRUCTURE	

GENERAL SCOPE OF WORK:

- REPLACE EXISTING ALUMINUM CARPORT
- REMOVE EXISTING CARPORT.
- INSTALL NEW ALUMINUM COLUMN 4"x4".
- INSTALL NEW ALUMINUM BEAM 2"x8".
- INSTALL NEW ALUMINUM CARPORT W/ ALUMINUM PAN ROOF PANELS ATTACH TO EXISTING HOME.

jaime r. gutierrez p.a.
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0012205

FLORIDA BUILDING CODE

THE OWNER OR CONTRACTOR:
SHALL GET TOTAL RESPONSIBLE FOR THE CONSTRUCTION

PROJ. NAME: NEW ALUMINUM CARPORT

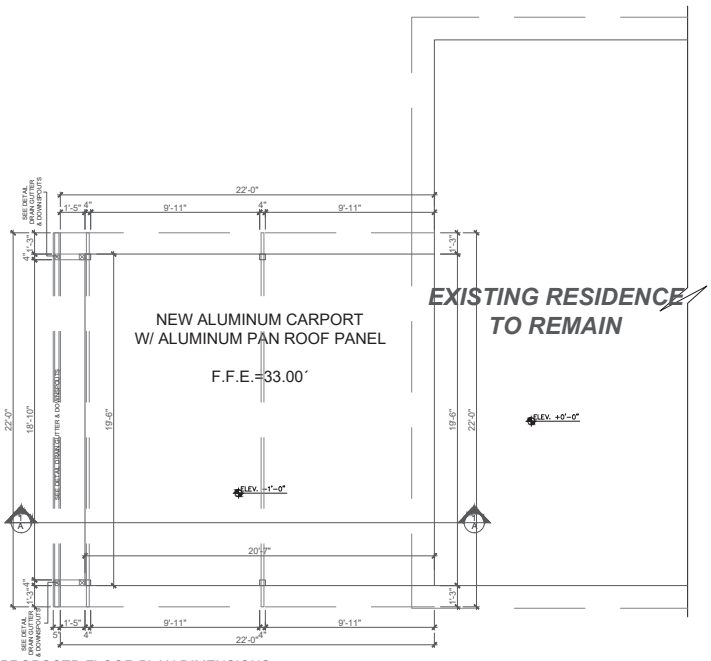
DESCRIPTION: EXISTING BOUNDARY & ROOF PLAN

Jaime R. Gutierrez I., A.I.A. P.A. & Associates

REV.
PROJE
SCALE
SHEET

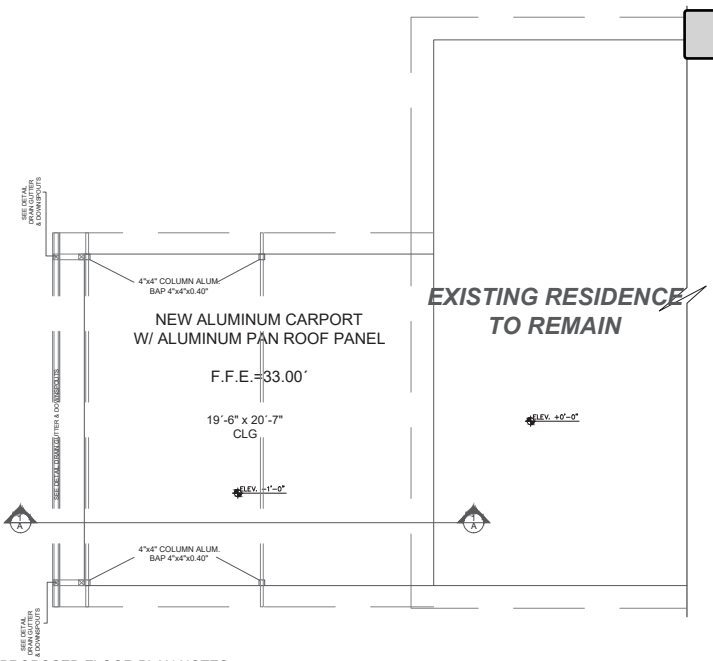
/2021
1'-0"

A - Site and Construction Plans (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)



PROPOSED FLOOR PLAN DIMENSIONS

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



PROPOSED FLOOR PLAN NOTES

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

JOB DATA

ULTIMATE DESIGN WIND SPEED :	170
NOMINAL DESIGN WIND SPEED :	132
RISK CATEGORY :	3
IMPORTANCE FACTOR :	1.0
BUILDING OCCUPANCY CLASSIFICATION :	RESIDENTIAL
BUILDING CONSTRUCTION TYPE :	5B
EXPOSURE CATEGORY :	C
OPENING PROTECTION :	IMPACT GLASS PROTECTION
INTERNAL PRESSURE COEFFICIENTS :	+0.18, -0.18 (ENCLOSED)

FLOOR LIVE LOAD : l/360 LIVE, l/240 DEAD
ROOF LIVE LOAD : l/360 LIVE, l/240 DEAD (SUPPORTING PLASTER CEILING)

THE STRUCTURAL COMPONENTS OD THIS PLAN ARE IN COMPLIANCE WITH THE 7TH EDITION FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES GENERATED BY A WIND VELOCITY OF 170 MPH

WIND VELOCITY (MPH.)	170
IMPORTANCE FACTOR	1.00
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	(+,-) 0.18
MEAN ROOF HEIGHT (FT)	7'-9"
BUILDING WIDTH (FT)	32'-0"
BUILDING LENGTH (FT)	61'-0"
ROOF SLOPE	1/4:12
ENCLOSED STRUCTURE	

NEW AREA SUMMARY

AREA SUMMARY

TOTAL A/C LIVING AREA:	1,054.00	SQ FT
ENTRY:	16.00	SQ FT
NEW ALUMINUM CARPORT:	401.00	SQ FT
NON A/C LIVING:	417.00	SQ FT
TOTAL UNDER ROOF:	**1,471.00**	**SQ FT**
CONC. SLAB:	73.00	SQ FT

PROPERTY ADDRESS:

326 ALACHUA ST, IMMOKALEE, FLORIDA 34142.
PARCEL #: 63866640007

LEGAL DESCRIPTION:

LOTS 40, 41 & 42, BLOCK 53, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 104 & 105, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

3.E.b

FLORIDA BUILDING CODE

THE OWNER OR CONTRACTOR:

PROJ. NAME: NEW ALUMINUM CARPORT

DESCRIPTION: PROPOSED FLOOR PLAN DIMENSIONS & NOTES

Jaime R. Gutierrez I., A.I.A. P.A. & Associates

REV.

PROJE

SCALE: 1'-0"

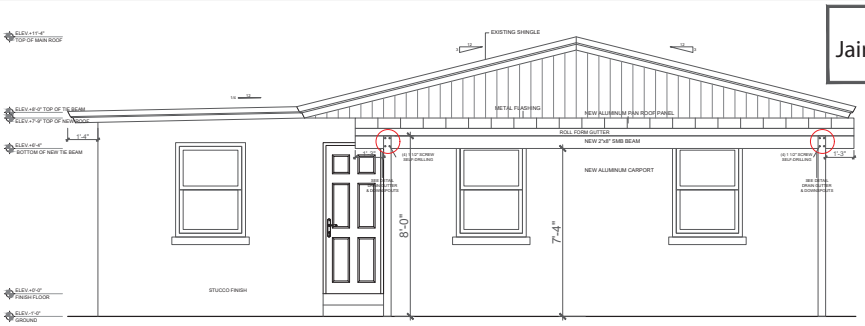
SHEET

/2021

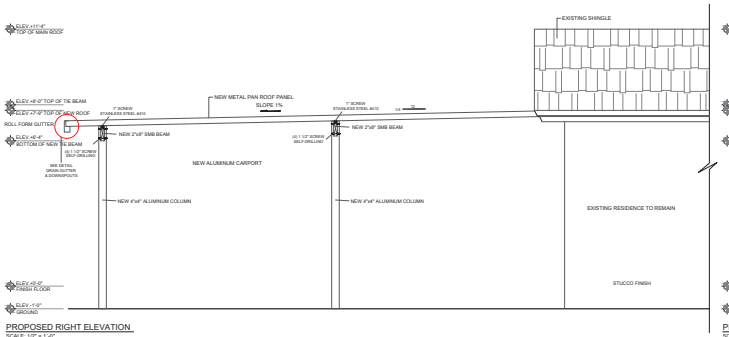
A - Site and Construction Plans (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

Jaime R. Gutierrez Digitally signed by Jaime R. Date: 2022.01.04 17:53:22 -0

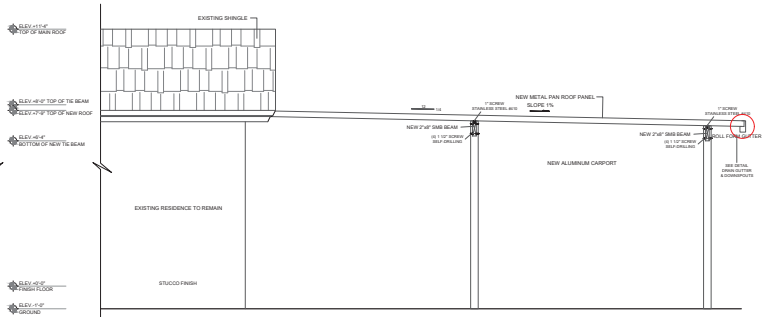
3.E.b



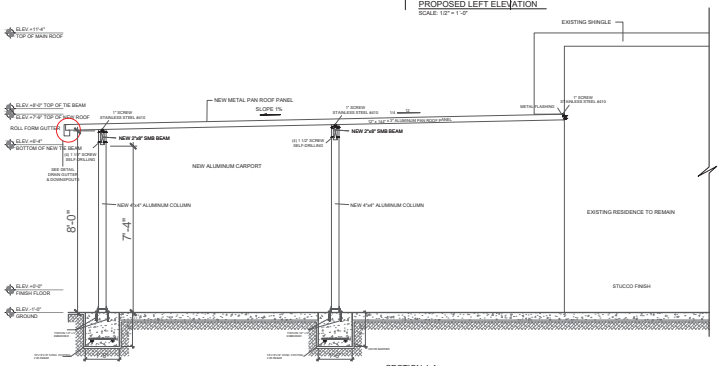
PROPOSED FRONT ELEVATION
SCALE: 1/2" = 1'-0"



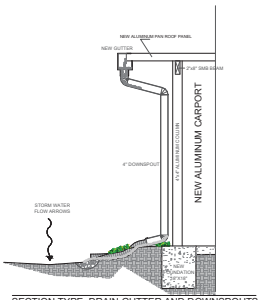
PROPOSED RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/2" = 1'-0"



SECTION 1-A
SCALE: 1/2" = 1'-0"



SECTION TYPE. DRAIN GUTTER AND DOWNSPOUTS
SCALE: N.T.S.

FLORIDA BUILDING CODE

THE OWNER OR CONTRACTOR:
SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION

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PROJ. NAME: *NEW ALUMINUM CARPORT*

DESCRIPTION: *PROPOSED ELEVATION & SECTION*

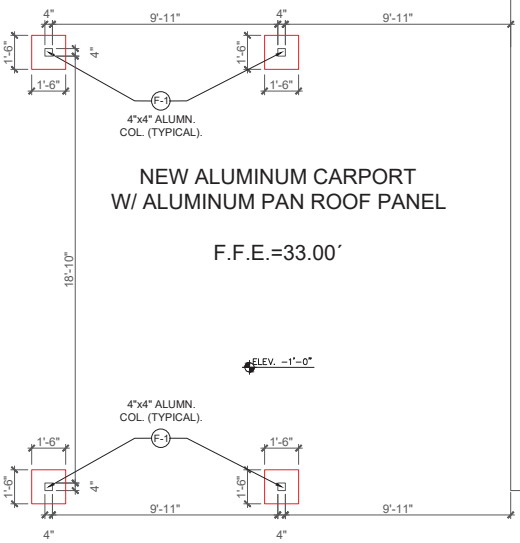
Jaime R. Gutierrez L. A.I.A. P.A. & Associates

REV.
PROJE
SCALE: 1'-0"
SHEET

/2021

A - Site and Construction Plans (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)





PROPOSED FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

LEGEND
CONC. FOOTING

EXISTING FOUNDATION PLAN TO REMAIN

FOUNDATION/GROUND FLOOR NOTES

1. FLOOR SLAB IS A 4" CONC. SLAB-ON-GRADE (fc=3000 psi) WITH 6 X 6 W1.4 X W1.4 W.W.F. @ MID-DEPTH (NOT SHOWN) ON WELL COMPACTED & TREATED SOIL OVER 6 MIL. VAPOR BARRIER. REFER TO DETAIL. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D 1557 IN LIFTS NOT TO EXCEED 12".
2. FOUNDATIONS ARE DESIGNED FOR 3000 PSF. GENERAL CONTRACTOR SHALL VERIFY THE VALIDITY OF THIS ASSUMPTION.
3. CENTER OF LOAD SHALL COINCIDE WITH CENTER OF FOOTING U.N.O.
4. ALL CONCRETE TO HAVE A MINIMUM 3000 PSI COMPRESSIVE STRENGTH WITH THE WATER/CEMENT RATIO OF 0.5 MAXIMUM.
5. REFER TO ARCHITECTURE PLANS FOR ALL DIMENSIONS.
6. ALL REINFORCEMENT SHALL BE GRADE 60.
7. BUILDING PAD SHALL BE COMPACTED 5'-0" EACH SIDE OF THE BUILDING AND SLOPE AT 30 DEGREES TO GRADE. FOOTING SHALL EMBED AT LEAST 12". IF THESE CONDITIONS CAN NOT BE MET, THE BUILDING SHALL BE ON STEM WALL FOUNDATION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
8. SOIL SHALL BE TREATED FOR TERMITE PROTECTION AS PER SECTION R318 OF F.B.C. 7TH EDITION 2020.

TERMITE PROTECTION:

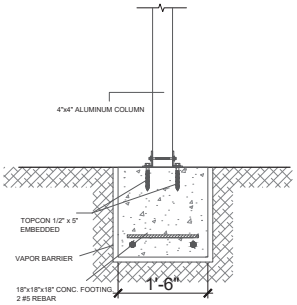
1816.1.2 If soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed.

1816.1.6 If soil treatment is used for subterranean termite prevention chemical soil treatments shall also be applied a menace to public health or safety. Any such excavations made or maintained shall be properly drained and such drainage provisions shall function properly as long as the excavation exists. Permanent excavations shall have retaining walls of steel, masony, concrete or similar approved material of sufficient strength to retain the embankment together with any surcharged loads. Under all exterior concrete or grade within 1 foot (305mm) of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promply after the construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.

1816.1.7 If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, sections 1816.1.1 through 1816.16 do not apply: however, a signed contract assuring the installation, maintenance and monitoring of the bailing system for a minimum of 5 years from the issue of certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to the final building approval. If the bailing system direction of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of system.

1816.1.8 If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections 1816.1.1 through 1816.1.6 do not apply. Application of the wood-treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval. Changes in framing or additions to framing in areas of the structure requiring treatment that occur after the initial wood treatment must be treated prior to final building approval.

R320.1.4 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION , CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDED PLACEMENT, PRETREATMENT IS REQUIRED. ANY WOK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
R320.1.5 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION,CONCRTE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOILD TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.



F-1 THICKENED EDGE
SCALE: N.T.S.

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT	REMARKS
F-1	1'-6" x 1'-6" x 1'-6"	CONCRETE PAD W/ #5d BARS @ 6" O.C. EACH WAY, 3" OFF OF BOTTOM OF FOUNDATION	

FLORIDA BUILDING CODE

THE OWNER OR CONTRACTOR:
SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION

THIS DRAWING & ANY TITLE ET DOCUMENTS ARE THE PROPERTY OF: **A+ HOME DESIGN**. IT CAN BE SOLD, X, HAND-RECEIVED TO THIS PROJECT OR OTHERS WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAID ARCHITECT. ALL RIGHTS RESERVED UNDER FEDERAL COPYRIGHT LAWS.

PROJ. NAME: *NEW ALUMINUM CARPORT*

DESCRIPTION: *PROPOSED FOUNDATION PLAN*

Jaime R. Gutierrez I., A.I.A. P.A. & Associates

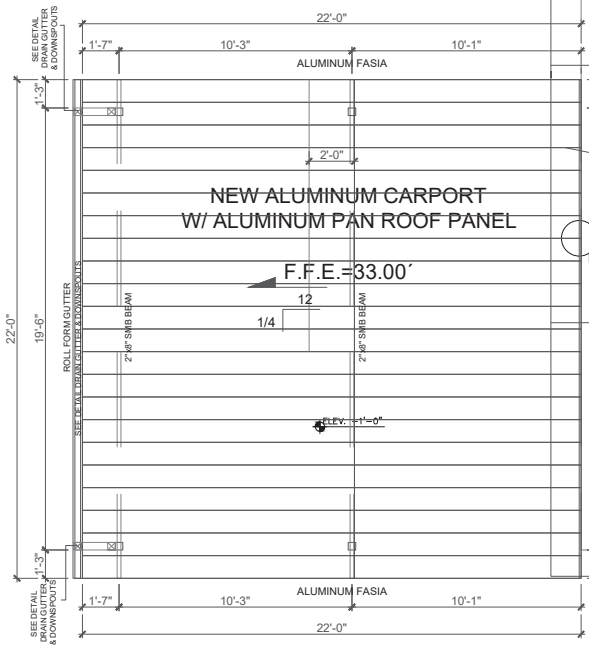
REV.
PROJE
SCALE
SHEET

/2021
1'-0"

A - Site and Construction Plans (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

ROOF NOTES

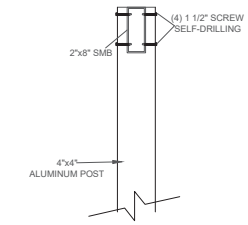
1. THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 7TH EDITION (2020) FLORIDA BUILDING CODE AND SECTION 1609 FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 170 MPH.



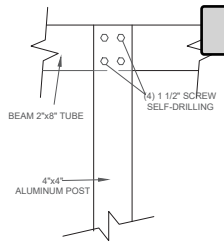
PROPOSED PAN ROOF PANEL PLAN
SCALE: 1/2" = 1'-0"

EXISTING ROOF PLAN TO REMAIN

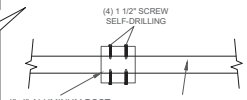
METAL PAN ROOF PANELS
44 @ 3"x12"x144" PANELS
(ELITE 3in I/LOK SQFT 0,24 W/WRAP
44 @ 3"x12"x144" 484.00 SQ FT



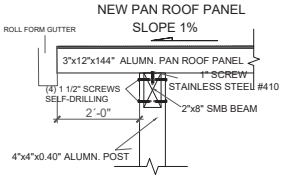
DETAILS No.1
N.T.S.



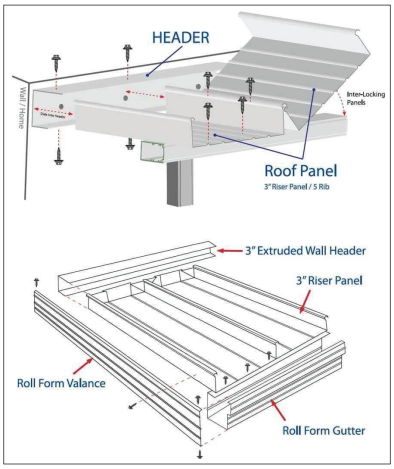
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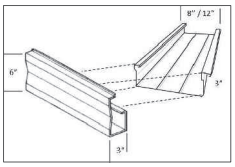


DETAILS No.3
N.T.S.



DETAIL END ROOF
N.T.S.







3.E.b

FLORIDA BUILDING CODE

THE OWNER OR CONTRACTOR:

PROJ. NAME: NEW ALUMINUM CARPORT

DESCRIPTION: PROPOSED PAN ROOF PANEL PLAN

Jaime R. Gutierrez I., A.I.A. P.A. & Associates

REV.

PROJE

SCALE: 1'-0"

SHEET

/2021

A - Site and Construction Plans (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

Attachment: Attachment B - Property Card (24496 : PL20220004583 NUA 326 Alachua St Immokalee -

63866640007/7
5231460000/5

63866640007 1

Francisco Ochoa

CARDS 1/2 | MAP NO 24 3W 8 | SEC 3 | TWP 47 | RNG 29 | PARCEL NO 41

SUBDIVISION NAME: NEW MARKET | BLOCK 53

LOTS OR DESCRIPTION 41 & 42

ENTERED

CONSTRUCTION DATA

BUILDING	1	2	3	4
1 RES				
2				
3				
4				

ROOF: Flat; Shed; Gable 0; Hip; Gambrel; Roll; Sheet; Shingles 0; Composition 0; Metal; Wood; Asbestos; Tile; Slate; Notes

ROOMS: Res. Rooms 4; Rental Units; Efficiency Apts.; ___Rm. Apts.; ___Rm. Apts.; Notes

SUB-STRUCTURE: Slab 0; Piers; Continuous Wall; Conc. Bsmt. Floor; Semifinish. Bsmt.; Bsmt. Living Qtrs.

FRAME: Wood; Block 0; Tile; Brick; Stone; Rf. Concrete

SHEATHING: Yes; None

EXTERIOR WALLS: Unfinished 0; Wood; Roll; Sheet; Shingles; Composition; Metal; Asbestos; Stucco; Common Brick; Face Brick; Stone; Notes

FLOORS: Dirt; Single; Double; Pine; Hardwood; Concrete 0; Asph. Tile; Terrazzo; Notes

INTERIOR WALLS: Unfinished; Wall Board; Ceiling; Plaster; Panel Board; Plywood; Pine Panel; Hardwood Panel; DR I WAI

FURRING: Yes; None

PLUMBING: None; 1 Fixture Toilet; 2 Fixture Toilet; 2 Fixture Bath; 3 Fixture Bath 1; 4 Fixture Bath; Tile Floor; 1/2 Tile Walls; Full Tile Walls; Notes

HEATING: None 0; Chimney; Fireplace; Steam; Hot Water; Forced Hot Air; Hot Air; Electric 96; H+AC 0

ELECTRICITY: Yes 0; None

EQUIPMENT: Vent Fan; Air Condition; Insulation; Notes

INTERIOR: Type A; Condition A; Notes

NOTES

NOH EST
1962 PER 3557
1-17-62
1966 PER # 66-611 (ADD)
1995 PER 93-12946-3/13/95 (A/C)
AE 1040 -140 -

I-C-3

NO.	PHY.	ADJUSTMENT	COND
1			
2			
3			
4			

NO.	STYS.	SH.	CLASS	ARea #	IDX INDEX	% GOOD	ADDITIONS	REPL COST	DATE BUILT	COND.	ADJ.	VALUE
1	1	R	R-3	1248	261	125		4777	1962	85		4700
						774		8700		85		9400
						10-89	-1040	17236 16196		8178	13450	8900

ACRES	QUANTITY - TYPE DESCRIPTION	DIMENSIONS SQUARE FEET	UNIT PRICE	D F	C.F.	PRICE PER FRONT FOOT	VALUE
	(7,000 #)	50 X 140	6 15 25 10	98		6.88 14.90 13.50 14.60	3,675 300 750 975

YEAR	VALUE 19 62	VALUE 19 63	VALUE 19 64	VALUE 19 67	VALUE 19 69	VALUE 19 73
LAND	300	300	300	300	750	975
IMPRS.		4150	3700	4700	5900	7400
TOTAL	300	4450	4000	5000	6650	8375
H.M.P.P.			C	B	R R	

ADD 1969 1x1

1 1x1 20 12

D1 10x40 20

20 PC+I 308 21

ADD 1969

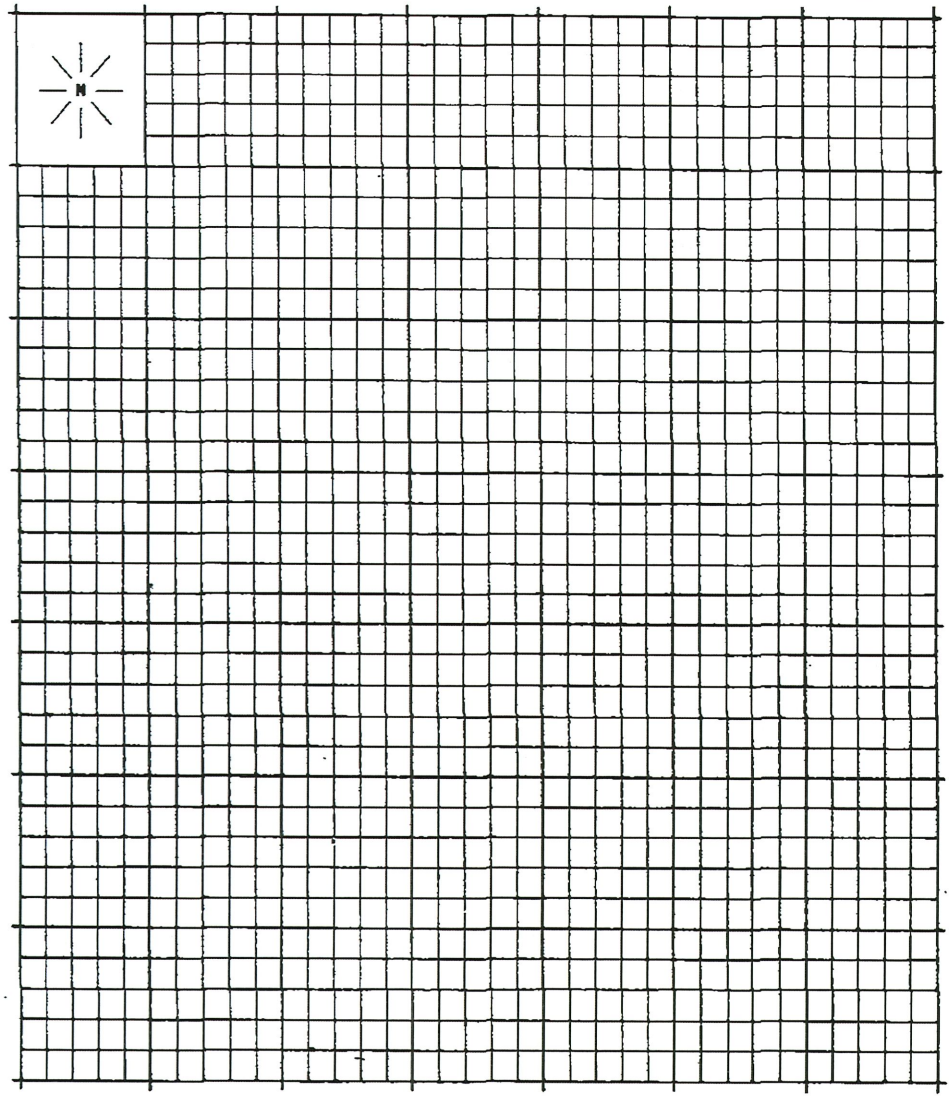
326 ALACHUA ST
PROPERTY ADDRESS

DRAWN BY AS DATE 1/1L/63
CLASSED BY AS DATE 1/1J/63

C P

63866400072

PLOT PLAN GRAPH RANDOM ☐ PLOTTED ☐ SCALE 1"= 30' ☐ 60' ☐



OWNERSHIP RECORD

DATE	OWNER AND ADDRESS	SALE PRICE	D.B.	PAGE
6/5/61	Florence Atkins [illegible] [illegible] Fla.	$1 203	85	509
3/18/76	P O Box 537 Immokalee Fl 33934	add dup per Tax receipt 4/21/76		

Attachment: Attachment B - Property Card (24496 : PL20220004583 NUA 326 Alachua St Immokalee -

APPLICATION FOR BUILDING PERMIT

Collier County, Florida

Permit Number 3557 Naples, Fla. December 20 1961

The undersigned applies for a permit to (BUILD - ALTER - REPAIR - MOVE) CBS building to be use as residence & office and agrees to conform to all the ordinances in force regulating the use, building, removing, repairing or altering of any building or srtucture within the limits of Collier County.

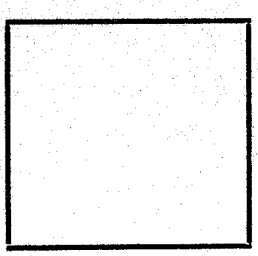
A copy of the approved plans and specifications shall be kept at the building site during construction.

Size of Building 20' X 40', Height 10 No. of Stories 1

Building or structure to be
35 feet from East line,
7.5 feet from South line,
65 feet from West line,
22.5 feet from North line.

The building or structure will face North

Plot Plan



Lots 41 & 42 Block 55
Newmarket

Floor Space 800 Sq. Ft.
Utility _____ Sq. Ft.
Porch _____ Sq. Ft.
Car Porte _____ Sq. Ft.
Other _____ Sq. Ft.
Total 800 Sq. Ft.
Estimated Cost $ 5,400.00

Building Permit $ 21.00
Plumbing Permit $ 3.50
Electrical Permit $ 3.60
Total $ 28.10 ✓

Owner Francisco Ochoa Owner's Agent _____
Architect _____ Contractor Am. Heritage Homes Inc.
License Number _____

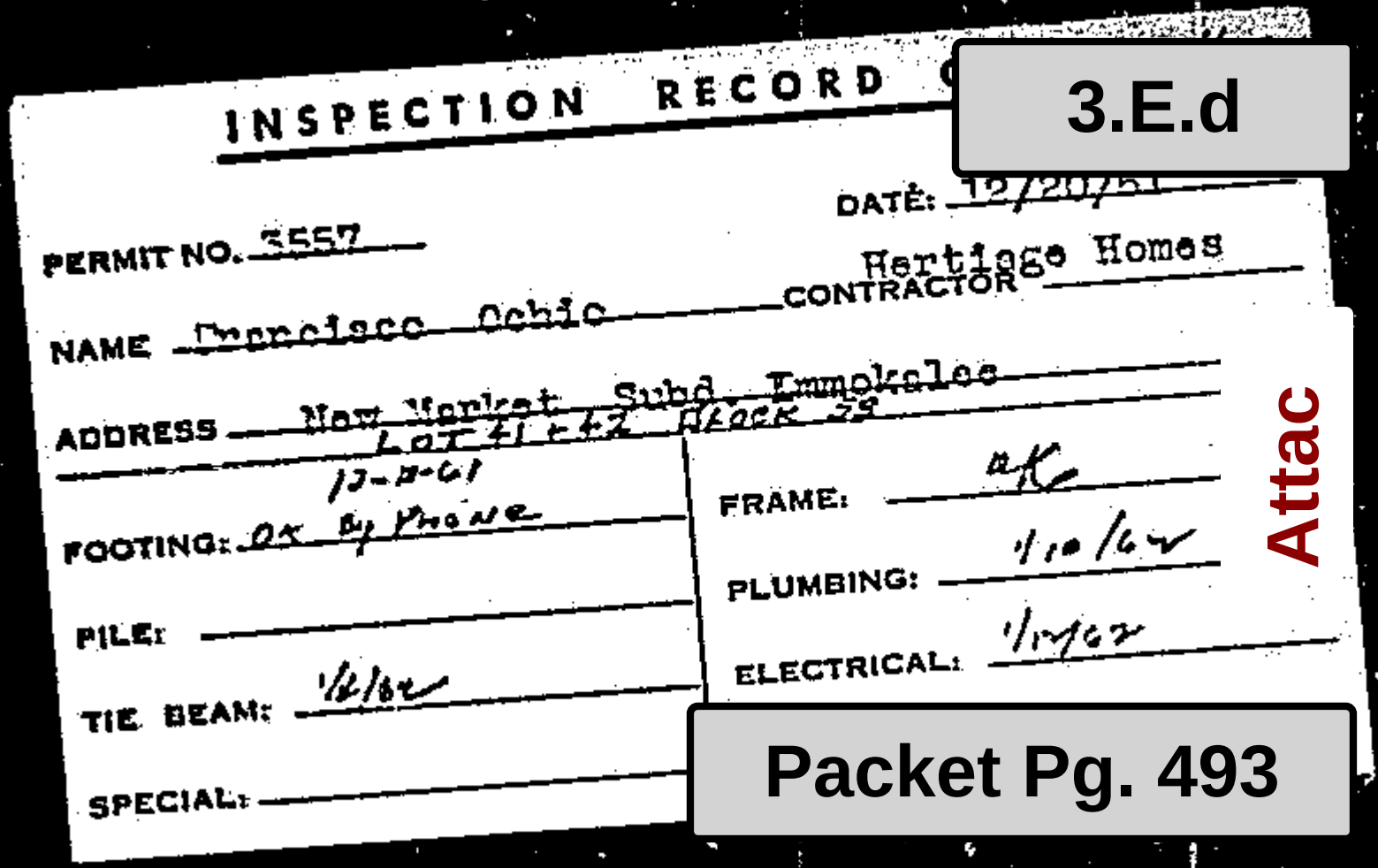
The above application has been examined and is hereby approved subject to the payment of $ check as provided by the Collier County Building Code.

Payment Received:
K. M. Oehmig
Building Official

This permit expires if construction is not started within 60 days from date issued.

PENALTY: Fee will be doubled if work is started without permit.

Attachment: Attachment C - Building Permit No. 61-3557 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)



INSPECTION RECORD

DATE: 12/20/61

PERMIT NO. 3557

CONTRACTOR Heritage Homes

NAME Terracisco Ochic

ADDRESS New Market Subd Immokalee
Lot 41 & 42 Block 29

12-21-61

FOOTING: OK By Phone

FRAME: OK

PLUMBING: 1/10/62

PILE:

ELECTRICAL: 1/19/62

TIE BEAM: 1/12/62

SPECIAL:

3.E.d

Attac

Packet Pg. 493

3.E.d

Attac

Packet Pg. 494

APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA

Permit Number 66-611 Date 7/13/66

Name of Owner Francisco Ochoa Phone

Address P. O. Box 537, Immokalee

Architect Contractor United Home Renovating Co., Inc

Address Address 1021 Cape Coral Parkway
Cape Coral, Fla.

LEGAL DESC.

Lot 41-42 Block 53 Unit Subdivision NEWMARKET

If no record plat, metes & bounds:

BUILDING

Permit to (Build-Alter-Repair-Move) CBS ADDITION

Size 12 x 20. Height 10 No. of Stories 1

A copy of the approved plans and specifications shall be kept at the building site during construction.

ZONING

Zoning C-3 Building or Structure will face

Use SINGLE FAMILY RESIDENCE

50 feet from East line
7 feet from South line
37 feet from West line
11 feet from North line

PLUMBING

Central Sewer Yes.
Name Sewer Co.
Central Water Yes. Well
Name Water Co.
Garbage Disposal Yes No.

Floor Space 240 Sq. Feet
Utility Sq. Feet
Porch Sq. Feet
Car Porte Sq. Feet
Other Sq. Feet
Total 240 Sq. Feet
Estimated Cost $ 2680.00
Building Permit $ 9.00
Electrical Permit $ 1.50
Plumbing Permit $
Septic Tank $
Total $ 10.50

HEALTH

PLOT PLAN

Sanitarian
Septic Tank No. existing facilities
Plumbing stub to be

The above application has been examined and is hereby subject to the payment of $ 10.50 by Check as provided by the Collier County Building Code.

Payment Received: Carl A. Clemmer Building Official

This permit expires if work is not started within 60 days from date issued. Permit void if zoning classification is violated. This use must not change to any other use without a new permit from the Zoning Director. Fee will be doubled if work is started without a permit.

Attachment: Attachment D - Building Permit No. 66-611 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

INSPECTION RECORD

8-17-66

PERMIT NO. 66-611 DATE: 7/13/66

NAME Francisco Ochoa CONTRACTOR United Home Renovating

ADDRESS Lots 41-42, Block 53, NEWMARKET CBS Addition $2680.00

FOOTING: 7-14-

PILE: ~

TIE BEAM: 7-18-

SPECIAL:

FRAME: ~

PLUMBING:

ELECTRICAL: 7-22-

Attac

3.E.e

Attac

Packet Pg. 497

DRAWING NUMBER Pc 104
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DRAWING NUMBER PB 1
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

RESOLUTION NO. NEWMARKET SUBDIVISION 08-05
VACATING COUNTY RIGHT OF WAY
RECORDED 1/18/08 OR 4322 PG 322-326
PLAT BOOK 1 PAGE 104

RESOLUTION NO. 2010 - 62 VACATE ALLEY
RECORDED 4/15/2010 OR 4556 PG 2040-2043
PLAT BOOK 1 PAGE 104

RESOLUTION NO. 2013-223
Scrivemer's error correction from 60' right of way to 80', platted as Tenth St E nka Jefferson Ave
RECORDED 10/14/2013 OR 4975 PG 369-371
PLAT BOOK 1 PAGE 104

NEWMARKET SUBDIVISION

IMMOKALEE, COLLIER COUNTY, FLORIDA

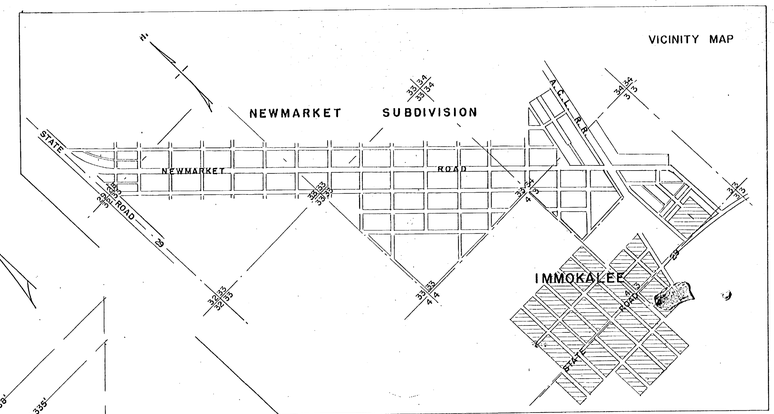
BEING A SUBDIVISION of PARTS of the S.W.$\frac{1}{4}$ of the S.W.$\frac{1}{4}$ of Section 28,— parts of N.$\frac{1}{2}$ and the S.E.$\frac{1}{4}$ of Section 33,— parts of S.W.$\frac{1}{4}$ of Section 34, Twp. 46 S.- Rg. 29 E. and parts of W$\frac{1}{2}$ of Section 3, Twp. 47 S.- Rg. 29 E.,— More particularly described as follows;

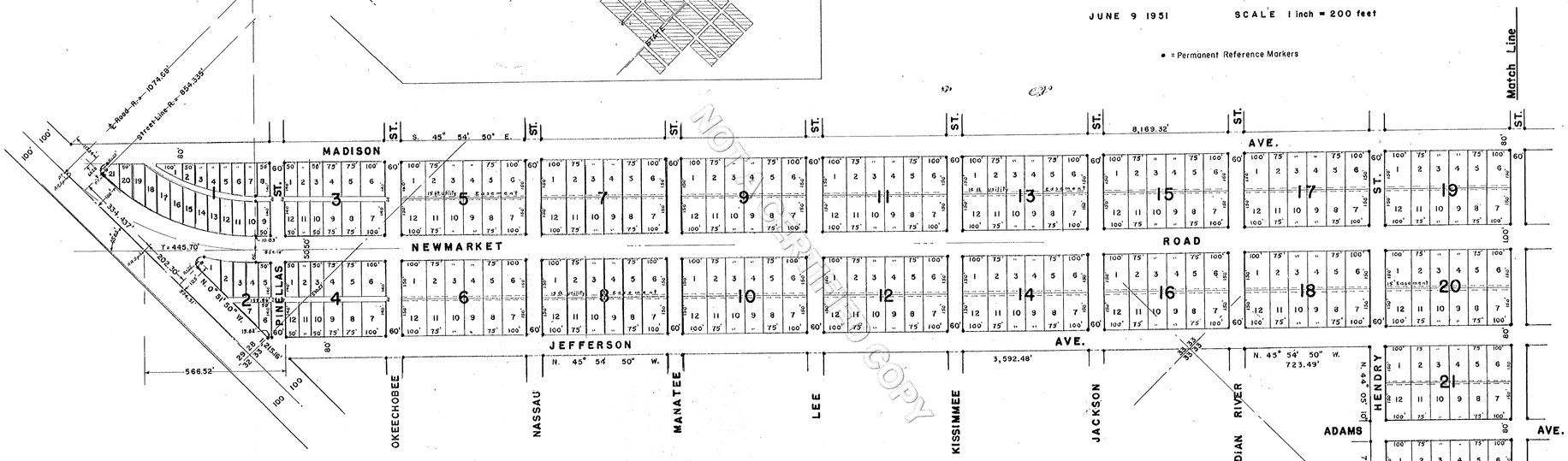
Commencing at a point on the West boundary of Section 28, Township 46 South, Range 29 East, N. 0° 52' 00" W. 1,102.06' feet from the SW corner thereof, thence N. 89° 08' 10" E. 99.73 feet to a concrete monument on the easterly right-of-way line of State Road No. 29, being the Point of Beginning of the lands hereinafter described; thence S. 45° 54' 50" E. 8,169.32 feet to a concrete monument; thence N. 44° 05' 10" E. 736.17 feet to a concrete monument; thence S. 74° 45' 20" East 719.25 feet to a concrete monument on the westerly right-of-way boundary of the A.C.L. R.R.; thence S. 15° 19' 40" W. along said right-of-way 1093.60 feet to a concrete monument on the northerly boundary of Section 3, Township 47 South, Range 29 East; 1656.87 feet N. 88° 44' 40" E. of the NW. Corner thereof; thence continuing S. 15° 19' 40" W. along said right-of-way 681.61 feet to a concrete monument on the northeasterly boundary of Newmarket Road; thence S. 45° 54' 50" E. 1168.40 feet to a concrete monument being the point of intersection of the easterly and northeasterly tangents forming the boundary line of Newmarket Road; thence S. 1° 09' 38" E. 1229.79 feet to a concrete monument on the northerly right-of-way line of State Road No. 29; thence following the northerly right-of-way boundary of State Road No. 29 westerly on a curve to the left, the radius of which is 2,914.93 feet and the tangency at said point of intersection bears N. 79° 41' 18" W. through a central angle of 3° 59' 11" a distance of 202.80 feet to a concrete monument; thence N. 1° 09' 38" W. 425.80 feet to a concrete monument with a one and one half inch pipe; thence S. 89° 25' 52" W. 669.39 feet to a concrete monument on the westerly boundary of the S.E. quarter of the N.W. quarter of Section 3; thence S. 89° 26' 25" W. 12.90 feet to a concrete monument on the easterly boundary of said A.C.L. R.R.; thence S. 88° 26' 25" W. 135.90 feet to a concrete monument on the westerly boundary of said A.C.L. R.R.; thence S. 89° 26' 25" W. 1,157.45 feet to the S.W. corner of the N.W. quarter of said Section 3; thence along the westerly boundary thereof N. 0° 37' 50" W. 1,356.12 feet to the N.W. corner of said Sec. 3; thence along the southerly boundary of Sec. 33 Township 46 South, Range 29 East, S. 89° 06' 40" W. 2,641.44 feet to the S.W. corner of the S.E. quarter thereof marked with a concrete monument; thence N. 0° 51' 20" W. 1649.57 feet to a concrete monument marking the center of Section 33; thence N. 44° 05' 10" E. 725.03 feet to a concrete monument; thence N. 45° 54' 50" W. 723.49 feet to a concrete monument marking the intersection of the easterly right-of-way boundary of State Road No. 29; thence N. 0° 51' 20" W. 1,215.16 feet to the point of beginning, excepting therefrom the right-of-way of said A.C.L. R.R., containing 228.35 acres more or less.

JUNE 9 1951 SCALE 1 inch = 200 feet

● = Permanent Reference Markers

VICINITY MAP





PLATTED STREET NAME	SUBDIVISION	PLAT BOOK PAGE NUMBER	CHANGE TO
County Road	Newmarket Subd.	1 - 104	North 9th St.
Maple Street	Newmarket Subd.	1- 104	3rd Ave.
10th Street East	Newmarket Subd.	1 - 104	Jefferson Ave.

Done & Ordered this 28th day of June, 1966, by Board of County Commissioners and duly recorded in OR Book 218, pages 326-329

BOARD OF COUNTY COMMISSIONERS

DEWEY POLLY, CHAIRMAN

ATTEST:
MARGARET T. SCOTT, CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COLLIER CORPORATION, being a CORPORATION duly authorized to do business in the STATE of FLORIDA by its corporate officers thereunto duly authorized owners of the hereon described land have caused this plat of NEWMARKET SUBDIVISION IMMOKALEE, COLLIER COUNTY, FLORIDA to be made and does hereby dedicate to the perpetual use of the public, all streets, avenues and alleys hereon shown provided that such streets avenues, and alleys shall revert unto the said COLLIER CORPORATION its successors or assigns in the event such streets, avenues or alleys or any portion of them are vacated, abandoned or otherwise cease to be of public use or are discontinued by law.

IN WITNESS WHEREOF, MILES COLLIER and NORMAN A. HERREN, Vice President and Assistant Secretary, respectively of COLLIER CORPORATION, byand with the authority of the Board of Directors of said COLLIER CORPORATION, have executed these presents for and on behalf of said Corporation and have caused its seal to be affixed hereonto this 5thday of June A.D. 1951

COLLIER CORPORATION

By Miles Collier
Vice President

Attest Norman A. Herren
Assistant Secretary

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take oaths and make acknowlegements personally appeared MILES COLLIER and NORMAN A. HERREN, Vice President and Assistant Secretary respectively of COLLIER CORPORATION to me known and known to me to be the persons described in and who executed the foregoing Plat Dedication and affixed the Corporate Seal of said Corporation and upon being duly sworn they told me that they signed the foregoing Plat Dedication and affixed the corporate Seal of said Corporation by and with the authority of the Board of Directors of of said Corporation for the uses and purposes therein expressed.

WITNESS my hand and official seal at Everglades, Collier County Florida this 5th day of June A.D. 1951

Jane B. Herren
Notary Public, State of Florida at Large. My Commission Expires

Notary Public, State of Florida at large. My commission expires April 6, 1953 Bonded by American Surety Co. of N.Y.

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that this PLAT of NEWMARKET SUBDIVISION near Immokalee, Collier County Florida, is true and correct according to a recent survey made and platted under my direction and that permanent reference monuments, PRM'S have been set in accordance with the provisions of Sec. 7, Chapter 10275, Laws of Florida, Acts of 1925

W.H. Turner
W.H. Turner, Everglades, Florida
Registered Surveyor, No. 655
" Engineer, No. 3033

THIS PLAT accepted this 5th day of June A.D. 1951 in open meeting of the BOARD of COUNTY COMMISSIONERS of COLLIER COUNTY, FLORIDA

Approved D.W. Polly
Chairman
Clerk

STATE OF FLORIDA
COUNTY OF COLLIER

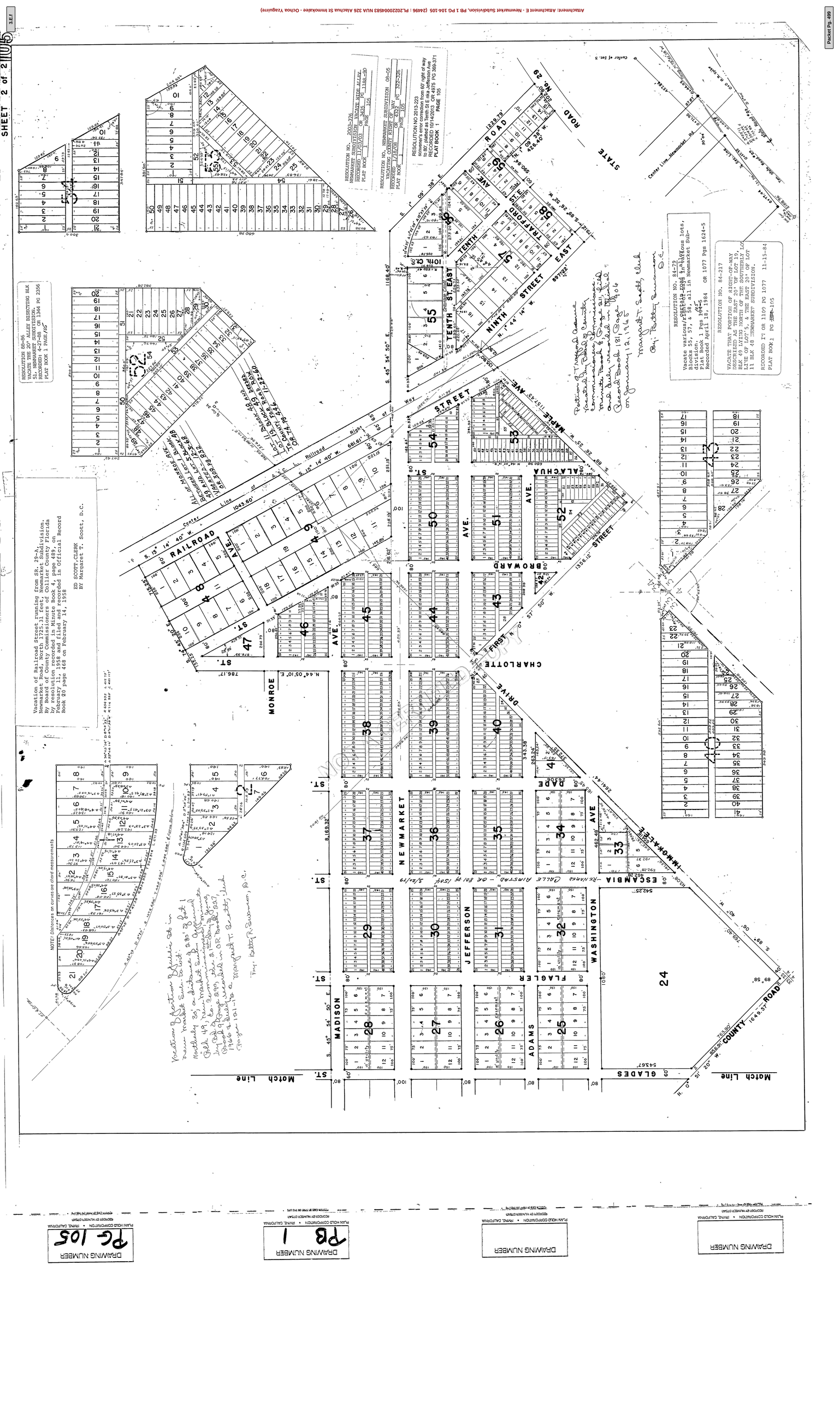
I HEREBY CERTIFY that this plat of NEWMARKET SUBDIVISION, at IMMOKALEE, COLLIER COUNTY, FLORIDA has been examined by me and from my examination I find that said Plat complies in form with the requirements of Chapter 10275, Laws of FLORIDA, Acts of 1925

I FURTHER CERTIFY that said Plat was filed for record at 1 o'c this 10 day of July A.D. 1951 and duly recorded in Plat Book 1 on page 104 of the Public Records of COLLIER COUNTY, FLORIDA.

Clerk of Circuit Court in and for Collier County

NOT CERTIFIED COPY

Packet Pg. 498
Attachment: Attachment E - Newmarket Subdivision, PB 1 PG 104-105 (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)


SHEET 2 of 2
Attachment: Attachment E - Newmarket Subdivision, PB 1 PG 104-105 (24496 : PL202200045B3 NUA 326 Alachua St Immokalee - Ochoa Yaguirre)
Packet Pg. 499
3.E.f
Vacation of Railroad Street running from SR. 29-A; Newmarket Road, North 1725.31 feet; Newmarket Subdivision, in Section 24, Township 47 South, Range 29 East, Collier County, Florida by resolution recorded in Minute Book 4, page 489, on February 11, 1958 and filed and recorded in Official Record Book 20 page 468 on February 14, 1958
ED SCOTT,CLERK
BY Margaret T. Scott, D.C.
RESOLUTION 88-86
VACATE THE 20' ALLEY BISECTING BLK 51, NEWMARKET SUBDIVISION
RECORDED 12/27/88 OR 1564 PG 2356
RESOLUTION NO. 2003-376
NEWMARKET SUBDIVISION, ADDITION THREE (3)
RECORDED 11/07/03 OR 3455 PG 1886-1889
PLAT BOOK 1 PAGE 105
RESOLUTION NO. NEWMARKET SUBDIVISION 08-05
RECORDED 1/31/08 OR 4322 PG 3225-3230
PLAT BOOK 1 PAGE 105
RESOLUTION NO 2013-223
A portion of Airport Road from 60' right of way to 80', platted as Tenth St. East per Plat Book 1 Page 105
RECORDED 10/14/2013 OR 4975 PG 369-371
PLAT BOOK 1 PAGE 105
RESOLUTION NO. 84-79
Vacate various/portions of Railroad, Alachua, Maple, Sr, 4 Alleys & all in Newmarket Subdivision.
Plat Book 1 Pgs 104-105
Recorded April 19, 1984 OR 1077 Pgs 1624-5
RESOLUTION NO. 84-217
VACATE THAT PORTION OF ARGUS-OP-MAN DESCRIBED AS THE EAST 20' OF LOT 10, BLK 49 LYING NORTH OF THE SOUTHERLY LOT LINE OF LOT 11 AND THE WEST 20' OF LOT 11 BLK 48 NEWMARKET SUBDIVISION.
RECORDED IN OR 1109 PG 1077 11-15-84
PLAT BOOK 1 PG 104-105
Petition of Tropical Dunes Recreation Vehicle Owners Association, Inc. to vacate all of Minute Road & Page all Road as duly recorded in Plat Book 1 Page 104 on January 12, 1945
Margaret T. Scott, Clerk
By: Betty Swanson D.C.
Vacation of Railroad Street running from SR. 29-A; Newmarket Road, North 1725.31 feet; Newmarket Subdivision, in Section 24, Township 47 South, Range 29 East, Collier County, Florida by resolution recorded in Minute Book 4, page 489, on February 11, 1958 and filed and recorded in Official Record Book 20 page 468 on February 14, 1958
ED SCOTT,CLERK
BY Margaret T. Scott, D.C.
All of Alachua Ave. & Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 49 & Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 48 Newmarket Subdivision as recorded in Plat Book 1, Page 104 of Collier County Records
Vacation Petition by Tropical Dunes Recreation Vehicle Owners Association, Inc. to vacate all of Minute Road & Page all Road as duly recorded in Plat Book 1 Page 104 on January 12, 1945
Margaret T. Scott, Clerk
By: Betty Swanson D.C.

From: KellyJohn
Sent: Thursday, January 26, 2023 3:04 PM
To: KellyJohn
Subject: NUA-PL20220004583 - 326 Alachua St - 3rd Public Hearing Sign Posted on 01/26/2023
Attachments: 536D1C5A-2947-4CBA-B08E-B30CE8E21E92.jpeg; D57A2E1C-0129-4E5B-A7AB-65F39A9446DE.jpeg

I, John Kelly, personally replaced the previously posted Public Hearing Sign with a new one to correctly reflect the new time and venue for said public hearing, the Growth Management Building – 609/610 at 9:00 A.M., at approximately 12:50 P.M. this date. Said sign was posted to the front of the subject property, immediately adjacent to the public right-of-way, as evidenced by the attached photos.

Respectfully,
John Kelly
Planner II

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

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

Collier County
Growth Management Department

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

Attachment: Attachment F - Public Hearing Sign Postings (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)




PUBLIC HEARING
FOR
326 Alachua Street
Nonconforming Use Alteration
Petition No. 20220004583
HEX: February 9, 2023 - 9 A.M.
Growth Management Building
2800 North Horseshoe Drive/609-610
John Kelly, Planner II: 239-252-5719

From: KellyJohn
Sent: Wednesday, January 18, 2023 5:13 PM
To: KellyJohn
Subject: NUA-PL20220004583 - 326 Alachua St - 2nd Public Hearing Sign Posted on 01/18/2023
Attachments: 23F43B32-84EF-498C-A634-D51DE2D7E4E8.jpeg; 12DF3561-470B-4D15-8822-D5F53E0351B1.jpeg

I, John Kelly, personally replaced the previously posted Public Hearing Sign with a new one to correctly reflect the new time and venue for said public hearing; The Collier County Government Center – 5th Floor at 1:00 P.M., at approximately 2:20 P.M. this date. Said sign was posted to the front of the subject property, immediately adjacent to the public right-of-way, as evidenced by the attached photos.

Respectfully,
John Kelly
Planner II

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

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

Collier County
Growth Management Department

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

Attachment: Attachment F - Public Hearing Sign Postings (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)




PUBLIC HEARING
FOR
326 Alachua Street
Nonconforming Use Alteration
Petition No. 20220004583
HEX: January 26, 2023 – 1 P.M.
Collier Government Center
3299 East Tamiami Trail – 5th Floor
John Kelly, Planner II: 239-252-5719

From: KellyJohn
Sent: Friday, January 6, 2023 2:07 PM
To: KellyJohn
Subject: NUA-PL20220004583 - 326 Alachua St - Public Hearing Sign Posted on 01/06/2023
Attachments: 56584F60-938F-4D50-9B02-F5B36EF7F6EA.jpeg; A080E6F9-477C-4402-A700-277E898B5324.jpeg; 067A2C42-B7F9-46E9-A371-9F365954E9CD.jpeg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on January 26, 2023, at approximately 12:30 PM this date. Said sign was posted to the front of the subject property, immediately adjacent to the public right-of-way, as evidenced by the attached photos.

John Kelly
Planner II

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

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

Collier County
Growth Management Department

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

Attachment: Attachment F - Public Hearing Sign Postings (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)


PUBLIC HEARING
FOR
326 Alachua Street
Nonconforming Use Alteration
Petition No. 20220004583
HEX: January 26, 2023 - 9 A.M.
Growth Management Building
2800 North Horseshoe Drive/609-610
John Kelly, Planner II: 239-252-5719





Attachment: Attachment F - Public Hearing Sign Postings (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

Collier County
Growth Management Department

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

NON-CONFORMING USE ALTERATION (NUA) PETITION

LDC section 9.03.00

PROJECT NO (PL)
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Francisco Ochoa Jr / Cynthia Yzaguirre.
Name of Applicant if different than owner: Diana Baldrick
Address: 326 Alachua ST. **City:** Immokalee **State:** FL **ZIP:** 34142.
Telephone: 239 250. 3114. **Cell:** 239 250 3114. **Fax:** N/A.
E-Mail Address: 239permitting services@gmail.com.

Name of Agent: Diana Baldrick
Firm: 239 Permitting Services.
Address: 1060 Golden Gate Blvd E **City:** Naples **State:** FL **ZIP:** 34120.
Telephone: 239 250.3114 **Cell:** 239-250.3114 **Fax:** N/A.
E-Mail Address: 239permittingservices@gmail.com.

PROPERTY INFORMATION

Property I.D. Number: 63866604000 7. **Section/Township/Range:** 3 / 47 / 29
Subdivision: New Market Subd. **Unit:** _____ **Lot:** 40 **Block:** 53.
Metes & Bounds Description: _____ **# of Acres:** _____
Address of Subject Property: 326 Alachua ST.
Immokalee, FL 34142

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

Collier County
Growth Management Department

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

ZONING INFORMATION

Current Zoning and Land use of Subject Parcel: _____

Adjacent Information:

	Zoning	Land Use
N	C-5/AOSD.	Alachua ST/ Commercial.
S	C-5/AOSD.	Residential.
E	C-5/AOSD.	Residential.
W	C-5/AOSD.	Residential.

EVALUATION CRITERIA

Pursuant to LDC section 9.03.03.B, staff's analysis and recommendation to the Office of the Hearing Examiner shall be based upon consideration of the applicable criteria noted below. On a separate sheet attached to the application, provide a narrative statement describing the Nonconforming Use Alteration with specific reference to the criteria noted below. Include any backup materials and documentation in support of the request.

1. The alteration, expansion, or replacement will no increase the density of the parcel or lot on which the nonconforming single-family dwelling, duplex, or mobile home is located;

2. The alteration, expansion, or replacement will not exceed the building height requirements of the district most closely associated with the subject nonconforming use;

3. The alteration, expansion, or replacement will not further encroach upon any nonconforming setback;

4. The alteration, expansion, or replacement will not will not decrease or further decrease the existing parking areas for the structure;

5. The alteration, expansion, or replacement will not damage the character or quality of the neighborhood in which it is located or hinder the proper future development of the surrounding properties; and

6. The alteration, expansion, or replacement will not present a threat to the health, safety, or welfare of the community or its residents.

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

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Pre-Application Meeting and Final Submittal Requirement Checklist for: Non-Conforming Use Alteration

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	1	☒	☐
Pre-Application meeting notes/minutes	1	☑	☐
Aerial Photograph	1	☑	☐
Completed Addressing Checklist	1	☒	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Site Plan drawn to scale	1	☐	☐
Narrative statement covering the nature of petition	1	☒	☐
Proof of ownership or interest in property, deed or contract to purchase	1	☑	☐
Electronic Copies of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Pre App Meeting Fee - $500.00 ✓ PAID

FEE REQUIREMENTS:

- ✓ **Non-conforming Use Alteration Petition:** $1,500.00
- ✓ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

All checks payable to: Board of County Commissioners

The completed application, all required submittal materials, and the permit fee shall be submitted to:
Growth Management Department / Planning & Zoning
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Applicant/Agent Signature — 11-5-2022. Date

Diana Baldrick
Printed Name

4/9/2019

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

Collier County
Growth Management Department

ADDRESSING CHECKLIST

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

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

PETITION TYPE (Indicate type below. Complete a separate Addressing Checklist for each Petition type).

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

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

Newmarket Subd Blk 53 Lots 40 Thru 42. T47, R29, S03

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

63866040007.

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

326 Alachua Street.

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

CURRENT PROJECT NAME (if applicable)

N/A.

PROPOSED PROJECT NAME (if applicable)

N/A.

PROPOSED STREET NAMES (if applicable)

N/A

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

SDP _____-_____ or AR or PL # _____

Operations & Regulatory Management Division • 2800 North Horseshoe Drive • Naples, FL 34104 • 239-252-2400
www.colliercountyfl.gov

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

Collier County
Growth Management Department

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

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

Applicant Name: Ariel Gonzalez

Phone: (239-250-3114) **Email:** 239permitingservices@gmail.com

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

FOR STAFF USE ONLY

Folio Number 63866640007

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: S.L.H. **Date:** 9/13/2022

Updated by: **Date:**

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

Operations & Regulatory Management Division • 2800 North Horseshoe Drive • Naples, FL 34104 • 239-252-2400
www.colliercountyfl.gov

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

INSTR 4955587 OR 5016 PG 3775 RECORDED 3/14/2014 11:14 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $0.70 REC $18.50

THIS INSTRUMENT PREPARED BY:
Thomas K. Boardman
THOMAS K. BOARDMAN, P.A.
P.O. Box 2197
LaBelle, Florida 33975

PREPARATION OF INSTRUMENT ONLY

Parcel I.D. No.: 63866640007

THIS SPACE FOR RECORDING DATA

NOT A CERTIFIED COPY

WARRANTY DEED

THIS INDENTURE, made this 11th day of March, 2014, between **FRANCISCO OCHOA,** an un-remarried widower, Grantor, whose mailing address is 326 Alachua Street, Immokalee, Florida 34142, to **FRANCISCO OCHOA, JR.,** and **CYNTHIA O. YZAGUIRRE,** as joint tenants with rights of survivorship, Grantees, whose mailing address is P.O. Box 5101, Immokalee, Florida 34143.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to him in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the Grantees, their heirs and assigns forever, the following described land, situate, and being in the County of Collier, State of Florida, to-wit:

Lots 40, 41, and 42, Block 53, Newmarket Subdivision, according to the plat thereof recorded in Plat Book 1, Pages 104 and 105, Public Records of Collier County, Florida.

This conveyance is subject to easements, restrictions, and reservations of record, as well as to taxes for the current year.

TO HAVE AND TO HOLD in fee simple forever.

And the Grantor does hereby fully warrant the title to said land and, except as above, will defend the same against the lawful claims of all persons whomsoever.

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

Signed and delivered in the presence of:

(Sign) Thomas K. Boardman
(Print) Thomas K. Boardman

(Sign) Kerensa M. Clark
(Print) Kerensa M. Clark

Francisco Ochoa
FRANCISCO OCHOA

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 11th of March, 2014, by **FRANCISCO OCHOA,** who is ☐ personally known to me or who ☒ has produced FL DL as identification.

KERENSA M. CLARK
Notary Public - State of Florida
My Comm. Expires Aug 14, 2016
Commission # EE 195385

Kerensa M. Clark
NOTARY PUBLIC
Print Name: Kerensa M. Clark

CERTIFIED COPY

C:\Users\Public\TKBLAW\kmp\Deeds\Ochoa to Jr.wpd

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

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
Francisca Ochoa Jr. 326 Alachua ST.	100%
Cynthia O. Yzaguirre. 326 Alachua ST	100%

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

Name and Address	% of Ownership
N/A - None.	

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
N/A - None.	

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

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

Name and Address	% of Ownership
N/A - None	

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
N/A - None	

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
N/A - None

g. Date subject property acquired N/A

☐ **Leased: Term of lease** N/A **years /months**

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

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

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

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

11.3.22.
Date

Agent/Owner Name (please print)

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Francisco Ochoa Jr. (print name), as Owner (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner ✓ applicant ___ contract purchaser ___ and that:

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

Francisco Ochoa
Signature

11-3-2022
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of physical presence or online notarization this 3 day of November, 2022 by (printed name of owner or qualifier) Francisco Ochoa Jr..

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

Are personally known to me

Has produced a current drivers license _____

Has produced _____ as identification.

Notary Signature: Piedad Jimenez

Piedad Jimenez
Notary Public
State of Florida
Comm# HH109631
Expires 3/28/2025

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

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Cynthia Yzaguirre (print name), as Owner (title, if applicable) of _____ (company, if applicable), swear or affirm under oath, that I am the (choose one) owner ☑ applicant ☐ contract purchaser ☐ and that:

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

_____ 12-6-22

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of ☑ physical presence or ☐ online notarization this 6th day of December, 2022 by (printed name of owner or qualifier) Cynthia Yzaguirre.

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

☐ Are personally known to me

☐ Has produced a current drivers license _____

☑ Has produced Fl ID. as identification.

Notary Signature: _____

LAZARA L. CHAVEZ
Commission # GG 922726
Expires October 14, 2023
Bonded Thru Budget Notary Services

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

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

Narrative – 326 Alachua Street Immokalee

The owner of the subject property desires to replace an existing 19.5-foot by 20.55-foot (400.73-square foot) dilapidated carport that is accessory to a single-family dwelling located upon said property. The proposed new carport will be of the same size as that which it is intended to replace and will be both structurally attached to the residence and located within the same footprint as the existing. It has become known to the petitioner that their request must be approved by means of a Nonconforming Use Alteration petition as the existing residence, constructed in 1961, by means of Building Permit No. 61-3557 issued on or about December 20, 1961, is now a legal nonconforming use. The subject property is located within a C-5/AOSD zoning district which no longer recognizes single-family dwellings as a permitted use; however, when constructed, the property was located within an I-C-3 zoning district that allowed said use. Based upon lot size, the most similar zoning district is RSF-3; therefore, the proposed replacement carport will satisfy the following minimum yard requirements: Front Yard – 30 feet, Side Yard 7.5 feet, Rear Yard 25-feet. The building height will not exceed the allowable 35 feet.

Evaluation Criteria:

1. The alternation, expansion, or replacement will no increase the density of the parcel or lot on which the nonconforming single-family dwelling, duplex, or mobile home is located.

Answer: It will not increase the density since the carport will be the exact same size as what is there.

2. The alterative, expansion, or replacement will not exceed the building height requirements of the district most closely associated with the subject nonconforming use.

Answer: It will not be due to it will be the same height as what exist there now.

3. The alteration, expansion, or replacement will not further encroach upon any nonconforming setback.

Answer: The carport will not be any bigger than what we have on the property right now.

4. The alteration, expansion, or replacement will not decrease or further decrease the existing parking areas for the structure.

Answer: The carport will decrease any further existing parking; the carport is for 2 cars, and it will the same when originally was build.

5. The alteration, expansion, or replacement will not damage the character or quality of the neighborhood in which it is located or hinder the proper future development of the surrounding properties.

Answer: It will not be since it will be a better and more modern structure than is there now.

6. The alteration, expansion, or replacement will not present a threat to the health, safety, or welfare of the community or its residents.

Answer: It will not be due to the fact that it is a better material that is there now safer and healthier due to the fact it will be a aluminum structure.

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

GENERAL NOTES

1. THE CONTRACTOR AND ALL SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCY.THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY DRAWINGS AND DIMENSIONS SHOWN ON THE STRUCTURAL WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN 10 DAYS RECEIPT OF DRAWINGS.
2. FLOOR AND WALL OPENINGS , SLEEVES , VARIATION IN STRUCTURAL SLAB ELEVATIONS , DEPRESSED AREA SAND ALL OTHER ARCHITECTURAL , MECHANICAL, ELECTRICAL AND CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE CONTRACTOR PROCEEDS.
3. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS COVERED BY SPECIFICATIONS AND NOTES ON THE DRAWINGS , OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS THE OWNER SHALL BE NOTIFY AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
5. WHERE NO SPECIFIC DETAIL IS SHOWN THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
6. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF 7TH EDITION (2020) FLORIDA BUILDING CODE.
7. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS , SECTIONS , OR DETAILS ON STRUCTURAL DRAWINGS.
8. THE PRECISE DIMENSIONS AND LOCATIONS OF DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS COORDINATED WITH OWNERS SELECTIONS AND MANUFACTURES SPECS OTHER WALL AND FLOOR OPENINGS SHALL BE ALSO REQUIRED BY MECHANICAL, ELECTRICAL OR SIMILAR REQUIREMENTS

SINGLE FAMILY RESIDENCE
NEW ALUMINUM CARPORT
326 ALCHUA ST, IMMOKALEE, FLORIDA 34142

INDEX TO DRAWINGS ARCHITECTURAL

CS COVER SHEET
SP SITE PLAN
A-1 EXISTING BOUNDARY & ROOF PLAN
A-2 PROPOSED FLOOR PLAN DIMENSION & NOTES
A-3 PROPOSED ELEVATION & SECTION
A-4 FOUNDATION PLAN
A-5 PROPOSED ROOF PAN PANEL PLAN

STRUCTURAL NOTES.-

FOUNDATIONS.-

THE FOUNDATIONS ARE DESIGNED FOR ALLOWABLE SOIL BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT FILL MATERIAL UP TO FINISH GRADE SHALL BE PLACED WITH MAXIMUM LIFTS OF 12 INCHES. SUBGRADE AND EACH LIFT OF MATERIAL SHALL BE COMPACTED TO 95 PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557.

CONCRETE.-

CONCRETE SHALL ACHIEVE A STRENGTH AT 28 DAYS OF 3000 PSI FOR FOOTINGS SLABS ON GRADE, AND GROUTED MASONRY CELLS. TIE BEAMS AND C.I.P. SLABS SHALL BE f'c'=3000 PSI. CONCRETE SHALL BE A MIX DESIGNED BY A RECOGNIZED TESTING LABORATORY AND SHALL BE PLACED, CURED AND TESTED ACCORDING TO ACI AND ASTM STANDARDS AND SPECIFICATIONS.

FORMWORK AND SHORING.-

STRUCTURAL CONCRETE SHALL NOT BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. ERECTION AND REMOVAL OF ALL FORMWORK SHORES AND RESHORES SHALL MEET THE REQUIREMENTS OF THE ACI STANDARDS AND SPECIFICATIONS.

REINFORCING STEEL.-

TO BE ASTM GRADE 60 DEFORMED BARS FREE FROM OIL AND RUST STEEL SHALL BE BENT AND PLACED ACCORDING TO THE ACI STANDARDS AND SPECIFICATIONS. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. #5 BARS SHALL BE LAPPED 2'-0" U.N.O.

WELDED WIRE FABRIC (WWF).-

TO CONFORM TO ASTM A-185 FREE FROM OIL AND RUST AND SHALL BE PLACED ACCORDING TO THE ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE FOOT.

MISC STEEL.-

ALL NEW STEEL TO BE ASTM A-36 STRUCTURAL STEEL , 36 KSI MIN CONNECTIONS PER MIN. CONNECTIONS PER AISC STANDARDS DETAILS. BOLTS TO BE ASTM A307, WELDED TO BE PER AWS SPEC.

MASONRY WALLS.-

8" HOLLOW MASONRY UNITS SHALL MEET ASTM C-90 FOR LOAD BEARING TYPE MASONRY. MORTAR SHALL BE TYPE "M" OR "S" AND MEET C-270. GROUT SHALL BE 3000 PSI PEA GRAVEL CONCRETE AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE LAP SPLICES TO BE A MINIMUM 2'-1". EXTEND VERTICAL REINFORCING INTO HIGHEST CONCRETE BEAM ABOVE. MASONRY BLOCK CELLS AT WALL ENDS, CORNERS, INTERSECTIONS AND ADJACENT TO OPENINGS SHALL BE GROUT FILLED WITH ONE #5 VERTICAL REINFORCING BAR TIE BEAMS SHALL BE POURED AFTER THE MASONRY BLOCK WALLS BELOW ARE IN PLACE CONFINE CONCRETE IN THE TIE BEAMS TO AREA REQUIRED. DO NOT USE SOLID METAL OR FELT CAVITY CAPS. MASONRY WALLS BELOW THE SOIL LINE SHALL HAVE GALVANIZED 9 GAUGE TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT AT EACH COURSING AND WALLS ABOVE THE SOIL LINE SHALL HAVE THE HORIZONTAL JOINT REINFORCING SPACED AT 16" ON CENTER.

PENETRATIONS.-

NO PENETRATIONS OR OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS OR WITHOUT PREVIOUS APPROVAL OF THE ENGINEER.

WOOD.-

WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH ORDINANCES FLORIDA BUILDING CODE

APPLICABLE CODES

7TH EDITION (2020) FLORIDA BUILDING CODES
7TH EDITION (2020) FLORIDA BUILDING CODE: RESIDENTIAL
2020 STANDARD NATIONAL ELECTRICAL CODE

PROJECT INFORMATION

ALLOWED	PROVIDED
· OCCUPANCY/ CLASSIFICATION	RESIDENTIAL R-3
· TYPE OF CONSTRUCTION:	TYPE V (B).
· BUILDING AREA:	TOTAL UNDER ROOF: 1,471.00 SF.
· HEIGHT OF BUILDING:	11'-4" MAIN HEIGHT OF ROOF
· BUILDING HEIGHT IN STORIES:	1 STORY PROVIDED
· FLOOD ZONE:	AH
· DESIGN CRITERIA.-	
BASIC WIND SPEED:	170 MPH
WIND IMPORTANCE FACTOR (Iw):	1.0
BUILDING CATEGORY:	LOW-RISE BUILDING. ENCLOSED
EXPOSURE CATEGORY:	B



NEW ALUMINUM CARPORT

jaime r. gutierrez l. aia
ARCHITECT - PLANNER

STATE OF FLORIDA
JAIME R. GUTIERREZ
AR0012205
REGISTERED ARCHITECT

FLORIDA BUILDING CODE 2020. 7TH EDITION

THE OWNER OR CONTRACTOR:

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*- THIS DRAWING & OTHER RELATED DOCUMENTS ARE INSTRUMENTS OF " **AA HOUSE DESIGN** ", FOR USE SOLELY WITH RESPECT TO THIS PROJECT & UNLESS OTHERWISE PROVIDED. THE DESIGNER*

PROJ. NAME: *NEW ALUMINUM CARPORT*
ADDRESS: *326 ALACHUA ST, IMMOKALEE, FLORIDA 34142*
DESCRIPTION: *COVER SHEET*

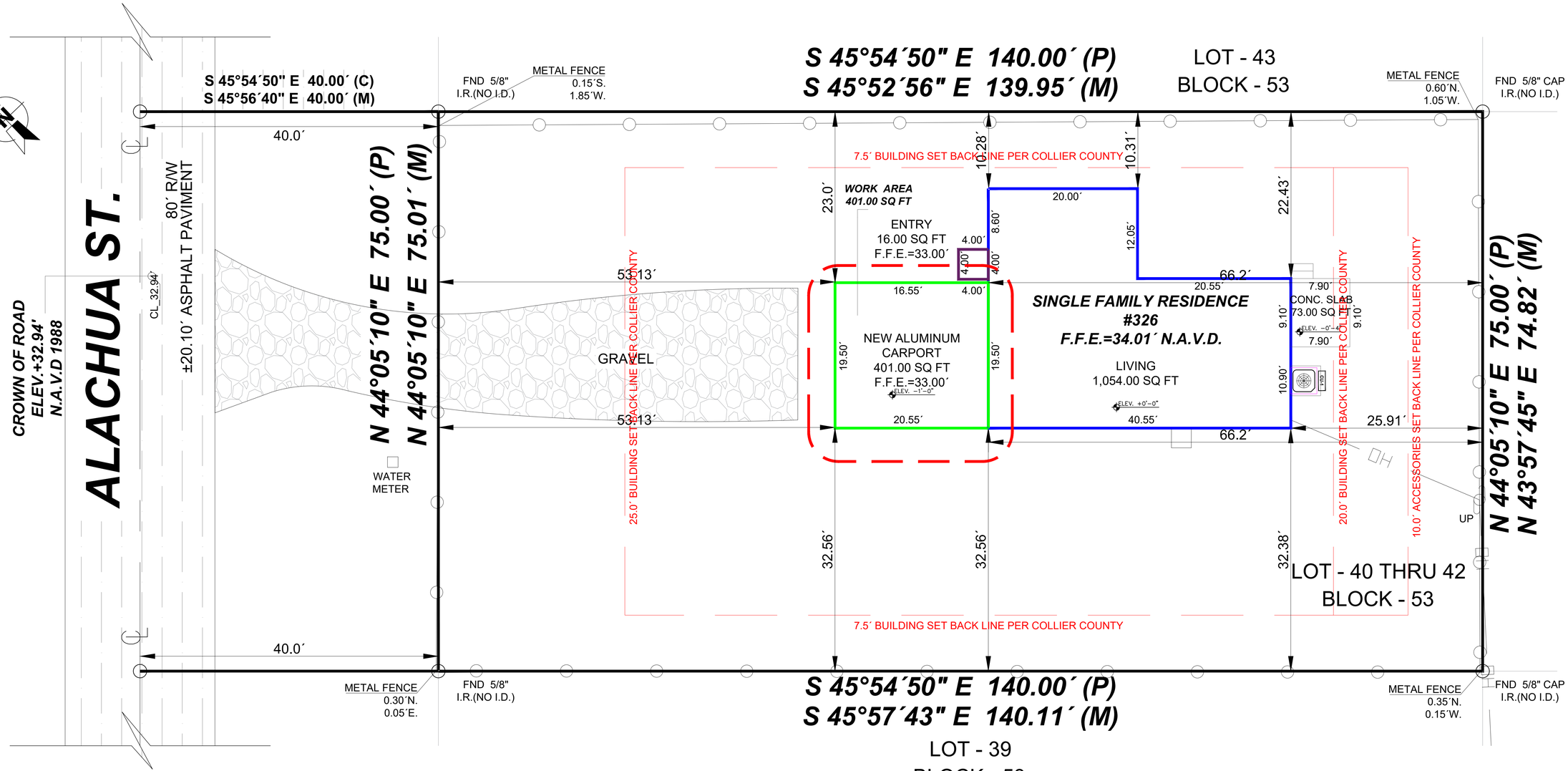
Jaime R. Gutierrez L, A.I.A. P.A. & Associates
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P.O. BOX 1588 NAPLES, FL 34106-1588 LIC. 12205
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STATE OF FLORIDA
JAIME R. GUTIERREZ
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SCALE : N.T.S.
SHEET : CS

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)



Jaime R. Gutierrez a.i.a.
ARCHITECT - PLANNER

STATE OF FLORIDA
JAIME R. GUTIERREZ
AR0012205
REGISTERED ARCHITECT

SITE PLAN

SCALE: 3/16" = 1´-0"

GENERAL SCOPE OF WORK:

- REPLACE EXISTING ALUMINUM CARPORT
- REMOVE EXISTING CARPORT.
- INSTALL NEW ALUMINUM COLUMN 4"x4".
- INSTALL NEW ALUMINUM BEAM 2"x8".
- INSTALL NEW ALUMINUM CARPORT W/ ALUMINUM PAN ROOF PANELS ATTACH TO EXISTING HOME.

NEW AREA SUMMARY

AREA SUMMARY		
TOTAL A/C LIVING AREA:	1,054.00	SQ FT
ENTRY:	16.00	SQ FT
NEW ALUMINUM CARPORT:	401.00	SQ FT
NON A/C LIVING:	417.00	SQ FT
TOTAL UNDER ROOF:	**1,471.00**	**SQ FT**
CONC. SLAB:	73.00	SQ FT

PROPERTY ADDRESS:

326 ALACHUA ST, IMMOKALEE, FLORIDA 34142.
PARCEL #: 63866640007

LEGAL DESCRIPTION:

LOTS 40, 41 & 42, BLOCK 53, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 104 & 105, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

FLOOD INFORMATION:
(BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.) ELEVATION ARE REFERRED TO N.A.V.D. OF 1988.

F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:	SUFFIX:
05/16/2012	AH	34.0´	H

Sub-Condo: 520300 - NEWMARKET SUBD

Use Code : 1 - SINGLE FAMILY RESIDENTIAL

GENERAL NOTES

PRIOR COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND BLUE PRINTS

1.- CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE

TO ARCHITECT PRIOR COMMENCING WORK.

2.- BEFORE ADJUSTING DIMENSIONS GENERAL CONTRACTOR SHALL CONTACT ARCHITECT, AS MAY BE REQUIRED AT THE JOB SITE DUE TO FIELD CONDITIONS.

3.- ALL DETAILS AND SECTIONS SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE FIELD EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

4.- REFER TO BOUNDARY SURVEY COMPLETED BY PROFESSIONAL LAND SURVEYOR FOR EXISTING CONDITIONS AND GRADE ELEVATIONS.

5. -STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETED.
IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. TIE DOWNS, SIMPSON CONNECTORS, BUCKETS BEAM SUPPORTERS AND ANY VERTICAL TIE DOWNS SHALL BE INSTALLED AS REQUIRED PER CODE
THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING BRACING, GUYS, OR TIE DOWNS.

6.- ROOFING MATERIALS TO INSTALL AS PER MANUFACTURE SPECIFICATIONS AND AS PER NEW COLLIER COUNTY REGULATIONS

7.- THE ARCHITECTS AND PLANNERS ARE NOT SUPERVISING AND ADMINISTERING THIS PROJECT.

PROJECT DATA

ADDRESS

326 ALACHUA ST, IMMOKALEE, FLORIDA 34142
LAND USE DESIGNATION;
SITE ZONE R/3
FLOOD ZONE AH BASE FLOOD 34.0´
AS PER COLLIER COUNTY CODE OF ORDINANCES
MINIMUM LOT AREA = 10,500.00 SQ. FT
MINIMUM LOT AREA WIDTH 75.0' FRONT & 140.0' SIDE

NEW ALUMINUM CARPORT

DISTANCE BETWEEN LINE PROPERTY	23.0´ LEFT AND 37.56' AT RIGHT SIDE
MINIMUM AREA BUILD=	401.00 SQ FT PROPOSED
MINIMUM FRONT=	53.13' PROPOSED
MINIMUM SIDE YARD	23.0' AND 37.56' PROPOSED
MINIMUM REAR YARD	66.2' PROPOSED

TOTAL A/C LIVING AREA	1,054.00	SQ FT
ENTRY	16.00	SQ FT
NEW ALUMINUM CARPORT	401.00	SQ FT
TOTAL UNDER ROOF	***1,471.00 SQFT***	
CONC. SLAB	73.00	SQ FT

DRAWINGS INDEX

CS COVER SHEET
SP SITE PLAN
A-1 EXISTING BOUNDARY & ROOF PLAN
A-2 PROPOSED FLOOR PLAN DIMENSION & NOTES
A-3 PROPOSED ELEVATION & SECTION
A-4 FOUNDATION PLAN
A-5 PROPOSED ROOF PAN PANEL PLAN

SCOPE OF WORK

NEW ALUMINUM CARPORT W/ PAN ROOF PANEL
WORK AREA: 401.00 SQ FT

PROJECT LOCATION MAP



LOCATION MAP

FLORIDA BUILDING CODE 2020. 7TH EDITION

3.E.h

HOME DESIGN SERVICES IN

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PROJ. NAME: ***NEW ALUMINUM CARPORT***

ADDRESS: ***326 ALACHUA ST, IMMOKALEE, FLORIDA 34142***

DESCRIPTION: ***SITE PLAN***

Jaime R. Gutierrez L, A.I.A. P.A. & Associates
Architect – Planner
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3690 14 th ST.N. NAPLES, FL 34103
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REVISION:

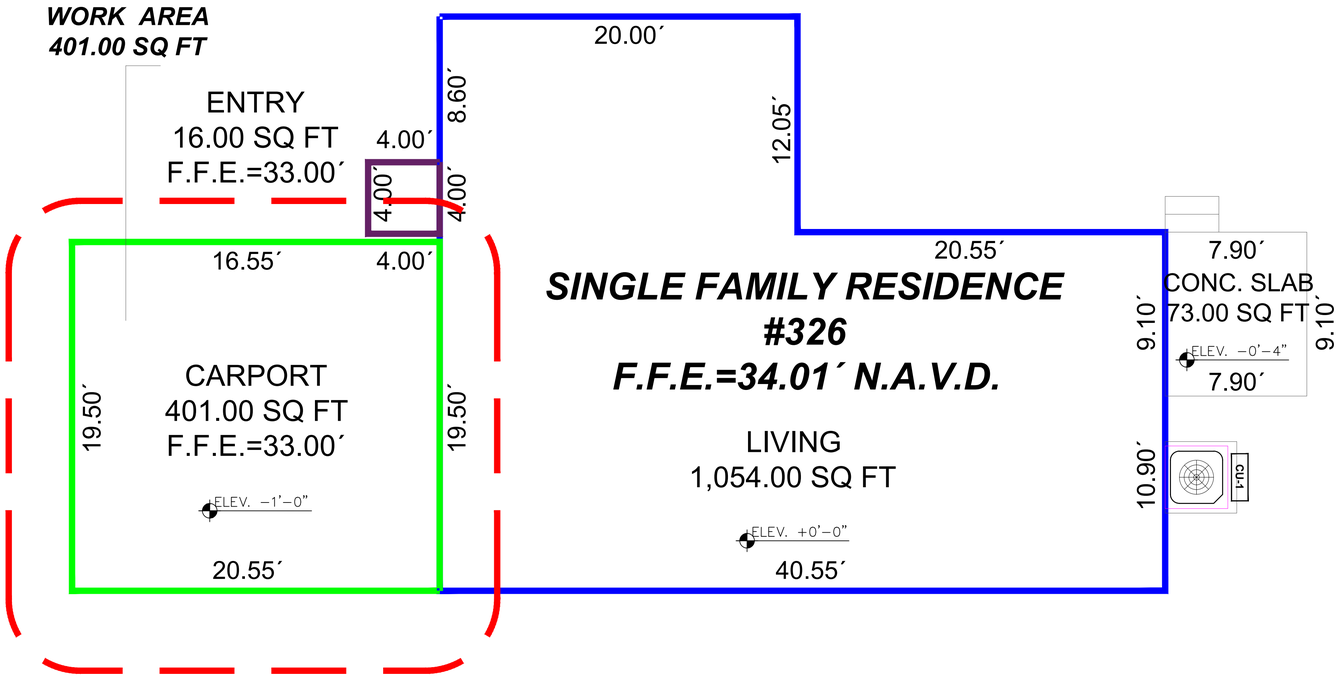
REV.	DATE

PROJECT DATE : 12/11/202

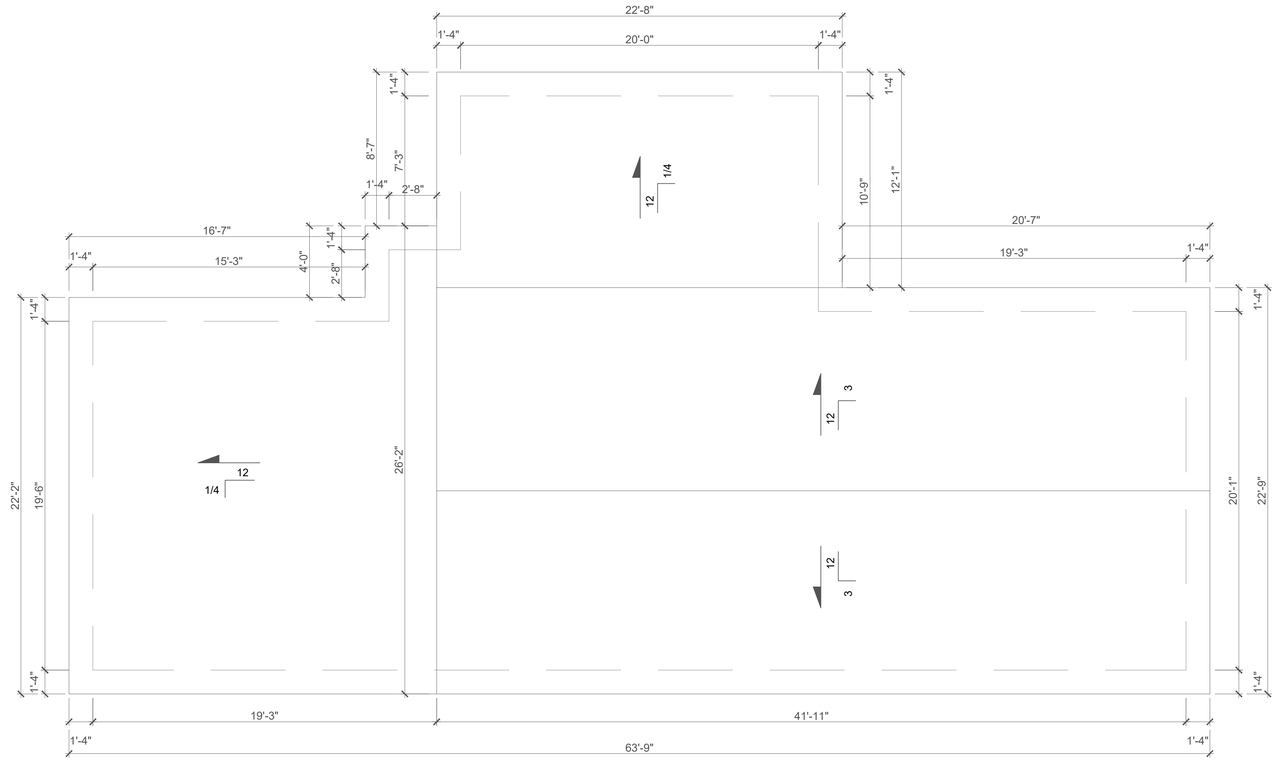
SCALE : 3/8"=1´-0

SHEET : SP

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220045



EXISTING BOUNDARY
SCALE: 1/4" = 1´-0"



EXISTING ROOF PLAN
SCALE: 1/4" = 1´-0"

EXISTING AREA SUMMARY

AREA SUMMARY		
TOTAL A/C LIVING AREA:	1,054.00	SQ FT
ENTRY:	16.00	SQ FT
CARPORT:	401.00	SQ FT
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TOTAL UNDER ROOF:	**1,471.00**	**SQ FT**
CONC. SLAB:	73.00	SQ FT

PROPERTY ADDRESS:

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PARCEL #: 63866640007

LEGAL DESCRIPTION:

LOTS 40, 41 & 42, BLOCK 53, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 104 & 105, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

APPLICABLE CODES:

FLORIDA BUILDING CODE 2020 7th EDITION

JOB DATA

ULTIMATE DESIGN WIND SPEED :	170
NOMINAL DESIGN WIND SPEED :	132
RISK CATEGORY :	3
IMPORTANCE FACTOR :	1.0
BUILDING OCCUPANCY CLASSIFICATION :	RESIDENTIAL
BUILDING CONSTRUCTION TYPE :	5B
EXPOSURE CATEGORY :	B
OPENING PROTECTION :	IMPACT GLASS PROTECTION
INTERNAL PRESSURE COEFFICIENTS :	+0.18, -0.18 (ENCLOSED)

FLOOR LIVE LOAD : I/360 LIVE, I/240 DEAD
ROOF LIVE LOAD : I/360 LIVE, I/240 DEAD (SUPPORTING PLASTER CEILING)

THE STRUCTURAL COMPONENTS OD THIS PLAN ARE IN COMPLIANCE WITH THE 7TH EDITION FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES GENERATED BY A WIND VELOCITY OF 170 MPH

WIND VELOCITY (MPH.)	170
IMPORTANCE FACTOR	1.00
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	(+,-) 0.18
MEAN ROOF HEIGHT (FT)	11'-4"
BUILDING WIDTH (FT)	32'-0"
BUILDING LENGTH (FT)	61'-0"
ROOF SLOPE	3:12
ENCLOSED STRUCTURE	

GENERAL SCOPE OF WORK:

- REPLACE EXISTING ALUMINUM CARPORT
- REMOVE EXISTING CARPORT.
- INSTALL NEW ALUMINUM COLUMN 4"x4".
- INSTALL NEW ALUMINUM BEAM 2"x8".
- INSTALL NEW ALUMINUM CARPORT W/ ALUMINUM PAN ROOF PANELS ATTACH TO EXISTING HOME.

jaime r. gutierrez l. ARCHITECT LICENSE a.i.a.

STATE OF FLORIDA
JAIME R. GUTIERREZ
AR0012205
REGISTERED ARCHITECT

FLORIDA BUILDING CODE 2020. 7TH EDITION

3.E.h

HOME DESIGN SERVICES IN

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PROJ. NAME: NEW ALUMINUM CARPORT

ADDRESS: 326 ALACHUA ST, IMMOKALEE, FLORIDA 34142

DESCRIPTION: EXISTING BOUNDARY & ROOF PLAN

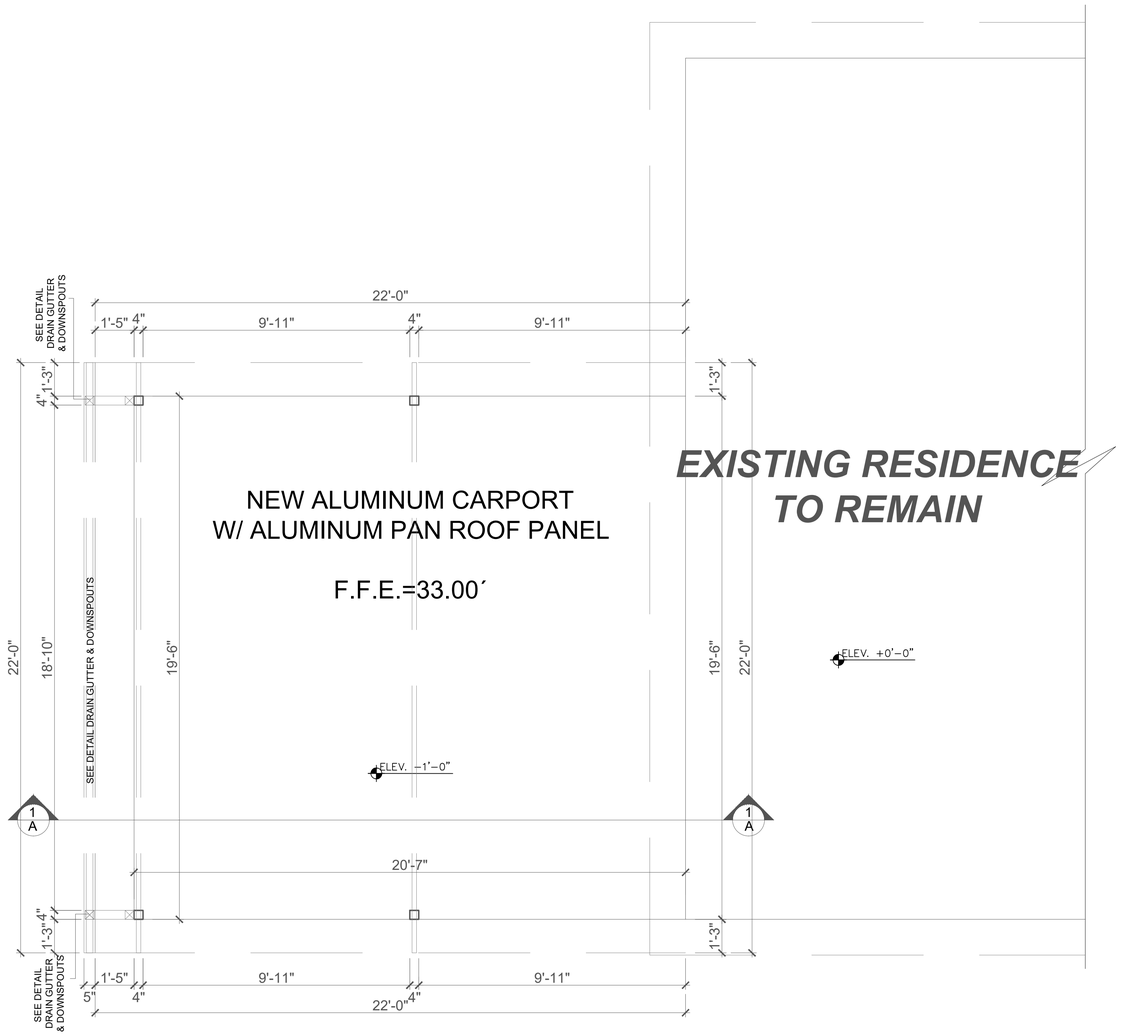
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REVISION:

REV.	DATE

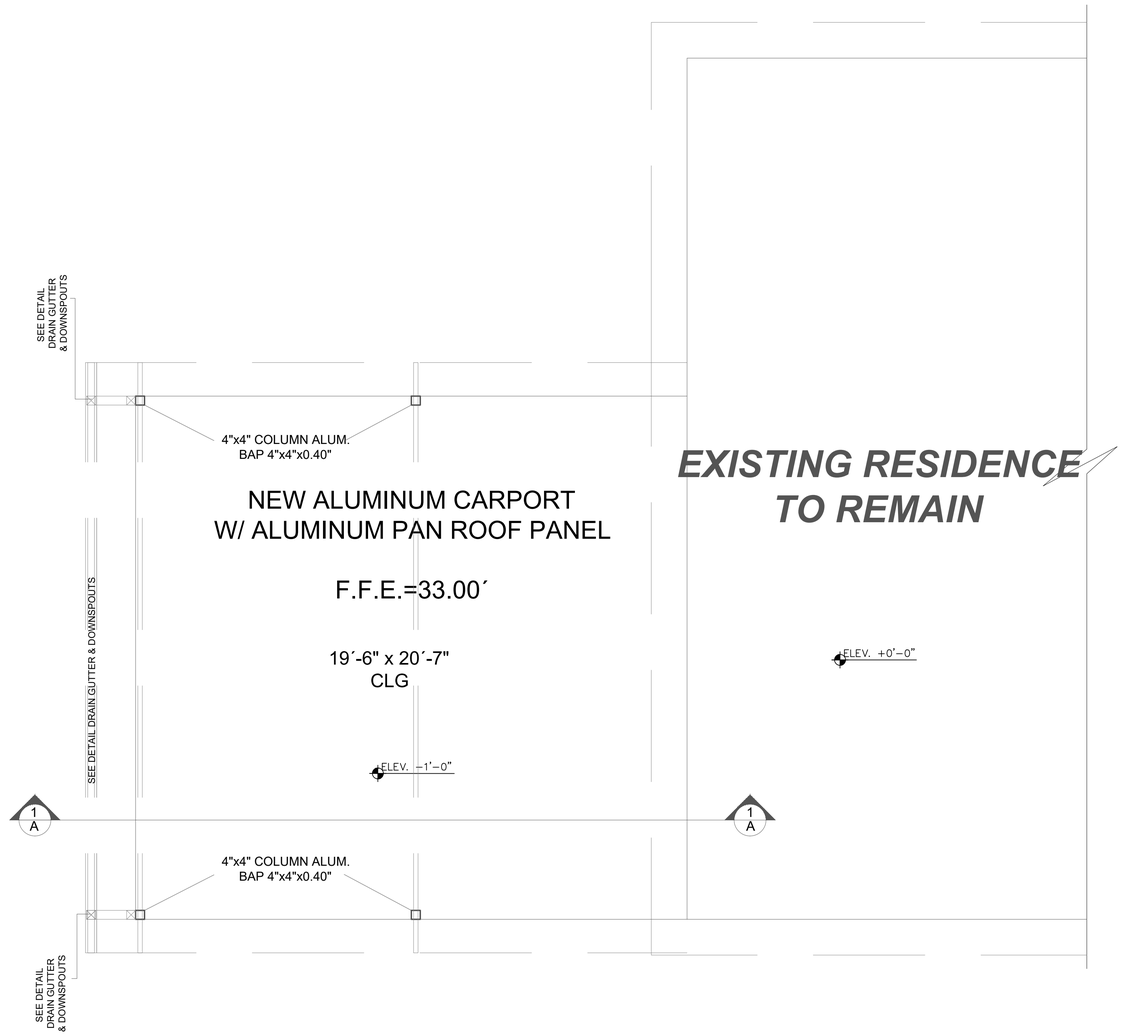
PROJECT DATE : 12/11/202
SCALE : 1/4"=1´-0
SHEET : A-1

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL2022004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)



PROPOSED FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1´-0"



PROPOSED FLOOR PLAN NOTES

SCALE: 1/4" = 1´-0"

jaime r. gutierrez l. a.i.a.
REGISTERED ARCHITECT
STATE OF FLORIDA
JAIME R. GUTIERREZ
AR0012205
REGISTERED ARCHITECT

NEW AREA SUMMARY

AREA SUMMARY

TOTAL A/C LIVING AREA:	1,054.00	SQ FT
ENTRY:	16.00	SQ FT
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TOTAL UNDER ROOF:	**1,471.00**	**SQ FT**
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PROPERTY ADDRESS:

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PARCEL #: 63866640007

LEGAL DESCRIPTION:

LOTS 40, 41 & 42, BLOCK 53, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 104 & 105, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

JOB DATA

ULTIMATE DESIGN WIND SPEED :	170
NOMINAL DESIGN WIND SPEED :	132
RISK CATEGORY :	3
IMPORTANCE FACTOR :	1.0
BUILDING OCCUPANCY CLASSIFICATION :	RESIDENTIAL
BUILDING CONSTRUCTION TYPE :	5B
EXPOSURE CATEGORY :	C
OPENING PROTECTION :	IMPACT GLASS
INTERNAL PRESSURE COEFFICIENTS :	PROTECTION +0.18, -0.18 (ENCLOSED)

FLOOR LIVE LOAD : I/360 LIVE, I/240 DEAD
ROOF LIVE LOAD : I/360 LIVE, I/240 DEAD (SUPPORTING PLASTER CEILING)

THE STRUCTURAL COMPONENTS OD THIS PLAN ARE IN COMPLIANCE WITH THE 7TH EDITION FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES GENERATED BY A WIND VELOCITY OF 170 MPH

WIND VELOCITY (MPH.)	170
IMPORTANCE FACTOR	1.00
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	(+,-) 0.18
MEAN ROOF HEIGHT (FT)	7'-9"
BUILDING WIDTH (FT)	32'-0"
BUILDING LENGTH (FT)	61'-0"
ROOF SLOPE	1/4:12
ENCLOSED STRUCTURE	

3.E.h

FLORIDA BUILDING CODE 2020. 7TH EDITION

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PROJ. NAME: *NEW ALUMINUM CARPORT*

ADDRESS: *326 ALACHUA ST, IMMOKALEE, FLORIDA 34142*

DESCRIPTION: *PROPOSED FLOOR PLAN DIMENSIONS & NOTES*

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REVISION:

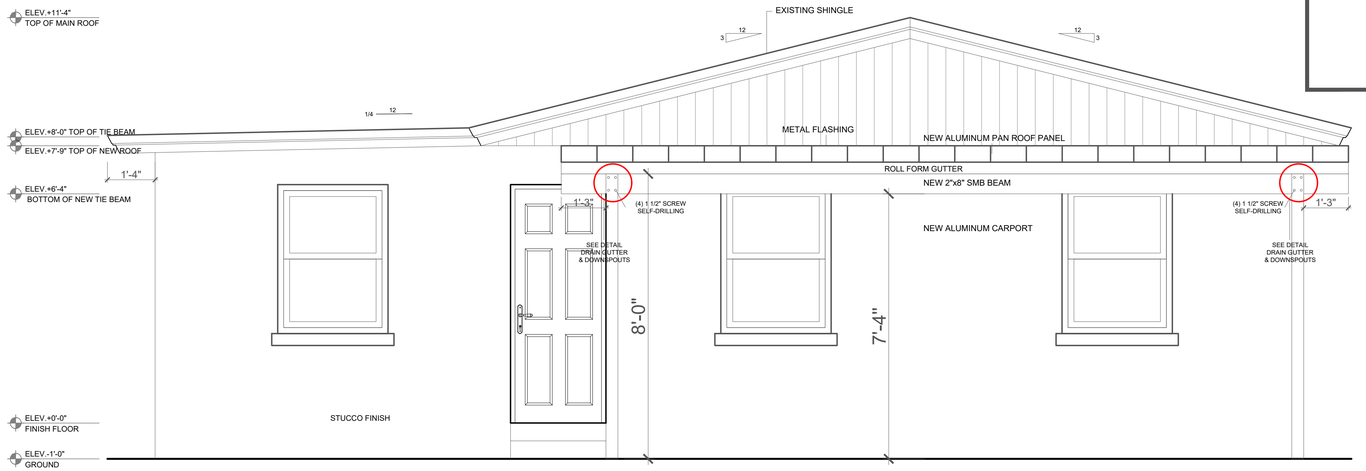
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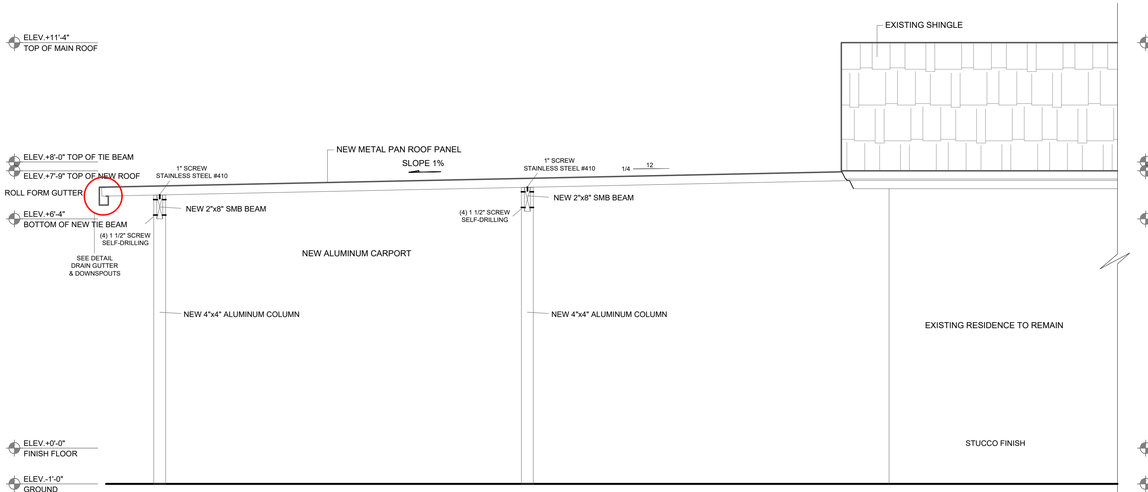
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SHEET : A-2

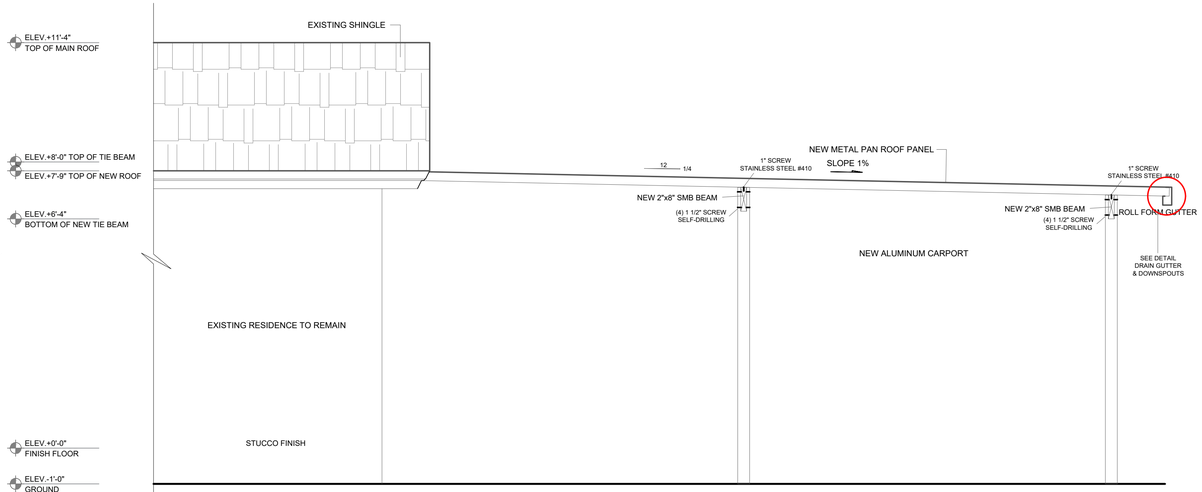
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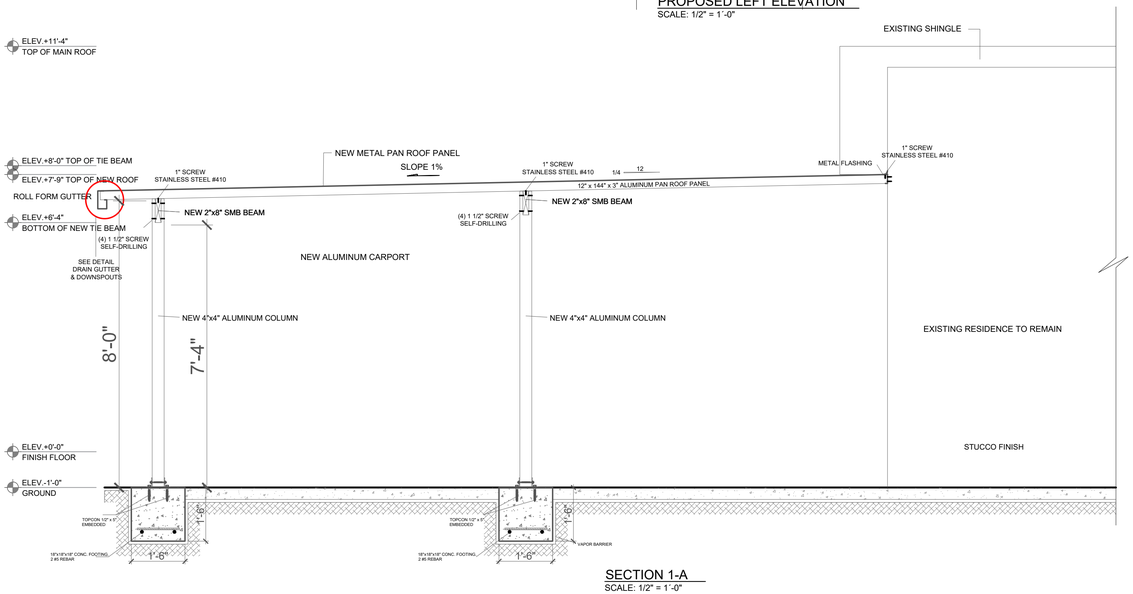
PROPOSED FRONT ELEVATION
SCALE: 1/2" = 1´-0"



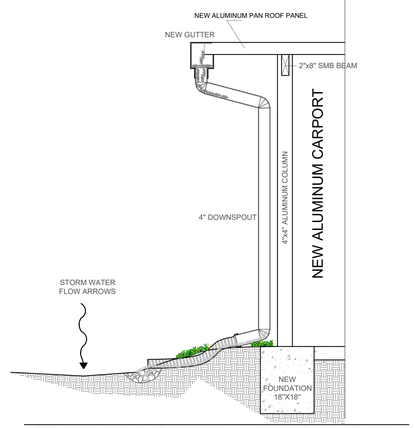
PROPOSED RIGHT ELEVATION
SCALE: 1/2" = 1´-0"



PROPOSED LEFT ELEVATION
SCALE: 1/2" = 1´-0"



SECTION 1-A
SCALE: 1/2" = 1´-0"



SECTION TYPE. DRAIN GUTTER AND DOWNSPOUTS
SCALE: N.T.S.

jaime r. gutierrez a.i.a.

STATE OF FLORIDA
JAIME R. GUTIERREZ
AR0012205
REGISTERED ARCHITECT

FLORIDA BUILDING CODE 2020, 7TH EDITION

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PROJ. NAME: *NEW ALUMINUM CARPORT*

ADDRESS: *326 ALACHUA ST, IMMOKALEE, FLORIDA 34142*

DESCRIPTION: *PROPOSED ELEVATION & SECTION*

Jaime R. Gutierrez I., A.I.A. P.A. & Associates
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REVISION:

REV.	DATE

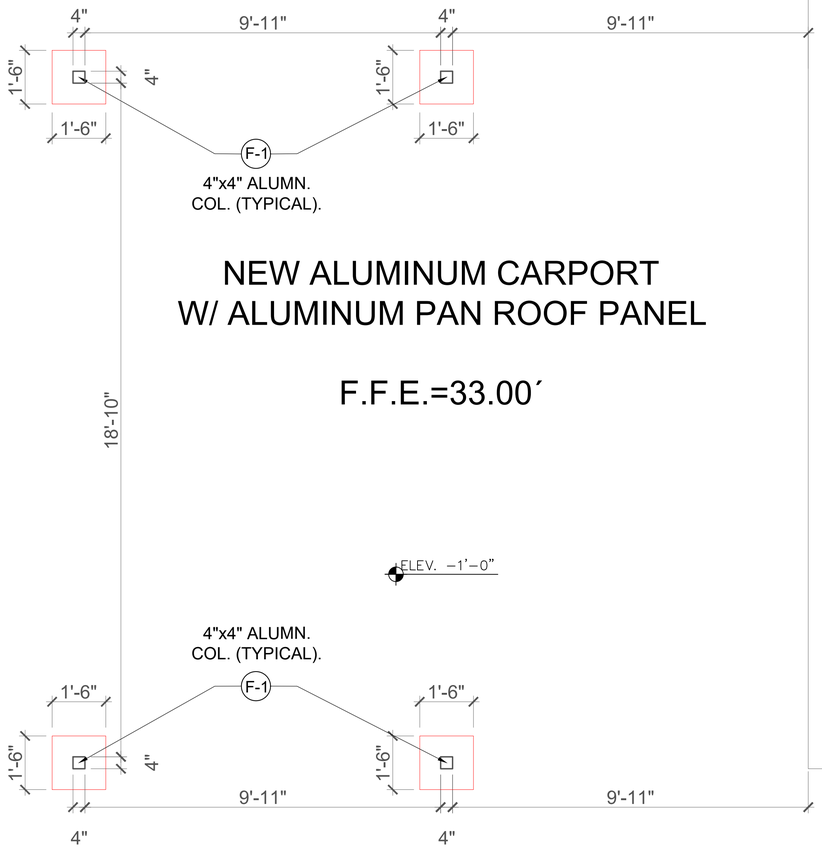
PROJECT DATE : 12/11/202
SCALE : 1/2"=1´-0
SHEET : A-3

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL202200

jaime r. gutierrez a. aia

STATE OF FLORIDA
JAIME R. GUTIERREZ
AR0012205
REGISTERED ARCHITECT

EXISTING FOUNDATION PLAN TO REMAIN



NEW ALUMINUM CARPORT
W/ ALUMINUM PAN ROOF PANEL

PROPOSED FOUNDATION PLAN
SCALE: 1/2" = 1´-0"

LEGEND
CONC. FOOTING

FOUNDATION/GROUND FLOOR NOTES

1. FLOOR SLAB IS A 4" CONC. SLAB-ON-GRADE (fc=3000 psi) WITH 6 X 6 W1.4 X W1.4 W.W.F. @ MID-DEPTH (NOT SHOWN) ON WELL COMPACTED & TREATED SOIL OVER 6 MIL. VAPOR BARRIER. REFER TO DETAIL. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D 1557 IN LIFTS NOT TO EXCEED 12".
2. FOUNDATIONS ARE DESIGNED FOR 3000 PSF. GENERAL CONTRACTOR SHALL VERIFY THE VALIDITIY OF THIS ASSUMPTION.
3. CENTER OF LOAD SHALL COINCIDE WITH CENTER OF FOOTING U.N.O.
4. ALL CONCRETE TO HAVE A MINIMUM 3000 PSI COMPRESSIVE STRENGTH WITH THE WATER/CEMENT RATIO OF 0.5 MAXIMUM.
5. REFER TO ARCHITECTURE PLANS FOR ALL DIMENSIONS.
6. ALL REINFORCEMENT SHALL BE GRADE 60.
7. BUILDING PAD SHALL BE COMPACTED 5'-0" EACH SIDE OF THE BUILDING AND SLOPE AT 30 DEGREES TO GRADE. FOOTING SHALL EMBED AT LEAST 12". IF THESE CONDITIONS CAN NOT BE MET, THE BUILDING SHALL BE ON STEM WALL FOUNDATION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
8. SOIL SHALL BE TREATED FOR TERMITE PROTECTION AS PER SECTION R318 OF F.B.C. 7TH EDITION 2020.

TERMITE PROTECTION:

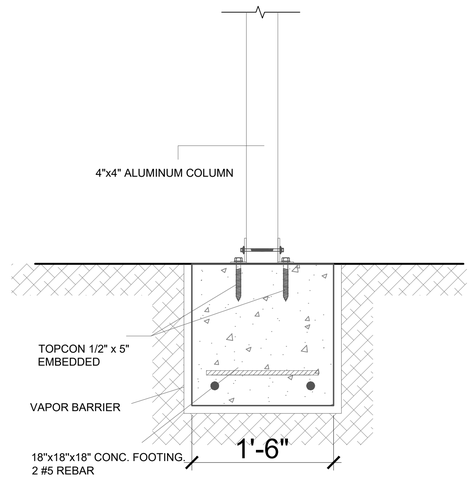
1816.1.2 If soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed.

1816.1.6 If soil treatment is used for subterranean termite prevention chemical soil treatments shall also be applied a menace to public health or safety. Any such excavations made or maintained shall be properly drained and such drainage provisions shall function properly as long as the excavation exists. Permanent excavations shall have retaining walls of steel, masonry, concrete or similar approved material of sufficient strength to retain the embankment together with any surcharged loads. Under all exterior concrete or grade within 1 foot (305mm) of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promply after the construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.

1816.1.7 If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, sections 1816.1.1 through 1816.16 do not apply: however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of 5 years from the issue of certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to the final building approval. If the baiting system direction of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of system.

1816.1.8 If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections 1816.1.1 through 1816.1.6 do not apply. Application of the wood-treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval. Changes in framing or additions to framing in areas of the structure requiring treatment that occur after the initial wood treatment must be treated prior to final building approval.

R320.1.4 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION , CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDED PLACEMENT, PRETREATMENT IS REQUIRED. ANY WOK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
R320.1.5 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION,CONCRTE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOILD TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.



F-1 THICKENED EDGE
SCALE: N.T.S.

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT	REMARKS
F-1	1'-6" x 1'-6" x 1'-6"	CONCRETE PAD W/ #5d BARS @ 6" O.C. EACH WAY, 3" OFF OF BOTTOM OF FOUNDATION	

FLORIDA BUILDING CODE 2020. 7TH EDITION

3.E.h

HOME DESIGN SERVICES IN

THE OWNER OR CONTRACTOR:

- SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION PHASE OF THIS PROJECT & STRICTLY FOLLOWS THE LOCAL BUILDING CODES & ORDINANCES.
- SHALL HOLD ALL DESIGNERS AND ARCHITECT IN WRITING FOR ANY ERRORS, OMISSIONS, OR NON - CONFORMANCE OF SUCH CODES & ORDINANCES IN THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- THIS DRAWING & OTHER RELATED DOCUMENTS ARE INSTRUMENTS OF **" AA HOUSE DESIGN "**, FOR USE SOLELY WITH RESPECT TO THIS PROJECT & UNLESS OTHERWISE PROVIDED, THE DESIGNER

PROJ. NAME: *NEW ALUMINUM CARPORT*
ADDRESS: *326 ALACHUA ST, IMMOKALEE, FLORIDA 34142*
DESCRIPTION: *PROPOSED FOUNDATION PLAN*

Jaime R. Gutierrez L., A.I.A. P.A. & Associates
Architect - Planner
P.O. BOX 1588 NAPLES, FL 34106-1588 LIC. 12205
3690 14 th ST.N. NAPLES, FL 34103
Ph (239) 825 8498
E-MAIL JAIMEARCHITECT1@GMAIL.COM

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220045 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

REVISION:

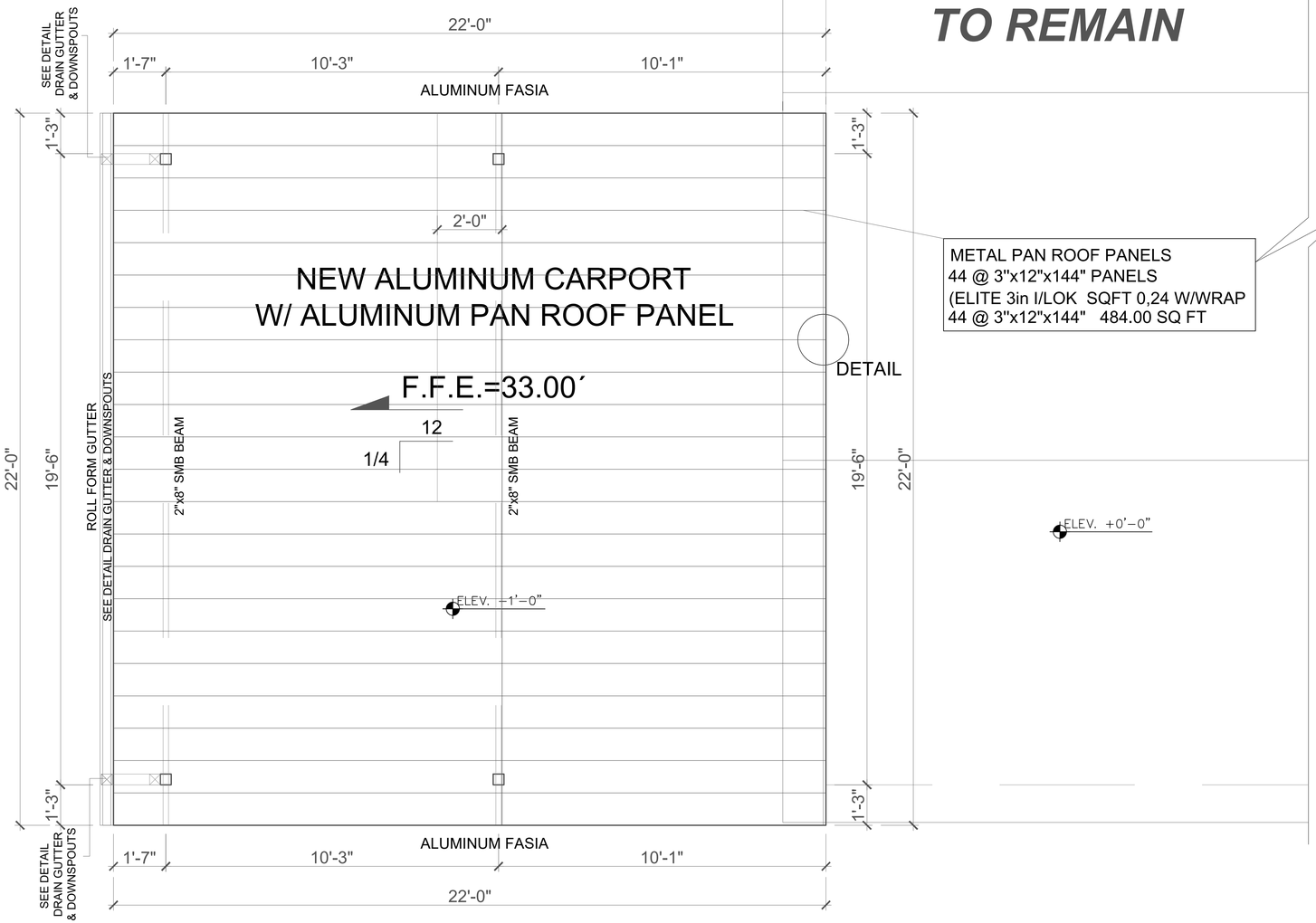
REV.	DATE

PROJECT DATE : 12/11/202
SCALE : 1/2"=1´-0
SHEET : A-4

ROOF NOTES

1. THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH 7TH EDITION (2020) FLORIDA BUILDING CODE AND SECTION 1609 FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 170 MPH.

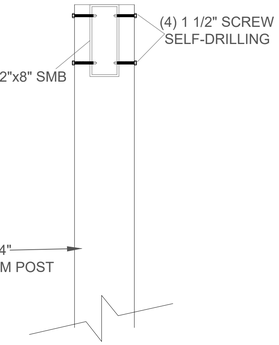
EXISTING ROOF PLAN TO REMAIN



METAL PAN ROOF PANELS
44 @ 3"x12"x144" PANELS
(ELITE 3in I/LOK SQFT 0,24 W/WRAP
44 @ 3"x12"x144" 484.00 SQ FT

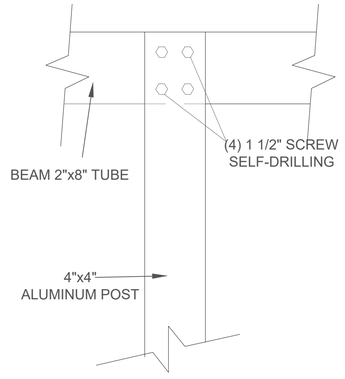
PROPOSED PAN ROOF PANEL PLAN

SCALE: 1/2" = 1´-0"



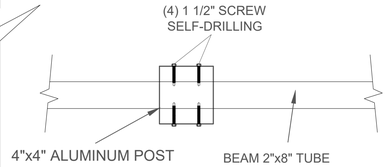
DETAILS No.1

N.T.S.



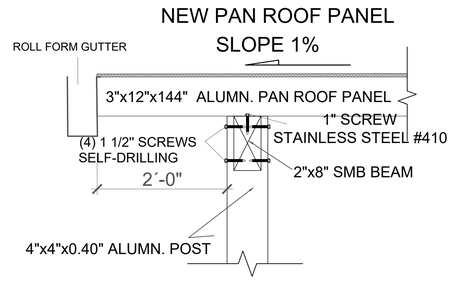
DETAILS No.2

N.T.S.



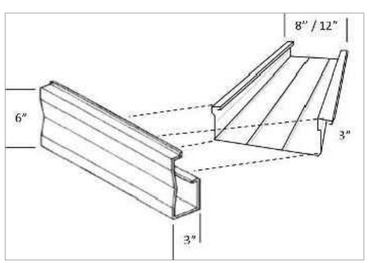
DETAILS No.3

N.T.S.

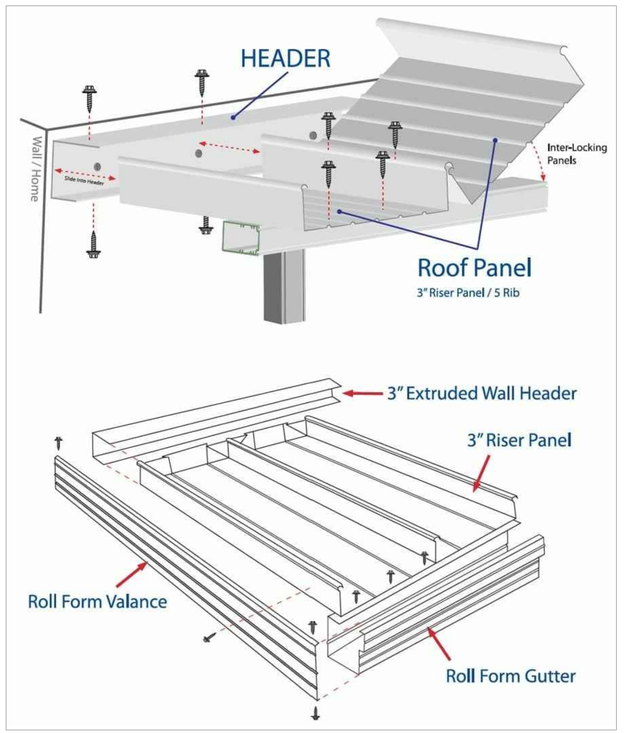


DETAIL END ROOF

N.T.S.







jaime r. gutierrez a.i.a.

STATE OF FLORIDA JAIME R. GUTIERREZ AR0012205 REGISTERED ARCHITECT

FLORIDA BUILDING CODE 2020. 7TH EDITION

3.E.h

HOME DESIGN SERVICES IN

THE OWNER OR CONTRACTOR:

- SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION PHASE OF THIS PROJECT & STRICTLY FOLLOWS THE LOCAL BUILDING CODES & ORDINANCES.
- SHALL REVIEW ALL CONSTRUCTION DRAWINGS AND REPORT IN WRITING FOR ANY ERRORS, OMISSIONS, OR NON - CONFORMANCE OF SUCH CODES & ORDINANCES IN THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- THIS DRAWING & OTHER RELATED DOCUMENTS ARE INSTRUMENTS OF " **AA HOUSE DESIGN** ", FOR USE SOLELY WITH RESPECT TO THIS PROJECT & UNLESS OTHERWISE PROVIDED, THE DESIGNER

PROJ. NAME: ***NEW ALUMINUM CARPORT***

ADDRESS: ***326 ALACHUA ST, IMMOKALEE, FLORIDA 34142***

DESCRIPTION: ***PROPOSED PAN ROOF PANEL PLAN***

Jaime R. Gutierrez L, A.I.A. P.A. & Associates
Architect – Planner
P.O. BOX 1588 NAPLES, FL 34106-1588 LIC. 12205
3690 14 th ST.N. NAPLES, FL 34103
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Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa Yzaguirre)

REVISION:

REV.	DATE

PROJECT DATE : 12/11/202

SCALE : 1/2"=1´-0

SHEET : A-5

Collier County Property Appraiser

MAP SIZE: SMALL | MEDIUM | LARGE |

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



Aerial Photography: January - 2021 Urban [6IN] - 2021 Rural [2FT] - 2021 Rural [10FT] - 2021 Rural [50FT]

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

APPLICATION FOR BUILDING PERMIT

Collier County, Florida

Permit Number 3557 Naples, Fla. December 20 19 61

The undersigned applies for a permit to (BUILD - ALTER - REPAIR - MOVE) CBS building to be use as residence & office and agrees to conform to all the ordinances in force regulating the use, building, removing, repairing or altering of any building or structure within the limits of Collier County.

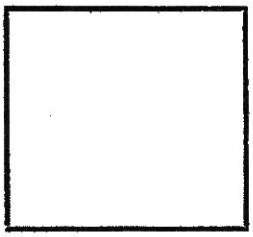
A copy of the approved plans and specifications shall be kept at the building site during construction.

Size of Building 20' X 40', Height 10 No. of Stories 1

Building or structure to be 35 feet from East line,
7.5 feet from South line,
65 feet from West line,
22.5 feet from North line.

The building or structure will face North

Plot Plan



Lots 41 & 42 Block 55
Newmarket

Floor Space 800 Sq. Ft.
Utility _____ Sq. Ft.
Porch _____ Sq. Ft.
Car Porte _____ Sq. Ft.
Other _____ Sq. Ft.
Total 800 Sq. Ft.
Estimated Cost $ 6,400.00

Building Permit $ 21.00
Plumbing Permit $ 3.50
Electrical Permit $ 3.60
Total $ 28.10 ✓

Owner Francisco Ochoa Owner's Agent _____

Architect _____ Contractor Am. Heritage Homes Inc.

License Number _____

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

Payment Received:
K. E. Oehmig
Building Official

This permit expires if construction is not started within 60 days from date issued.

PENALTY: Fee will be doubled if work is started without permit.

Page 2.A

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa



FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2019 EDITION

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

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

1961 GOLDEN GATE BLVD E

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at https://www.fema.gov/media-library/assets/documents/3539?id=1727.

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

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

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
OCHOA JR, FRANCISCO, CYNTHIA O YZAGUIRRE

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
326 ALACHUA ST

Company NAIC Number:

City: IMMOKALEE | State: Florida | ZIP Code: 34142

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Legal: NEWMARKET SUBD BLK 53 LOTS 40 THRU 42; Parcel No: 63866640007

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 26° 25' 23,12" N Long. 81° 24' 54,56" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1054.03 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 10

c) Total net area of flood openings in A8.b 1404 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
COLLIER COUNTY UNINCORPORATED AREAS & 120067	COLLIER COUNTY	FLORIDA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12021C0145	H	05/16/2012	05/16/2012	AH	34'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

ELEVATION CERTIFICATE

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

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

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
326 ALACHUA ST

Policy Number:

City: IMMOKALEE | State: Florida | ZIP Code: 34142

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Benchmark Utilized: F 533 Vertical Datum: NAVD 1988

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

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

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

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	34.01	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	37.40	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	31.78	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	31.94	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name: SAMUEL J.A TRAVIESO
License Number: L.S.7255
Title: P.S.M
Company Name: FOUNDIT LAND SERVICES CORP.
Address: 1764 44th Terrace SW
City: NAPLES | State: Florida | ZIP Code: 34116

SAMUEL J. A. TRAVIESO License Number LS7255 STATE OF FLORIDA Professional Surveyor and Mapper

Signature: SAMUEL J.A. TRAVIESO Digitally signed by SAMUEL J.A. TRAVIESO Date: 2021.12.01 16:39:20 -05'00'
Date: 11/29/2021
Telephone: (754) 368 2816
Ext.

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

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

1. CROWN OF THE ROAD ELEVATION = 32.94'
2. ORDER No. P0713
3. LOWEST EQUIPMENT SERVICING THE UNIT IS THE A/C CONDENSER UNIT LOCATED ON THE SOUTH EAST SIDE OF THE BUILDING

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

ELEVATION CERTIFICATE

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

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

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
326 ALACHUA ST

Policy Number:

City: IMMOKALEE | State: Florida | ZIP Code: 34142

Company NAIC Number

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address | City | State | ZIP Code

Signature | Date | Telephone

Comments

☐ Check here if attachments.

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 326 ALACHUA ST			Policy Number:
City IMMOKALEE	State Florida	ZIP Code 34142	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

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

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

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

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

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

Local Official's Name	Title
Community Name	Telephone
Signature	Date

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

LEFT SIDE VIEW 04/08/21

☐ Check here if attachments.

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 326 ALACHUA ST			Policy Number:
City IMMOKALEE	State Florida	ZIP Code 34142	Company NAIC Number

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



Photo One Caption FRONT VIEW (11/16/2021)

Clear Photo One

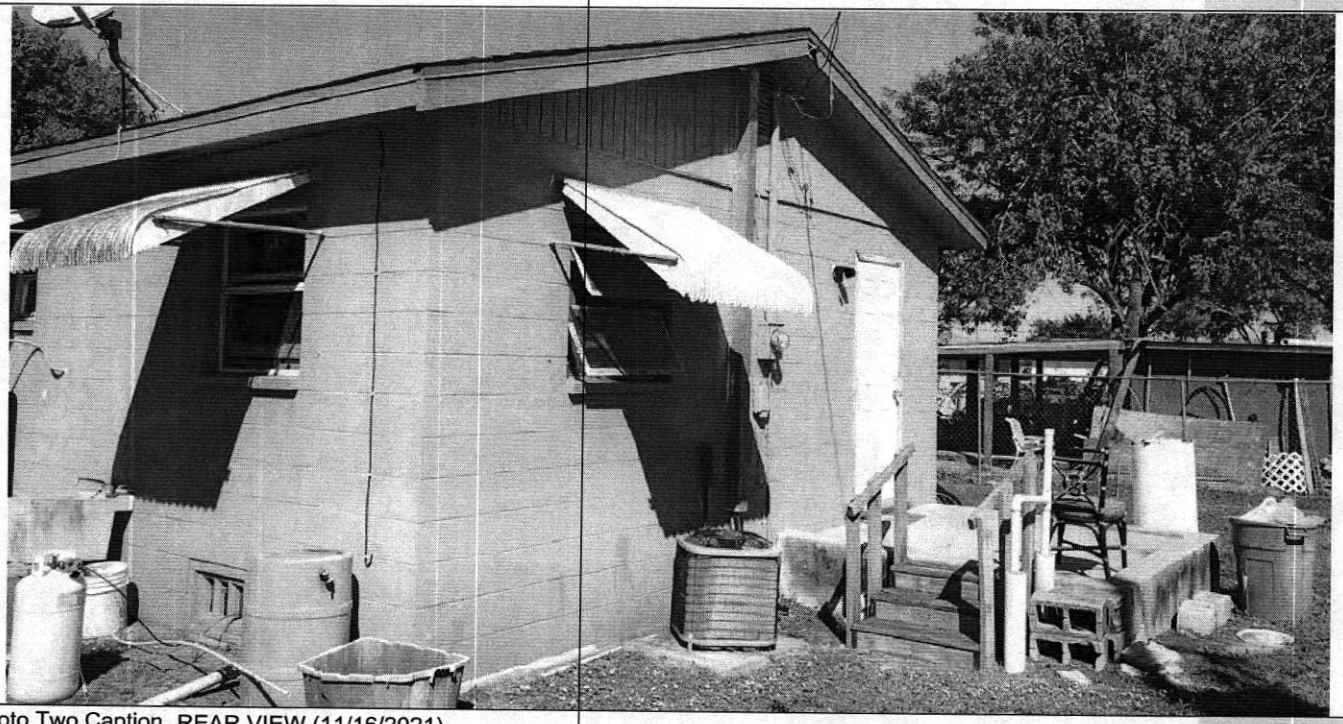


Photo Two Caption REAR VIEW (11/16/2021)

Clear Photo Two

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 326 ALACHUA ST			Policy Number:
City IMMOKALEE	State Florida	ZIP Code 34142	Company NAIC Number

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



Photo Three Caption RIGHT SIDE VIEW (11/16/2021)

Clear Photo Three

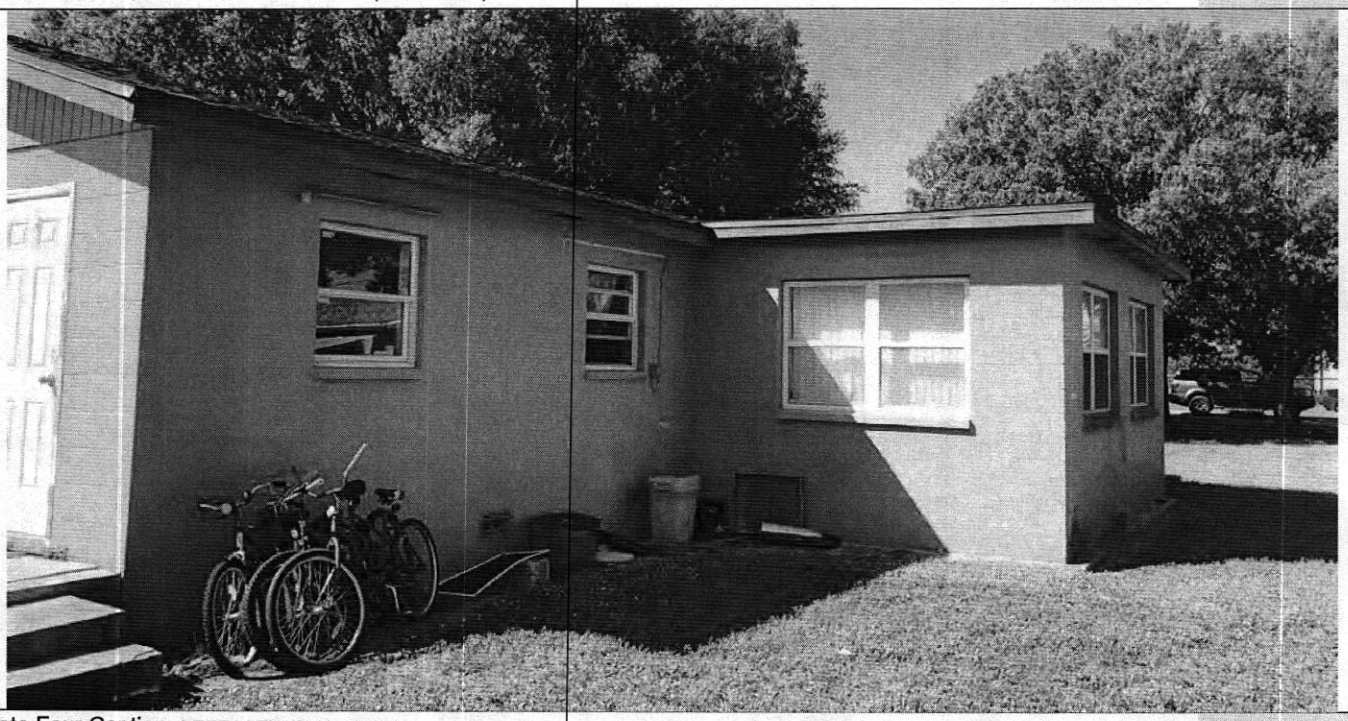


Photo Four Caption LEFT VIEW (11/16/2021)

Clear Photo Four

Attachment: Attachment G - Applicant's Application and Backup Material (24496 : PL20220004583 NUA 326 Alachua St Immokalee - Ochoa

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 4.A
Doc ID: 24495
Item Summary: *** This item was continued from the January 12, 2023, HEX Meeting and has been further continued to the February 9, 2023 HEX Meeting**** PETITION NO. ADA-PL20220004625 Motion for Reconsideration – Appeal filed by Valencia Golf and Country Club HOA, Inc. of the administrative approvals of Planned Unit Development Minor Change Petition PMC-PL20220003657 and Insubstantial Change to Construction Plans ICP-PL20220003659 regarding sidewalks on private property. The subject property is located in the Valencia Golf and Country Club – Phase 2B subdivision, part of the Orangetree Planned Unit Development in Section 23, Township 48 South, Range 27 East, Collier County, Florida. (Coordinator: Michael Bosi, Zoning Director) (Commissioner District 5)

Meeting Date: 02/09/2023

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
02/01/2023 2:46 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/01/2023 2:46 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	01/30/2023 3:47 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	01/30/2023 3:47 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:47 PM
Zoning	Diane Lynch	Review Item	Skipped	01/30/2023 3:47 PM
Zoning	Diane Lynch	Division Director	Skipped	01/30/2023 3:47 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/09/2023 9:00 AM	

Motion for Reconsideration

TO: HEARING EXAMINER – ANDREW DICKMAN, ESQ.

FROM: MIKE BOSI, AICP, DIRECTOR - ZONING DIVISION - GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: DECEMBER 22, 2022

SUBJECT: HEARING EXAMINER (HEX) DECISION 2022-55, PETITION NO. ADA-PL20220004625

REQUESTED ACTION:

The Hearing Examiner issued HEX Decision 2022-55 on December 9, 2022.

The Collier County Administrative Code, Chapter 9. Officer of the Hearing Examiner – Procedures within Public Hearing – Reconsideration of matter by the Hearing Examiner provides the following:

1. On motion by a party, the Hearing Examiner may grant a rehearing on an application for the following reasons:

- *Mistake, inadvertence, or excusable neglect;*
- *Newly discovered evidence which by due diligence could not have been discovered in time for the original hearing; or*
- *Fraud, misrepresentation, or other misconduct of an adverse party.*

2. The motion for reconsideration by a party shall be made prior to the deadline for filing an appeal. The filing of such a motion tolls the time for filing an appeal. The time for filing an appeal shall begin anew in full upon the Hearing Examiner's denial of such a motion.

Staff makes its motion for reconsideration based on the following:

1. The Hearing Examiner was not apprised of Attorney General Opinion 2012-32 (Attachment A) regarding property owner consent to a rezone.
2. HEX Decision 2022-55 would require the County to change its business practices by requiring consent of any and all Homeowners Associations where an owner of property within a Planned Unit Development (PUD) requests an amendment to a development order such as a PUD Ordinance or subdivision plats/plans, when the HOA has no ownership or easement interest in the subject property.

MPB

Mike Bosi, AICP, Zoning Director

1. Attachment A– *Attorney General Opinion 2012-32*

Attachment: Motion for Reconsideration (24495 : PL20220004625 Reconsider HEX Decision)

ATTACHMENT "A"

Florida Attorney General
Advisory Legal Opinion

Number: AGO 2012-32
Date: September 19, 2012
Subject: Counties--landowner consent for zoning changes

Mr. Mark H. Scruby
Clay County Attorney
Post Office Box 1366
Green Cove Springs, Florida 32043-1366

RE: COUNTIES--ZONING--PLANNED DEVELOPMENTS--COMMUNITY PLANNING ACT--CONSENT REQUIREMENTS--authority of county to adopt ordinance containing other landowner consent requirement for applications for zoning changes. Part II, Ch. 163, Fla. Stat.; Art. VIII, s. 1(f), Fla. Const.; Part II, Ch. 125, Fla. Stat.; s. 125.66(4), Fla. Stat.

Dear Mr. Scruby:

On behalf of the Board of County Commissioners of Clay County, you have requested my opinion on substantially the following questions:

1. In the case of an application to revise the zoning for a portion of a planned development by the owner of said portion, do the provisions of the Community Planning Act, as codified in Part II of Chapter 163, Florida Statutes, authorize a local government to require in its zoning code the consent to the application by some or all of the other individual property owners within the planned development, or by an association of property owners governed under Chapters 718, 719, or 720, Florida Statutes, and operating within the planned development, before the application can be considered for approval?

2. If the answer to Question 1 is in the negative, then in the case of an application to revise the zoning for a portion of a

Attachment: Motion for Reconsideration (24495 : PL20220004625 Reconsider HEX Decision)

planned development by the owner of said portion, does the common law or any other statutory law authorize a local government to require in its zoning code the consent to the application by some or all of the other individual property owners within the planned development, or by an association of property owners governed under Chapters 718, 719, or 720, Florida Statutes, and operating within the planned development before the application can be considered for approval?

3. In the case of an application to revise the zoning for a portion of a planned development by the owner of said portion, where the planned development is also subject to recorded covenants and restrictions (i) that are private in nature, (ii) that govern use rights and limitations and development standards for all lands within the planned development, and (iii) that give the individual owners of land within the planned development the right to vote on amendments to the covenants and restrictions, does the common law or any other statutory law authorize a local government to require such application to include the favorable outcome of a vote to approve the filing of the application by all or some fixed percentage of such individual members casting ballots?

In sum:

1. and 2. I am not aware of nor have you drawn my attention to any provision of the "Community Planning Act" which would authorize a local governmental agency to delegate its legislative zoning authority to other land owners by requiring their consent prior to the acceptance of a request for rezoning. In the absence of concern for a particular statutory provision, however, this office will not undertake a broad review of multiple chapters of the Florida Statutes in an attempt to justify what the courts have clearly identified as a suspect practice. Finally, there is no common law right of local governments to impose a consent requirement such as the one you propose on applications for rezoning. Rather, the extent of the zoning power is circumscribed by the grant of power from the Legislature to local governments and contained in Chapters 125 and 166, Florida Statutes.

Attachment: Motion for Reconsideration (24495 : PL20220004625 Reconsider HEX Decision)

3. This office will not comment on the terms of private contracts or their enforcement. As addressed more fully herein, consent requirements such as the one you have proposed may constitute an unconstitutional delegation of legislative authority and are not favored in the law and may implicate a number of constitutional rights.

According to your letter, the zoning article of Clay County's land development code provides for planned developments in addition to conventional use categories. The code requires that an application to rezone a tract of land into a planned development must be joined by all owners of the property within the boundaries of the proposed tract. Occasionally, a party owning a portion of a planned development may wish to modify some aspect of the plan as it was previously approved. In order for such party to apply for the modification, the code requires that the application be joined by all of the other owners of property within the boundaries of the planned development, not just the owners of the parcel for which the modification is sought. Without the joinder of all these owners, an application for modification will not be accepted.

The Board of County Commissioners has realized the difficulty of acquiring such third party joinder, especially as a development approaches build-out and hundreds or thousands of individual parcels have already been conveyed to third parties. In light of these concerns, the board is considering the adoption of an ordinance amending the joinder provision by reducing the percentage of joining owners from one hundred to some lesser figure or by eliminating it entirely.

As the county attorney, you have advised the board that the submission of an application to amend a portion of an approved planned development cannot lawfully be conditioned on the joinder or consent of third parties who have no ownership interest in the particular parcel, even if the third parties own other property within the planned development. However, community concerns with the reduction or elimination of these restrictions has led to the Clay County Board of County Commissioners requesting that an Attorney General Opinion be sought on these issues.

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Initially, I must advise you that this office has no authority to comment on validly adopted provisions of the current zoning code of Clay County. This office, like the courts, must assume that a validly adopted statute or ordinance is lawful and effective until it is challenged and declared invalid in an appropriate court case.[1] Thus, my comments are provided to you for use by the commission in considering proposed legislation.

Questions One and Two

Zoning is generally understood to be the regulation of land according to its nature and uses.[2] The power to restrict the use of land through zoning is delegated to local governments by the Legislature and is limited by the terms of the grant.[3] The classification, regulation, prohibition, restriction, permitting, and determination of uses within districts constitutes an exercise of local governmental zoning and police power, possessed by counties and municipalities generally under zoning statutes.[4] Thus, zoning enactments cannot validly be extended beyond the accomplishment of those purposes within their scope.[5]

In order to be valid, any zoning regulations that are adopted must be reasonable and nondiscriminatory and they must tend to promote the public health, safety, morals, or general welfare.[6] As the Florida Supreme Court stated in *Griffin v. Sharpe*,[7] an ordinance enacted under a theory of general police powers must not infringe on constitutional guarantees by invading personal or property rights unnecessarily or unreasonably, denying due process of law or equal protection of laws, or impairing obligations of contract. In addition, such an ordinance must not be inconsistent with the general laws of the state, must not discriminate unreasonably, arbitrarily or oppressively, and must not constitute a delegation of legislative or executive or administrative power.[8]

You have asked whether some statutory provision may authorize a local government to require in its zoning code that consent to an application for rezoning by some or all of the other individual property owners within a planned development is

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required before the application can be considered for approval. As a general proposition this office has previously concluded that such a requirement might, if enacted, result in an illegal delegation or abdication of legislative power.

In Attorney General Opinion 83-31, this office was asked by the Board of County Commissioners of Santa Rosa County whether an ordinance could be validly enacted which required the written consent of a majority of landowners and homeowners within a designated distance of proposed landing strips or runways of an airport facility prior to the construction of any additional airport facility in the county. A statutory provision, section 330.36, Florida Statutes, provided that no county or municipality could license airports or control their location except by zoning requirements. The statute made no exception for any other type of county ordinance other than regulation by a zoning ordinance. Thus, the opinion concluded that such an ordinance could not be validly enacted or enforced. The opinion goes on to caution against a possible illegal delegation or abdication of legislative power by the adoption of such an ordinance:

"Additionally, the proposed ordinance, if enacted, might well result in an illegal delegation or abdication of legislative power. An airport or landing field constructed and operated in a proper manner is not a nuisance per se.[9] Thus, the construction or maintenance and operation of an airport facility are not susceptible to regulation or proscription as a public nuisance by county legislative enactment.[10] The proposed ordinance does not zone any lands or prohibit the use of designated or specific lands at specific locations for airport purposes or establish any safety regulations or standards in the interest of and to protect the public health, safety or welfare. It simply requires the airport owner or developer to obtain the written consent of the majority of the specified landowners and homeowners prior to commencing construction of any additional airport facility in the county, and the only limitation upon such property owners in exercising their power to consent or withhold their consent to 'the construction of any additional airport facility' is their own free will and choice or their own whims or unbridled discretion. It permits the adjoining

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landowners to regulate property rights and deny a landowner his right to use his property, not otherwise restricted or regulated by law, for a lawful use or purpose. In effect, the affected landowners and homeowners are delegated the legislative power vested in the county commission to determine the public policy and regulate property rights and whether an airport facility may be located, maintained and operated at any particular location. The governmental powers of the legislative and governing body of a county cannot be delegated."[11]

While consideration generally must be given to the rights of the individual landowner of the property involved as well as the interests of adjoining landowners and others in the adoption of zoning changes,[12] I must caution that an ordinance which delegates the legislative power vested in the county commission to determine the public policy and regulate property rights based on the written consent of all or a majority of the specified landowners and homeowners prior to accepting an application for rezoning might well be seen by a court as an invalid delegation of the legislative power of the county.[13]

Further, under Florida law generally, a property owner acquires no vested rights to the continuation of existing zoning.[14] There is no general constitutional right to be free from all changes in land use laws.[15] A landowner who plans to use his property in accordance with existing zoning regulations is entitled to assume only that such regulations will not be altered to his detriment, unless the change bears a substantial relation to the health, morals, welfare or safety of the public.[16] As discussed above, an ordinance enacted under a theory of general police powers must not infringe on constitutional guarantees by invading personal or property rights unnecessarily or unreasonably, denying due process of law or equal protection of laws, or impairing obligations of contract. Nor may such an ordinance be inconsistent with the general laws of the state, discriminate unreasonably, arbitrarily or oppressively, or constitute a delegation of legislative or executive or administrative power.[17] The adoption of an ordinance which includes a consent requirement as a condition precedent to the application process for rezoning could be seen to interject an element of arbitrariness into that

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application process.[18] Again, the opinions of residents are not factual evidence and have been determined by the courts to not constitute a sound basis for denial of a zoning change application.[19]

You have specifically directed my attention to the Community Planning Act, sections 163.3164 - 163.3217, Florida Statutes, and associations of property owners governed under Chapters 718, 719, or 720, Florida Statutes, and operating within the planned development as potential sources of statutory authority for adopting an ordinance imposing a consent requirement to an application for rezoning.

The "Community Planning Act," codified in Part II, Chapter 163, Florida Statutes, was enacted to

"utilize and strengthen the existing role, processes, and powers of local governments in the establishment and implementation of comprehensive planning programs to guide and manage future development consistent with the proper role of local government."[20]

The act specifically provides that "no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act."[21] The comprehensive plan must provide

"the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the

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inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations."[22]

The act provides that it is the will of the Legislature that the public be involved in community planning:

"It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end."[23]

To facilitate this public participation the act requires public hearings, the opportunity for written comments, and other public information opportunities.[24] As Florida courts have noted with regard to zoning decisions:

"The role of the governmental entity is to arrive at sound decisions affecting the use of property within its domain. This includes receiving citizen input regarding the effect of the proposed use on the neighborhood, especially where the input is fact-based."[25]

However, no provision of the "Community Planning Act" of which I am aware or to which you have drawn my attention would authorize a local governmental agency to delegate its legislative zoning authority to other land owners by requiring their consent prior to the acceptance of a request for rezoning.[26]

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You have also asked whether associations of property owners governed under Chapters 718, 719, or 720, Florida Statutes, and operating within the planned development may be potential sources of statutory authority for adopting an ordinance imposing a consent requirement to an application for rezoning. You are aware of no provisions in these laws which would bear directly on the validity of consent requirements prior to accepting a request for rezoning. Rather, these references, and your previous reference to Part II, Chapter 163, Florida Statutes, are intended to reflect more recent land development regulation and property owner rights laws. In the absence of concern for a particular statutory provision, this office will not undertake a broad review of multiple chapters of the Florida Statutes in an attempt to justify what the courts have clearly identified as a suspect practice.

Finally, the zoning power of Florida counties is statutory, not a common law power.[27] Local governments have no inherent right to restrict the use of land through zoning; such right is limited by the statute or ordinance creating the same.[28] The adoption of zoning ordinances and zoning maps is a legislative act[29] and zoning ordinances must find their justification in some aspect of the police power, asserted for the public welfare.[30] I am aware of, and you have brought to my attention, no common law right of local governments to impose a consent requirement such as the one you propose on applications for rezoning. Rather, the extent of the zoning power is circumscribed by the grant of power from the Legislature to local governments and contained in Chapters 125 and 166, Florida Statutes.

Question Three

You have asked whether a local government may require an application for rezoning to include the favorable outcome of a vote to approve the filing of the application by all or some of the individual members voting on the matter when private recorded covenants and restrictions call for such a vote. This office will not comment on the terms of private contracts or their enforcement. As addressed more fully herein, consent requirements such as the one you have proposed may constitute an

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unconstitutional delegation of legislative authority and are not favored in the law and may implicate a number of constitutional rights.[31]

Sincerely,

Pam Bondi
Attorney General

PB/tgh

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[1] *See Evans v. Hillsborough County*, 186 So. 193 (Fla. 1938) (a statute found on statute books must be presumed to be valid and must be given effect until it is judicially declared unconstitutional); *White v. Crandon*, 156 So. 303 (Fla. 1934) (county commissioners must obey statutes until in proper proceedings they are passed upon by the courts and declared invalid); *State ex rel. Gillespie v. Thursby*, 139 So. 372 (Fla. 1932), *rehearing denied*, 140 So. 775 (Fla. 1932); *Falco v. State*, 407 So. 2d 203 (Fla. 1981) (court has duty, if reasonably possible, and consistent with constitutional rights, to resolve all doubts as to validity of statute in favor of its constitutionality); *State v. Jefferson*, 758 So. 2d 661 (Fla. 2000); Ops. Att'y Gen. Fla. 92-02 (1992) (statutes are presumptively valid and must be given effect until determined otherwise by a court of competent jurisdiction in an appropriate judicial proceeding; 88-09 (1989); 87-36 (1987); *cf.* 90-47 (1990) (presumptive validity of municipal ordinance).

[2] *See* 7 Fla. Jur. 2d *Building, Zoning, and Land Controls* s. 53; *and see Barefield v. Davis*, 251 So. 2d 699 (Fla. 1st DCA 1971).

[3] As a charter county, the zoning power of Clay County is derived from Art. VIII, s. 1(f), Fla. Const., and Part II, Ch. 125, Fla. Stat., particularly s. 125.66(4), Fla. Stat. *Cf. State ex rel. Henry v. Miami*, 158 So. 82 (Fla. 1934) (no such thing as a general legislative power on the part of municipal authorities to control and direct how the private properties of municipal

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inhabitants shall be held or enjoyed).

[4] *See* Inf. Op. to Chiaro, dated January 24, 1997.

[5] *See Davis v. Sails*, 318 So. 2d 214 (Fla. 1st DCA 1975); *Prescott v. Charlotte County*, 263 So. 2d 623 (Fla. 2d DCA 1972), *cert. denied*, 267 So. 2d 834 (Fla. 1972).

[6] *See City of Jacksonville v. Sohn*, 616 So. 2d 1173 (Fla. 1st DCA 1993); *Carter v. Town of Palm Beach*, 237 So. 2d 130 (Fla. 1970); Op. Att'y Gen. Fla. 79-71 (1979); 62 C.J.S. *Municipal Corporations* ss. 128, 132-135 (1949); 7 Fla. Jur. 2d *Building, Zoning, and Land Controls* s. 102.

[7] 65 So. 2d 751 (Fla. 1953), *and see City of Port Orange v. Leechase Corp.*, 430 So. 2d 534 (Fla. 5th DCA 1983).

[8] *And see Miami Shores Village v. William N. Brockway Post No. 124 of American Legion*, 24 So. 2d 33 (Fla. 1945); *Wallace v. Town of Palm Beach*, 624 F.Supp. 864 (S.D. Fla. 1985); Inf. Op. to Dellagloria, dated January 5, 2001.

[9] *See generally* 2A C.J.S. *Aeronautics and Aerospace* s. 70 (1972); *Brooks v. Patterson*, 31 So. 2d 472, 474 (Fla. 1947); *cf. Corbett v. Eastern Air Lines, Inc.*, 166 So. 2d 196 (Fla. 1st DCA 1964).

[10] *See Brooks v. Patterson, supra*, and *S.H. Kress and Co. v. City of Miami*, 82 So. 775 (Fla. 1919).

[11] *Crandon v. Hazlett*, 26 So. 2d 638, 642 (Fla. 1946); *State v. City of Tallahassee*, 177 So. 719 (Fla. 1937); *Dade County v. State*, 116 So. 72 (Fla. 1928); *see also Washington ex rel. Seattle Title Trust Co. v. Roberge*, 278 U.S. 116 (1928); *and see generally* 16 C.J.S. *Constitutional Law* ss. 133, 137 (1956); 62 C.J.S. *Municipal Corporations* ss. 154, 226(10), 227(9) (1949); 101A C.J.S. *Zoning and Land Planning* s. 30 (1979). *See also City of Miami Beach v. Forte Towers*, Inc., 305 So .2d 764 (Fla. 1974); *Cassady v. Consolidated Naval Stores Company*, 119 So. 2d 35 (Fla. 1960); *Richey v. Wells*, 166 So. 817 (Fla. 1936); *Bailey v. Van Pelt*, 82 So. 789 (Fla. 1919). *Cf. Cusack Co. v. City of*

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Chicago, 242 U.S. 526 (1917); *Eubank v. City of Richmond*, 226 U.S. 137 (1912); *Grova v. Baran*, 134 So. 2d 25 (Fla. 2d DCA 1961), *appeal dismissed*, 145 So. 2d 489 (Fla. 1962); *Miller v. Ryan*, 54 So. 2d 60 (Fla. 1951).

[12] *See* 101A C.J.S. *Zoning and Land Planning* s. 71; *and see infra* n.25 providing citations to Florida statutory provisions providing for the consideration of "affected person[s]" during the development process who may include owners of abutting real property.

[13] *See Pollard v. Palm Beach County*, 560 So. 2d 1358 (Fla. 4th DCA 1990) (opinions of residents are not factual evidence and not sound basis for denial of zoning change application); *City of Apopka v. Orange County*, 299 So. 2d 657, 659-660 (Fla. 4th DCA 1974); and *Town of Ponce Inlet v. Rancourt*, 627 So. 2d 586 (Fla. 5th DCA 1993); *Marell v. Hardy*, 450 So. 2d 1207 (Fla. 4th DCA 1984) (it is the function of the legislative body charged with responsibility for protecting and enhancing the health, welfare, and safety of public to weigh the advantages and disadvantages of rezoning property).

[14] *See Villas of Lake Jackson, Ltd. v. Leon County*, 884 F.Supp. 1544 (N.D. Fla. 1995), *opinion modified on reconsideration*, 906 F.Supp. 1509 (N.D. Fla. 1995), *affirmed*, 121 F.3d 610 (C.A. 11 Fla. 1997).

[15] *New Port Largo, Inc. v. Monroe County*, 95 F.3d 1084 (C.A. 11 (Fla.) 1996), *cert. denied*, 117 S.Ct. 2514, 521 U.S. 1121, 138 L.Ed.2d 1016 (1997).

[16] *City of Miami Beach v. 8701 Collins. Ave., Inc.*, 77 So. 2d 428 (Fla. 1954).

[17] *And see Miami Shores Village v. William N. Brockway Post No. 124 of American Legion*, 24 So. 2d 33 (Fla. 1945); *Wallace v. Town of Palm Beach*, 624 F.Supp. 864 (S.D. Fla. 1985); Inf. Op. to Dellagloria, dated January 5, 2001.

[18] *See, e.g, Corn v. City of Lauderdale Lakes*, 997 F.2d 1369 (C.A. 11 Fla. 1993), *cert. denied*, 114 S.Ct. 1400, 511 U.S.

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1018, 128 L.Ed.2d 73, *appeal after remand*, 95 F.3d 1066, cert. denied, 118 S.Ct. 441, 522 U.S. 981, 139 L.Ed.2d 378 (restrictions government imposes on land must be substantially related to general welfare; if not, governmental action is arbitrary and capricious in violation of substantive due process); *Eide v. Sarasota County*, 908 F.2d 716 (C.A. 11 Fla. 1990), *cert. denied*, 111 S.Ct. 1073, 498 U.S. 1120, 112 L.Ed.2d 1179 (property owner may challenge zoning regulation by arguing that regulation is arbitrary and capricious, does not bear substantial relation to public health, safety, morals, or general welfare, and is therefore invalid exercise of police power; owner need only prove that government acted arbitrarily and capriciously either facially or as applied).

[19] *Pollard v. Palm Beach County*, *supra* .

[20] Section 163.3161(2), Fla. Stat.

[21] Section 163.3161(6), Fla. Stat.

[22] Section 163.3177(1), Fla. Stat., *and see* the remainder of this statute for the required and optional elements of a comprehensive plan.

[23] Section 163.3181(1), Fla. Stat.

[24] *See e.g.*, s. 163.3181(2), Fla. Stat.; s. 163.3174(1) and (4), Fla. Stat., requiring that the local planning agency prepare the comprehensive plan or amendment after public hearings; s. 163.3184(11), Fla. Stat., providing for public hearings during the process for adoption of comprehensive plans or plan amendments. However, I would also note that s. 163.3167(8), Fla. Stat., specifically prohibits "[a]n initiative or referendum process in regard to any development order or in regard to any local comprehensive plan amendment or map amendment[.]"

[25] *See City of Dania v. Florida Power and Light*, 718 So. 2d 813 at 816 (Fla. 4th DCA 1998), citing *Grefkowicz v. Metropolitan Dade County*, 389 So. 2d 1041 (Fla. 3d DCA 1980); *Metropolitan Dade County v. Blumenthal*, 675 So. 2d 598 (Fla. 3d

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DCA 1995).

[26] *Cf.* s. 163.3184, Fla. Stat., which defines "[a]ffected person" to include "owners of real property abutting real property that is the subject of a proposed change to a future land use map" and authorizing any affected person to file a petition with the Division of Administrative Hearings to challenge whether the plan is in compliance with the statute; s. 163.3187(5)(a), Fla. Stat., providing a similar procedure for any "affected person" to challenge the compliance of a small scale development amendment; and s. 163.3215, Fla. Stat., providing standing for aggrieved or adversely affected parties to enforce local comprehensive plans through development orders. *And cf. Preserve Palm Beach Political Action Committee v. Town of Palm Beach*, 50 So. 3d 1176, 1179 (Fla. 4th DCA 2010) ("The right of the people to vote on issues they are entitled to vote on is one of utmost importance in our democratic system of government. But there are issues – such as the right of a small landowner to use his property subject only to government regulations – which should not be determined by popular vote. Section 163.3167(12) rightfully protects the small landowner from having to submit her development plans to the general public and ensures that those plans will be approved or not, instead, by the elected officials of the municipality in a quasi-judicial process.").

[27] *See Penthouse, Inc. v. Saba*, 399 So. 2d 456 (Fla. 2d DCA 1981), *review denied*, 408 So. 2d 1095 (Fla. 1981).

[28] *See Florida Tallow Corp. v. Bryan*, 237 So. 2d 308 (Fla. 4th DCA 1970).

[29] *Pasco County v. J. Dico, Inc.*, 343 So. 2d 83 (Fla. 2d DCA 1977); *and see Starkey v. Okaloosa County*, 512 So. 2d 1040 (Fla. 1st DCA 1987) (rezoning is a legislative prerogative).

[30] *Flava Works, Inc. v. City of Miami, Fla.*, 800 F.Supp. 2d 1182 (S.D. Fla. 2011); *and see County of Volusia v. City of Deltona*, 925 So. 2d 340 (Fla. 5th DCA 2006), *rehearing denied* (2006), (because the zoning power is an aspect of the police power, a municipality may not enter into a private contract with

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a property owner for the amendment of a zoning ordinance subject to restrictions in an agreement to be executed between the city and the owner).

[31] *See Villas of Lake Jackson, Ltd. v. Leon County*, 121 F.3d 610 (C.A. 11 Fla. 1997) (any constitutional right based upon zoning regulation governing specific use of real property, to extent claim is based upon deprivation of right to use property itself for that specific purpose is protectable, if it is right for which Constitution gives protection at all, only by procedural due process claim challenging procedures by which regulation was adopted, substantive due process claim based upon arbitrary and capricious action of government in adopting regulation, Takings Clause claim, or under some other constitutional provision that gives landowner protectable right, not specifically involved with real property right itself).

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