COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

February 8, 2024

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. BDE-PL20230007149 – 9380 Gulf Shore Drive - Request for a 103-foot boat dock extension from the maximum 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code for waterways 100 feet or greater in width to allow a new private multi-family boat docking facility with 12 slips, for vessels of up to 35 feet in length, that will protrude a total of 123 feet into a waterway that is 1,695± feet wide. The subject property is located at, also known as the Watermark, a Condominium in Section 32, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 2)

B. Petition No. CU-PL20230012220 – 414 New Market Road West - The Immokalee Water and Sewer District requests the approval of a Conditional Use (CU) to allow an essential service, an administrative office and payment center with drive-thru, pursuant to Section 2.01.03.G of the Land Development Code at 414 New Market Road West for those portions of the 2.23± acre development that are in a Residential Multi-Family-6 (RMF-6) Zoning District. The development is bounded by New Market Road West, Flagler Street, and Madison Avenue West, requiring the CU are Lots 3-6, Newmarket Subdivision, in Section 33, Township 46 South, Range 29 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 5)

C. Petition No. PDI-PL20230011586 –Northeast corner of the intersection of US-41 and Airport-Pulling Road - Request for an insubstantial change to Ordinance No. 04-56, as amended, the Collier County Government Center Community Facilities Planned Unit Development (CFPUD), by amending the Community Facilities Development Standards, Section 3.4.D., Distance Between Principal Structures on the Same Parcel, to allow separation between structures primarily housing, electric, gas, emergency generators, or HVAC equipment to be zero (0) feet. The subject PUD is located at the northeast corner of the intersection of US-41 and Airport-Pulling Road South in Section 12, Township 50 South, Range 25 East, Collier County, Florida. (Coordinator: Sean Sammon, Planner III) (Commissioner District 4)

D. Petition No. SV-PL20230013949 - Ave Maria Boulevard between Merritt Lane and Useppa Drive - A sign variance from the entrance location requirements of Land Development Code section 5.06.04.F.3 to allow one directory sign to be placed along the collective frontage of four parcels abutting Ave Maria Boulevard, where there is no entrance to a public street, on property located on the east side of Ave Maria Boulevard between Merritt Lane and Useppa Drive, and described as Tracts F-2, F-3, F-4, and F-5, Ave Maria Unit 2, Park of Commerce subdivision, in Section 4, Township 48 South, Range 29 East in Ave Maria, Collier County, Florida. (Coordinator: Eric Ortman Planner III) (Commissioner District 5)

4. Other Business

5. Public Comments

6. Adjourn

02/08/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 27765
Item Summary: Petition No. BDE-PL20230007149 – 9380 Gulf Shore Drive - Request for a 103-foot boat dock extension from the maximum 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code for waterways 100 feet or greater in width to allow a new private multi-family boat docking facility with 12 slips, for vessels of up to 35 feet in length, that will protrude a total of 123 feet into a waterway that is 1,695± feet wide. The subject property is located at, also known as the Watermark, a Condominium in Section 32, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 2)

Meeting Date: 02/08/2024

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
01/18/2024 5:31 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
01/18/2024 5:31 PM

Approved By:

Review:

Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	01/18/2024 5:30 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	01/18/2024 5:30 PM
Zoning	Diane Lynch	Review Item	Skipped	01/18/2024 5:30 PM
Zoning	Diane Lynch	Review Item	Skipped	01/18/2024 5:30 PM
Zoning	Diane Lynch	Division Director	Skipped	01/18/2024 5:30 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/08/2024 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: JANUARY 11, 2024

SUBJECT: BD-PL20230007149, WATERMARK CONDOMINIUM DOCK FACILITY

PROPERTY OWNER/APPLICANT:

Watermark Condominium Association, Inc. of Naples
9380 Gulf Shore Dr.
Naples, FL 34108

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 103-foot boat dock extension from the maximum 20 feet allowed by Section 5.03.06.E.1 of the Land Development Code (LDC) for waterways 100 feet or greater in width to allow a new private multi-family boat docking facility with 12 slips for vessels of up to 35 feet in length, that will protrude 123 feet into a waterway that is 1,695± feet wide.

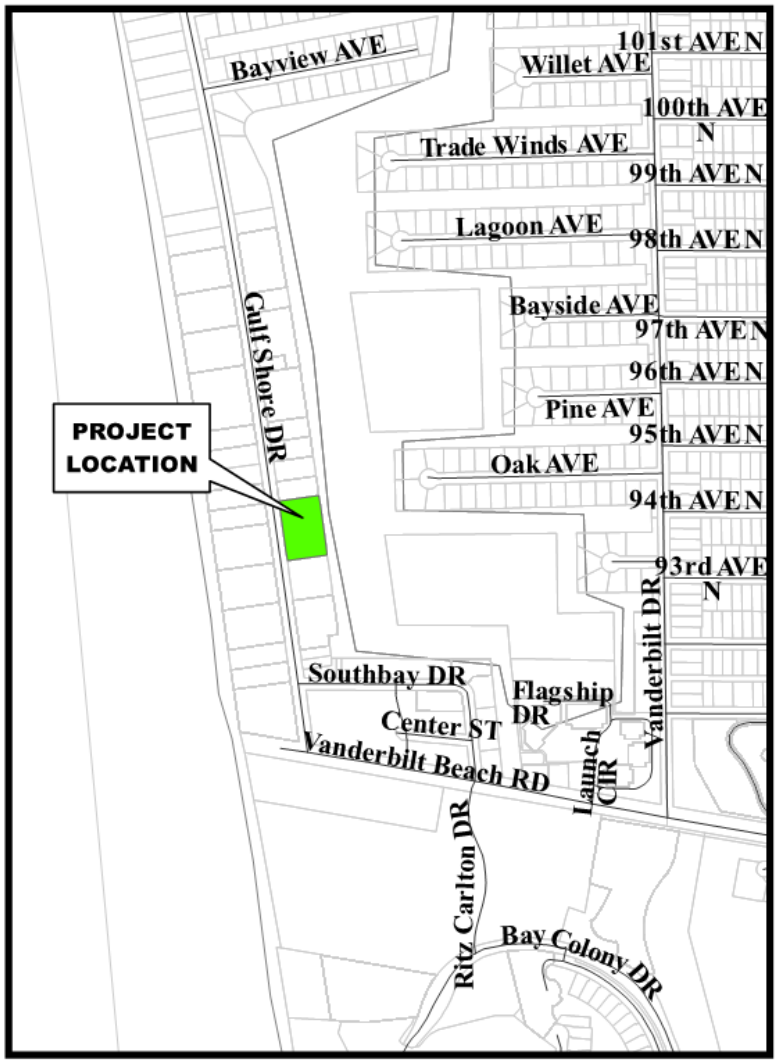
GEOGRAPHIC LOCATION:

The subject property is located at 9380 Gulf Shore Drive, also known as the Watermark, a Condominium, in Section 32, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

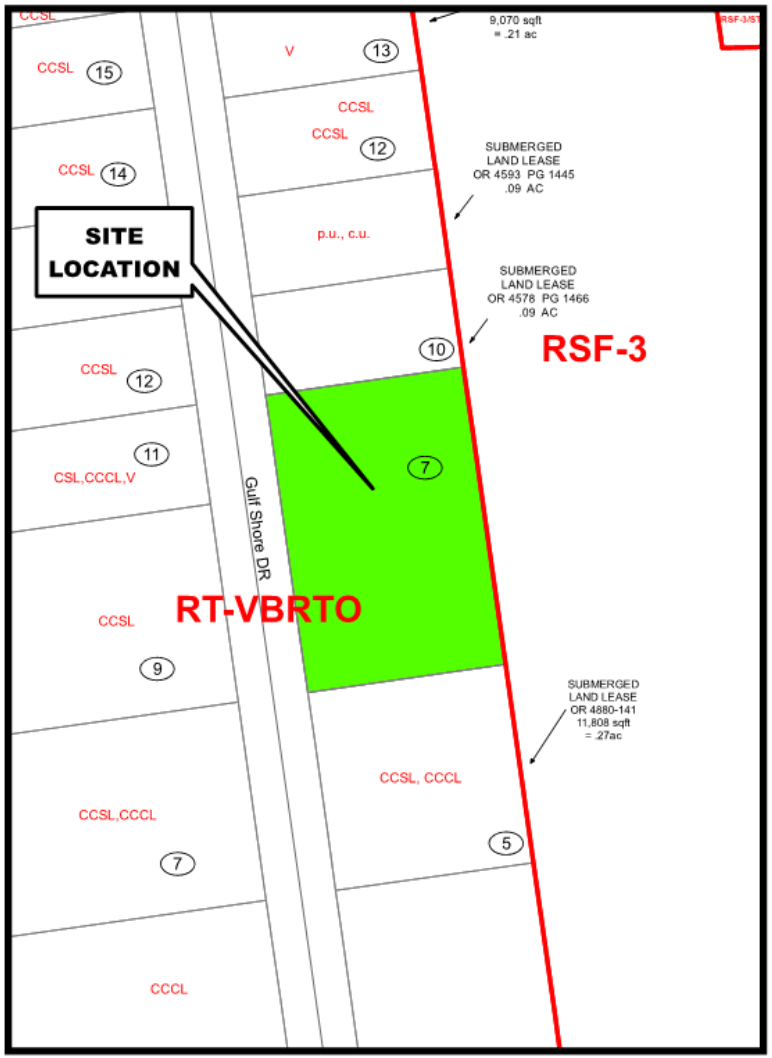
PURPOSE/DESCRIPTION OF PROJECT:

The proposed Boat Dock Extension is for a multi-family dock facility related to the upland Watermark Condominiums which comprises 1.38 acres and 22 property owners. The subject waterway is unmarked, man-altered, and part of Vanderbilt Lagoon, which is a mix of state and non-state lands due to historical dredge and fill operations; as the State has claimed most of the bottom lands beneath the proposed dock facility, a submerged land lease has been obtained. The subject 304-foot shoreline is comprised of riprap and vegetation; therefore, the Mean High-Water Line (MHWL) is the most restrictive point for the determination of protrusion. As proposed, the
(Continued on Page 4)

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)



Location Map



Zoning Map

Petition Number: PL20230007149

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark

SURROUNDING LAND USE & ZONING:

North: Sausalito of Naples Condominiums within a Residential Tourist District (RT) and the Vanderbilt Beach Residential Tourist Overlay Zoning District (VBRTO)

East: Vanderbilt Lagoon (waterway) then single-family dwellings within a Single-Family-3 (RSF-3) Zoning District

South: Gulf Pointe Condominiums within the RT-VBRTO

West: Gulf Shore Drive (Right-of-Way) then Vanderbilt Beach & Harbor Club Condominiums located within the RT-VBRTO

Aerial – Collier County GIS

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Purpose/Description of Project
(Continued from Page 1)

dock facility will have 12 slips, each with a boatlift, to accommodate vessels up to 35 feet in length. The dock will protrude 103 feet beyond the maximum allowable 20 feet for a total protrusion of 123 feet into a waterway that is 1,695 feet wide directly opposite the subject boat dock facility. Said facility was specifically located at the widest portion of the waterway. The required side/riparian setback is 15 feet; as proposed, the dock facility will be 30 feet from the southern side/riparian line and 183 feet from the northern side/riparian line. The proposed dock facility will have no impact on normal navigation and will not interfere with ingress/egress to neighboring dock facilities.

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The proposed dock is located within the Vanderbilt Channel. The proposed docking facilities will be constructed waterward of the existing rip-rap shoreline. The shoreline does contain native vegetation, the mangroves present will not be impacted by the proposed dock. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet page 9 of 13 provides an aerial with a note stating that no seagrasses were observed within 200 feet. The applicant has obtained a Manatee Consistency Determination (PL20230012349), which determined the proposed project is considered preferred by the manatee protection review criteria. The proposed twelve (12) wet slips are consistent with the Collier County Manatee Protection plan and LDC Section 5.03.06.2.f.

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.)**

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Criterion met. Private docks and boathouses are listed as permitted accessory uses within the RT zoning district, subject to LDC Section 5.03.06; Marinas are also an allowable accessory use within the VBRTO subject to Section 5.05.02. Proposed is a private multi-family boat docking facility with 12 slips for a condominium with 22 residential dwelling units.

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

   Criterion met. The applicant's agent states: "The proposed boat dock project is to construct a new docking facility for the upland development, which will require it to extend out far enough past the rip-rap shoreline and mangrove fringe to accommodate the vessels. There is riprap along the entire subject property shoreline as well as two large areas of mangroves, which are all indicated on the attached certified survey. Additionally, the survey has water depths which indicate that depths are shallow within the allowed 20 feet and therefore the vessels and dock need to extend out to avoid impacts." Based upon the provided cross-section and provided Specific 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. The proposed dock facility has been located to be at the widest portion of the waterway which is 1,695 feet at the subject location; additionally, there are no marked channels within this portion of the Vanderbilt Lagoon.

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 subject canal is 1,695 feet wide, MHWL to MHWL, at the subject location, and there are no dock facilities directly opposite the proposed facility. Therefore, the proposed dock will occupy 7.26 percent of the subject waterway, and 92.74 percent of the waterway will remain 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.)**

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Criterion met. The proposed dock facility has been situated at the widest portion of the subject waterway. Additionally, the facility provides twice the required setback distance to the south (30 feet) and over six times the requirement to the north (183 feet). Given that neighboring docks also have a minimum side setback, there should be no navigational issues resulting should the proposed facility be approved.

Secondary Criteria:

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

   Criterion met. The applicant's agent states: "The subject property has a rip-rap shoreline along the entire 304 linear feet with two large areas of mangroves and other vegetation mixed within. The proposed docking facility was laid out to preserve/avoid the mangrove areas which results in the docks being pushed further out into the waterway to fully avoid. Additionally, the width of the waterway and the fact the entire waterway is open for navigation allows for a dock to protrude out as being proposed and not being past the allowed 25% width of waterway." Staff concurs and further finds that the fact this is a private multi-family docking facility also serves as a special condition in and of itself as both the LDC and the Manatee Protection Plan (MPP) allow one slip per dwelling unit; the total number of dwelling units is 22.

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 has been fully minimized and still provides deck area for routine maintenance, safe access as well as recreational activities like fishing. The total over-water square footage is 2,557 square feet." Staff concurs and, therefore, finds this criterion to be 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.)**

   Not Applicable. The proposed docking facility is a multi-family docking facility.

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.)**

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Criterion met. The applicant's agent states: "There are no major impacts to either adjacent property owner as their view will basically remain unchanged. Additionally, the mangroves will also provide additional coverage." Staff concurs and further finds that the subject condominium is four habitable levels over parking and the neighboring condominiums to both the north and south are each three habitable floors over parking.

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 met. The applicant's agent states: "The subject property is subject to the Collier County MPP. As proposed, the subject dock facility should be considered a Preferred Site." Staff further notes that a manatee consistency determination has been completed for the proposed multi-slip docking facility per LDC Section 5.03.06.E.11, PL20230012349. The Manatee Protection Plan (MPP) review results in a Preferred ranking and concludes by stating the following: "Under Preferred Ranking, new boat slip density would be allowed at 18 slips per 100 feet of shoreline. The application states there are 304 linear feet of shoreline, which would equate to 55 slips allowed (304 linear feet x 18 slips/100). The applicant is proposing 12 wet slips, which is less than the maximum boat slip limit; therefore, the project is consistent with the MPP."

Staff analysis finds this request complies with four of the five primary criteria and five of the six secondary criteria, with Criterion #3 being not applicable as the proposed is a multi-family dock facility. As of the time this staff report was drafted, no public objections or other correspondence had been received.

CONCURRENT LAND USE APPLICATIONS:

An Insubstantial Change to SDP-89-120, SDPI-PL20230011365, is presently under review to accommodate the dock facility changes proposed within this BDE request.

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 may proceed with construction at

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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 BD-PL20230007149 in accordance with the Proposed Dock Plans provided within Attachment A, subject to the following Condition of Approval:

1. The applicant must provide a Manatee Awareness and Protection Plan consistent with LDC Section 5.03.06.E.11 before approval of the building permit for the proposed docking facility.

Attachments:

A. Proposed Dock Plans
B. Specific Purpose Survey
C. MPP Analysis PL20230012349
D. Zoning Atlas 8532N
E. SDPI-PL20220008960 – Pending Approval
F. Applicant's Backup; Application and Supporting Documents
G. Attachment G – Public Hearing Sign Posting

Attachment: Staff Report 12182023 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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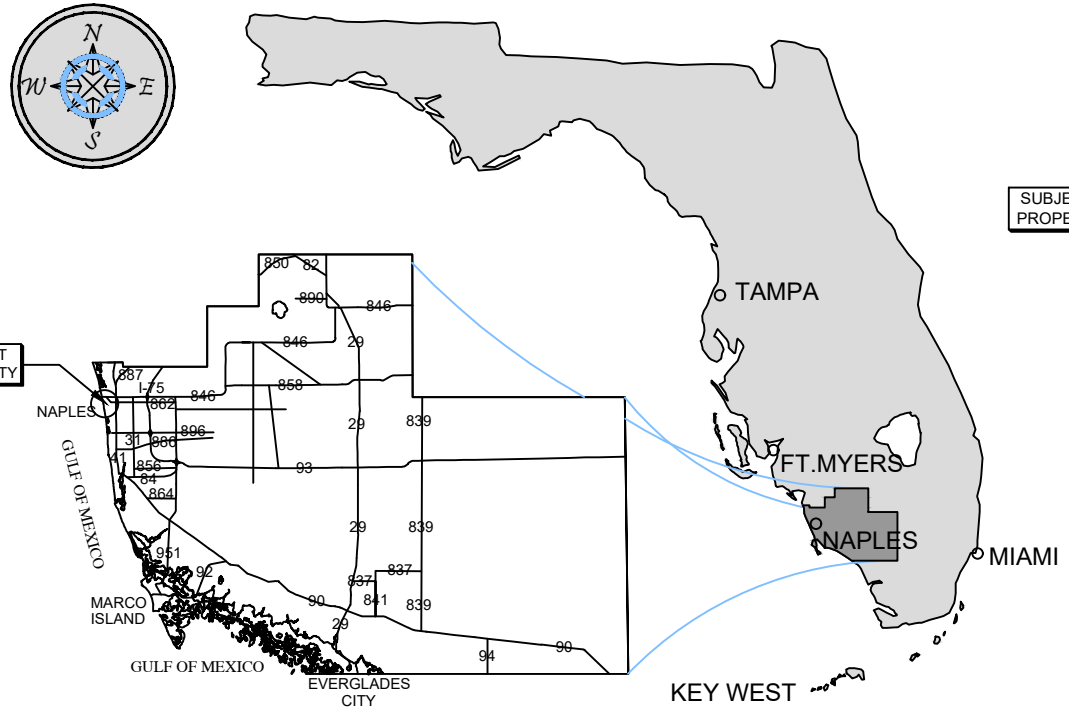
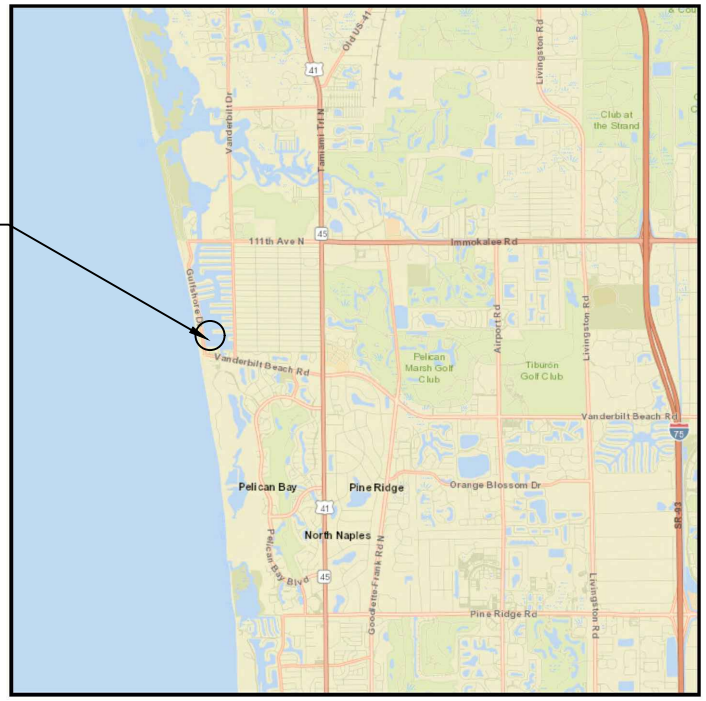
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:
<> 9380 GULF SHORE DR
NAPLES, FL 34108

<> LATITUDE: N 26.256952
<> LONGITUDE: W -81.822757

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

WATERMARK CONDO

LOCATION MAP

RY NO. 5875

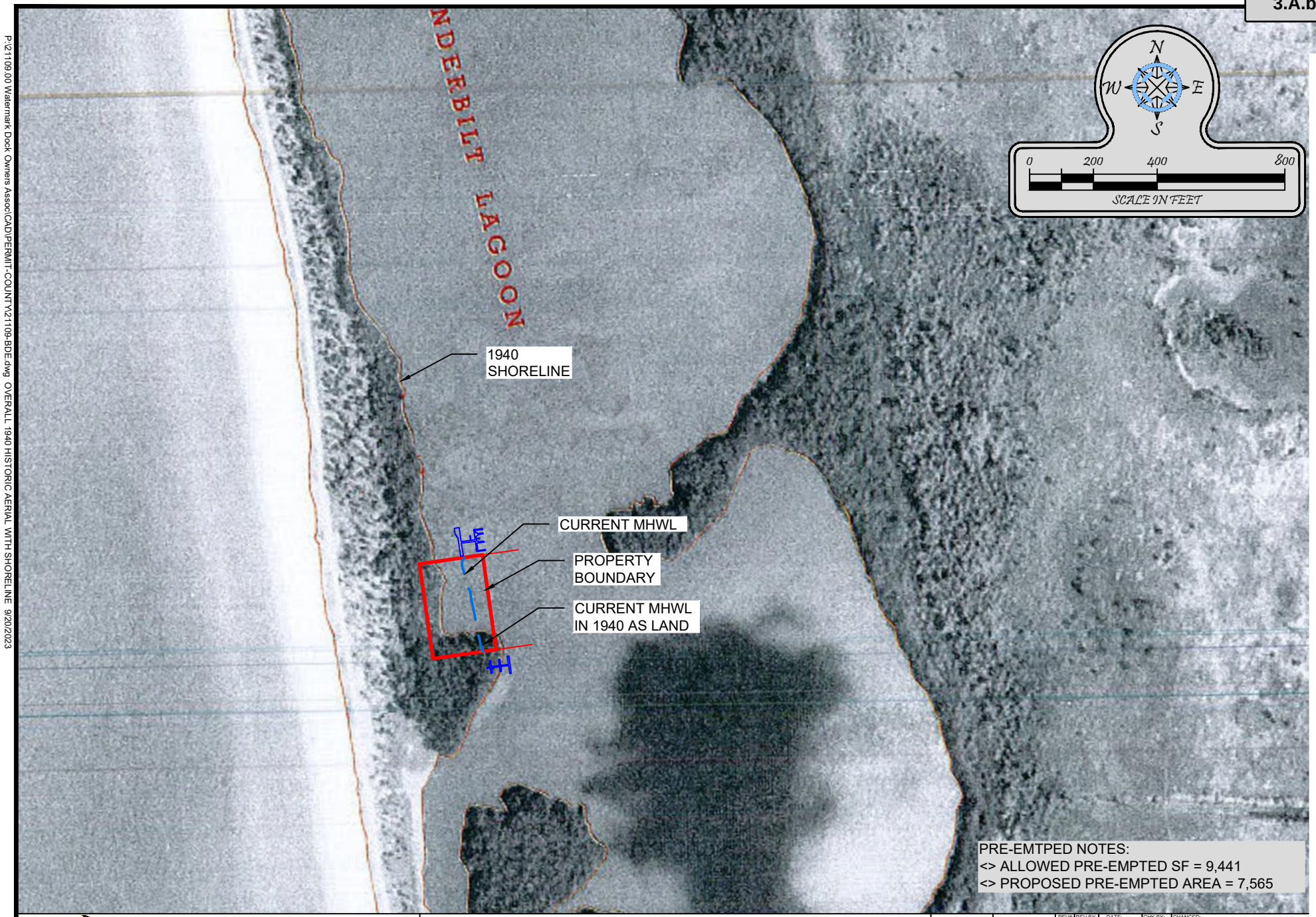
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	SHTS 05-07,10
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-07-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	01 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg OVERALL 1940 HISTORIC AERIAL WITH SHORELINE 9/20/2023



PRE-EMTPED NOTES:
<> ALLOWED PRE-EMPTED SF = 9,441
<> PROPOSED PRE-EMPTED AREA = 7,565

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WATERMARK CONDO

OVERALL 1940 HISTORIC AERIAL WITH SHORELINE

RY NO. 5875

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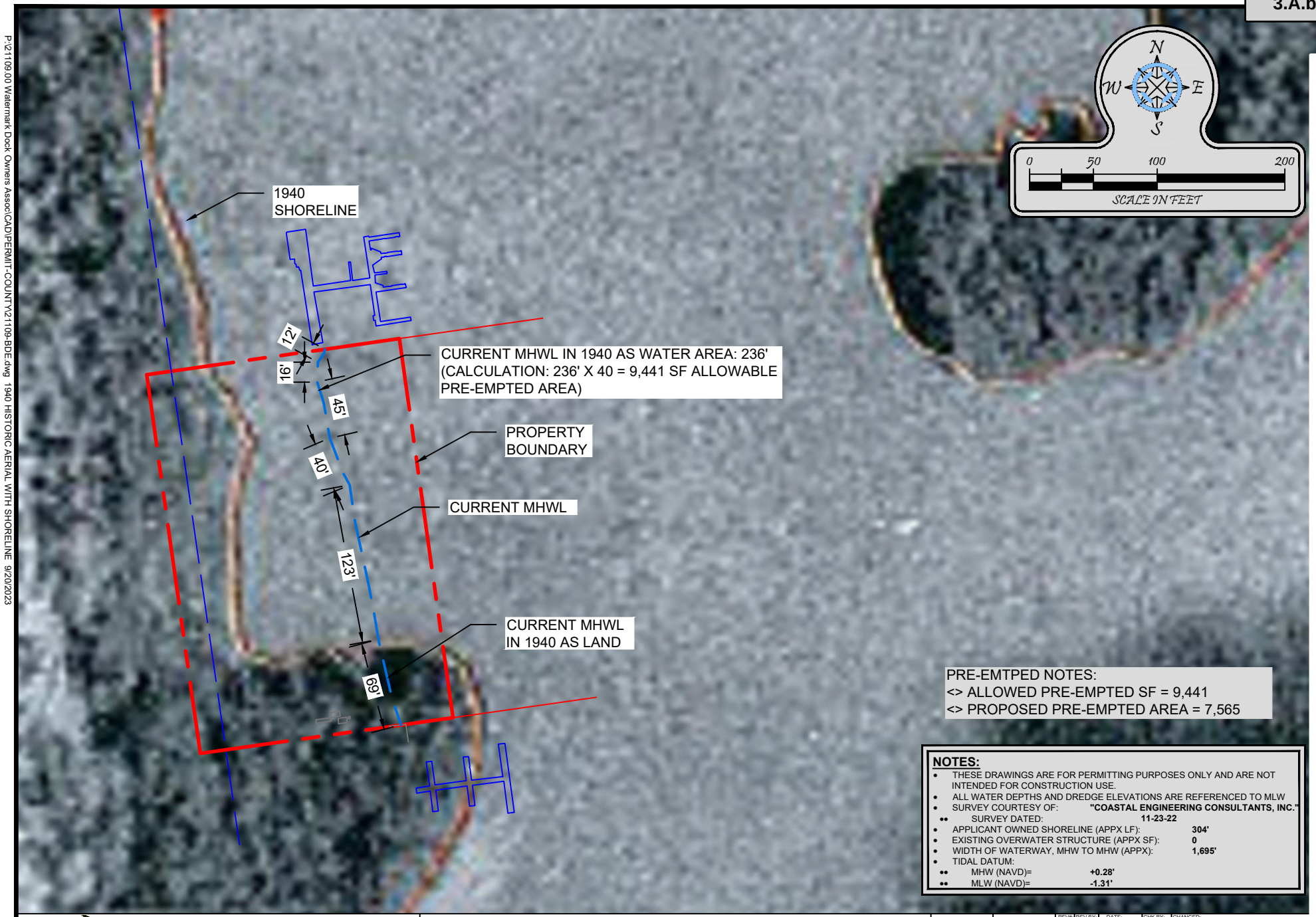
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	02 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr



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NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COASTAL ENGINEERING CONSULTANTS, INC."**
  - SURVEY DATED: **11-23-22**
- APPLICANT OWNED SHORELINE (APPX LF): **304'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **1,695'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.28'**
  - MLW (NAVD)= **-1.31'**

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

WATERMARK CONDO

1940 HISTORIC AERIAL WITH SHORELINE

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
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SECTION-32 TOWNSHIP-48S

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Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg EXISTING CONDITIONS 9/20/2023

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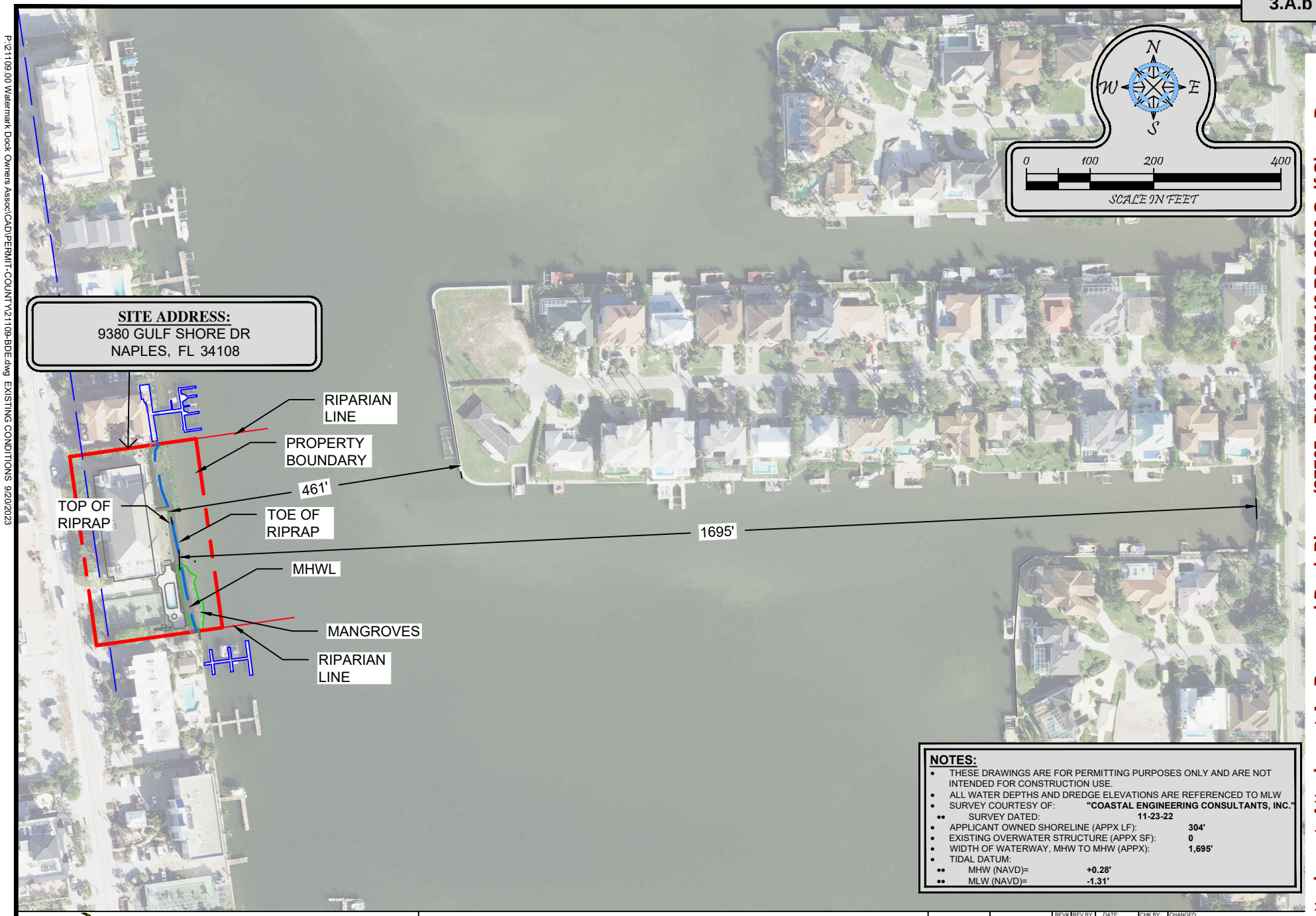

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  - SURVEY DATED: **11-23-22**
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- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **1,695'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.28'**
  - MLW (NAVD)= **-1.31'**

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EXISTING CONDITIONS

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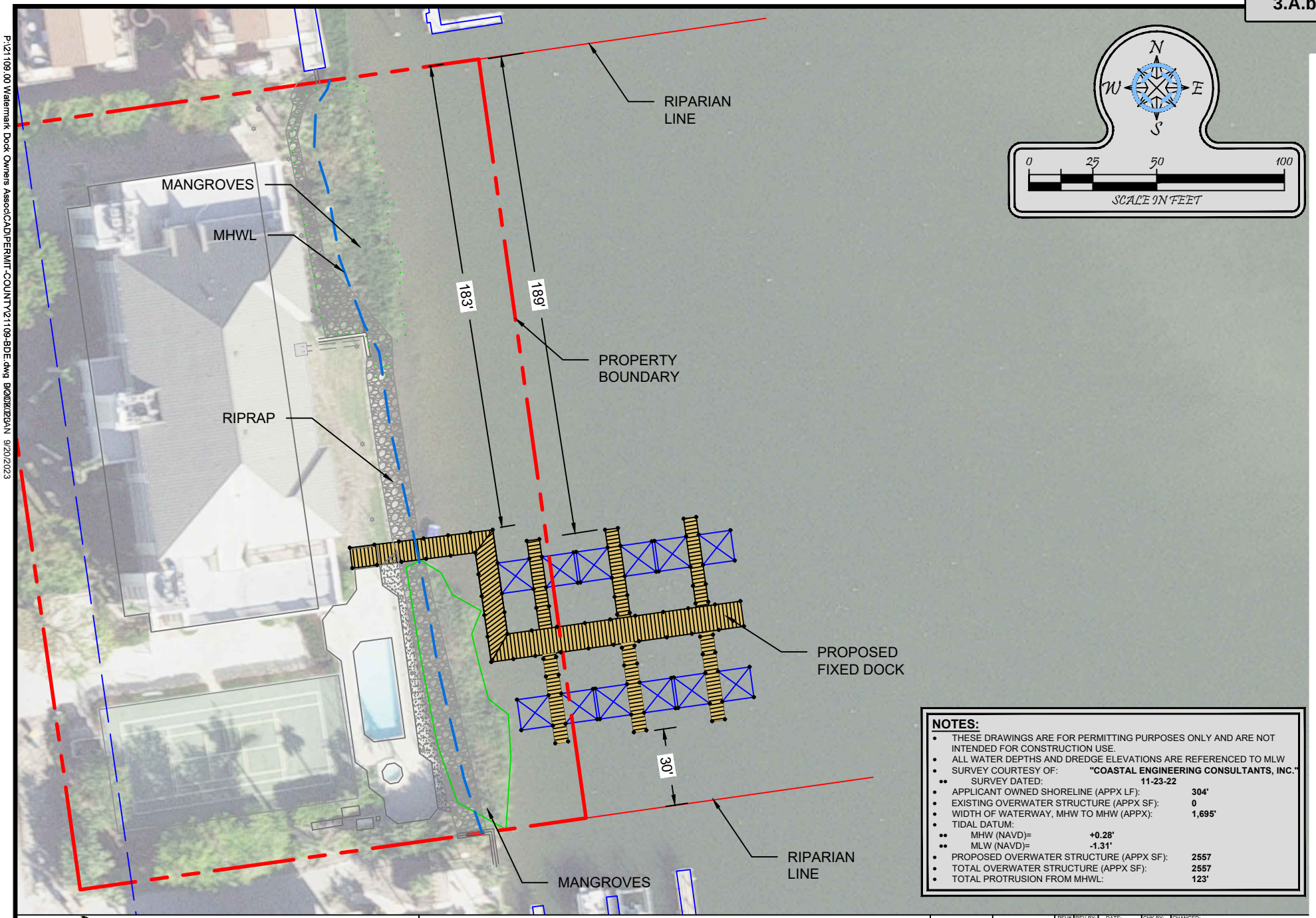
SECTION-32 TOWNSHIP-48S

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 9:00:00 AM JOHN



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: **"COASTAL ENGINEERING CONSULTANTS, INC."**
  - SURVEY DATED: **11-23-22**
- APPLICANT OWNED SHORELINE (APPX LF): **304'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **1,695'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.28'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **2557**
- TOTAL OVERWATER STRUCTURE (APPX SF): **2557**
- TOTAL PROTRUSION FROM MHWL: **123'**

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

WATERMARK CONDO

DOCK PLAN

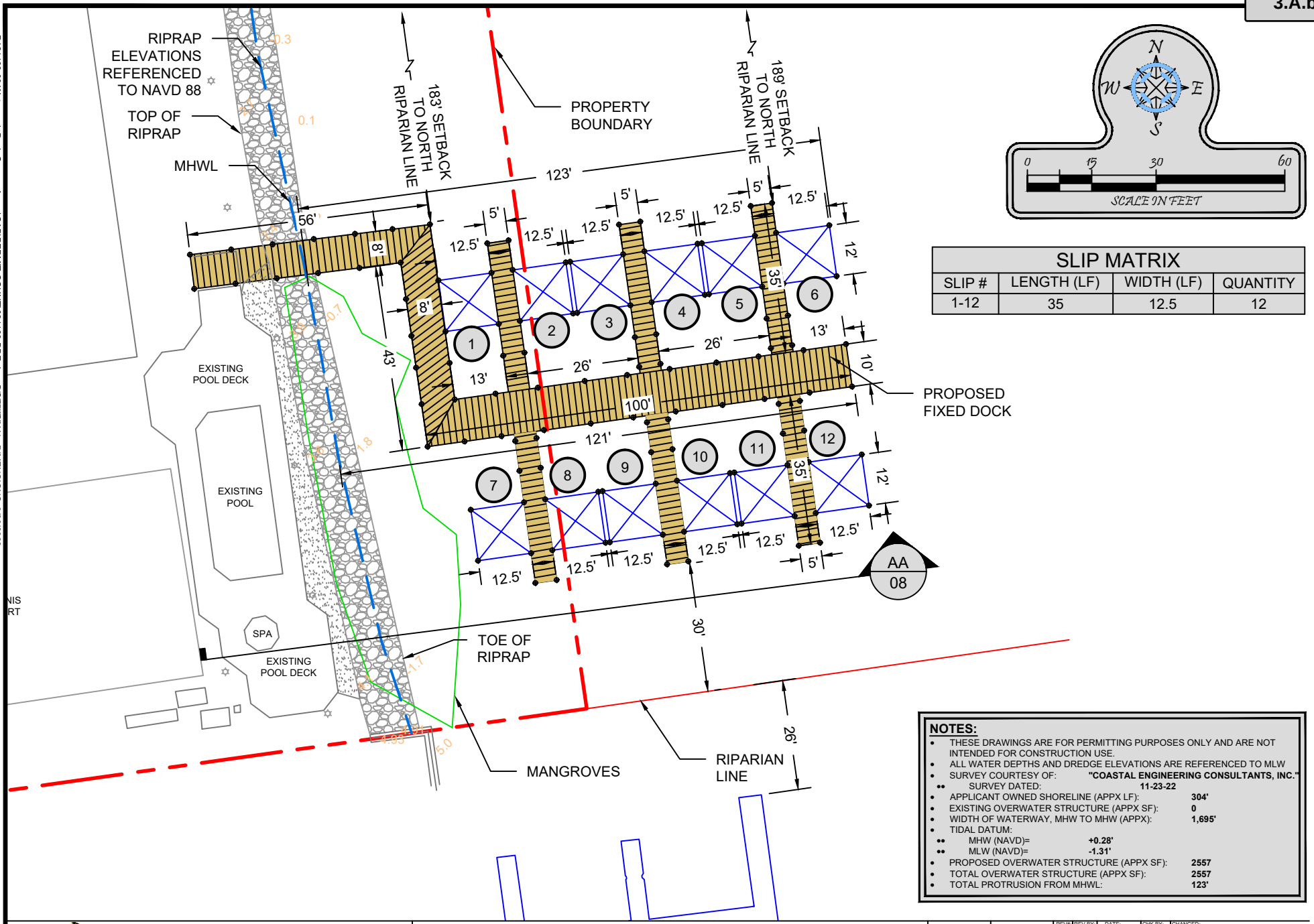
RY NO. 5875

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:	09-20-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	05 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr



SLIP MATRIX			
SLIP #	LENGTH (LF)	WIDTH (LF)	QUANTITY
1-12	35	12.5	12

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WATERMARK CONDO

DOCK PLAN - DIMENSIONS

RY NO. 5875

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

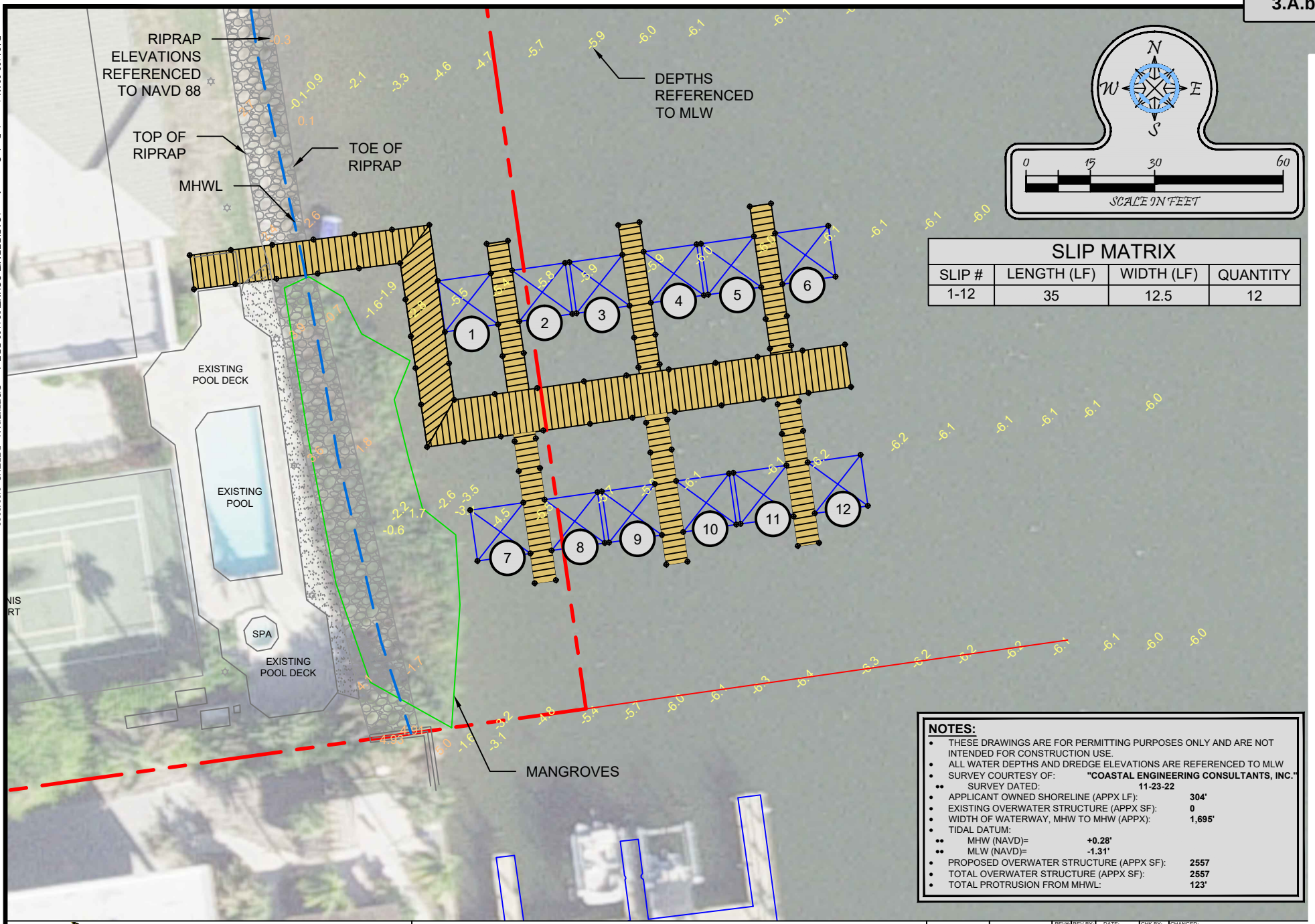
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	ADDED DIMENSIONS
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	06 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 JR DOCK PLAN - DIMENSIONS 9/20/2023

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 RMJ DOCK PLAN - DEPTHS 9/20/2023



SLIP MATRIX			
SLIP #	LENGTH (LF)	WIDTH (LF)	QUANTITY
1-12	35	12.5	12

NOTES:

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WATERMARK CONDO

DOCK PLAN - DEPTHS

RY NO. 5875

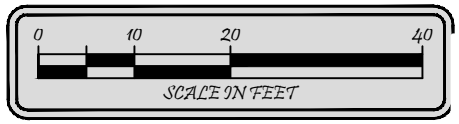
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

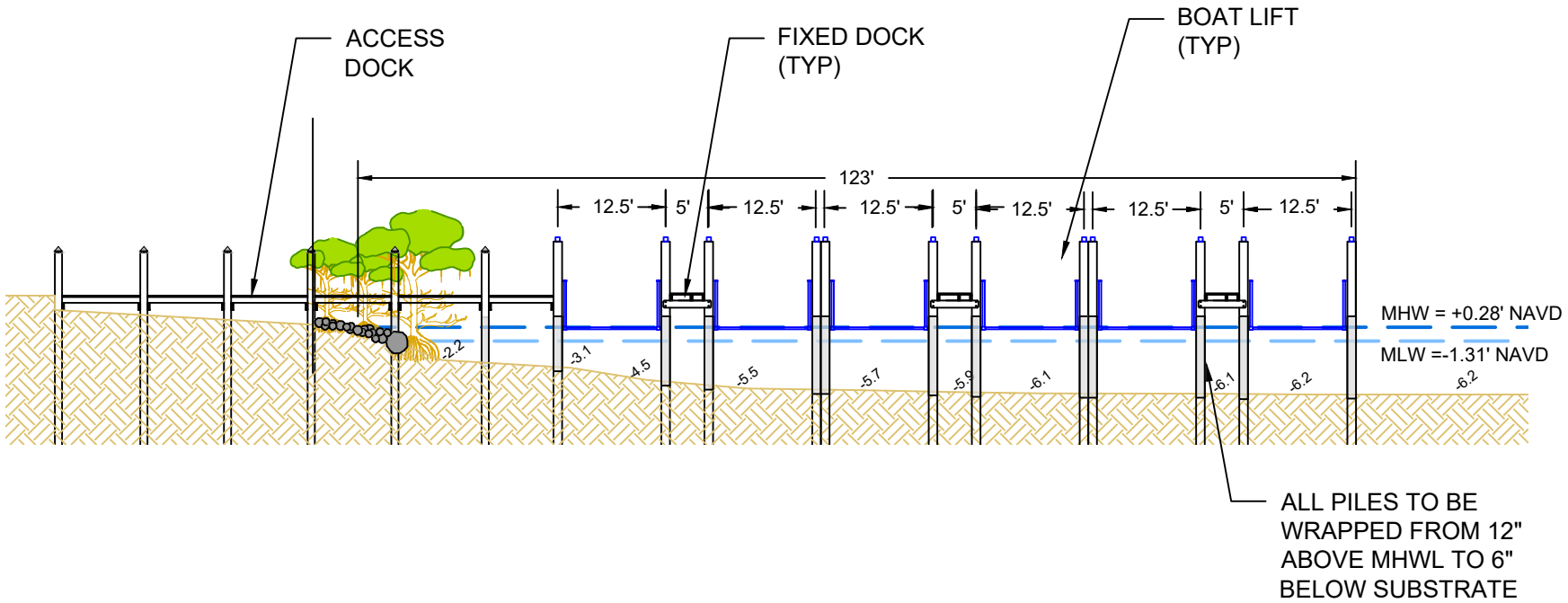
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	REMOVED SETBACK LINE
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	07 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48 S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg CROSS SECTION 9/20/2023





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WATERMARK CONDO

CROSS SECTION

RY NO. 5875

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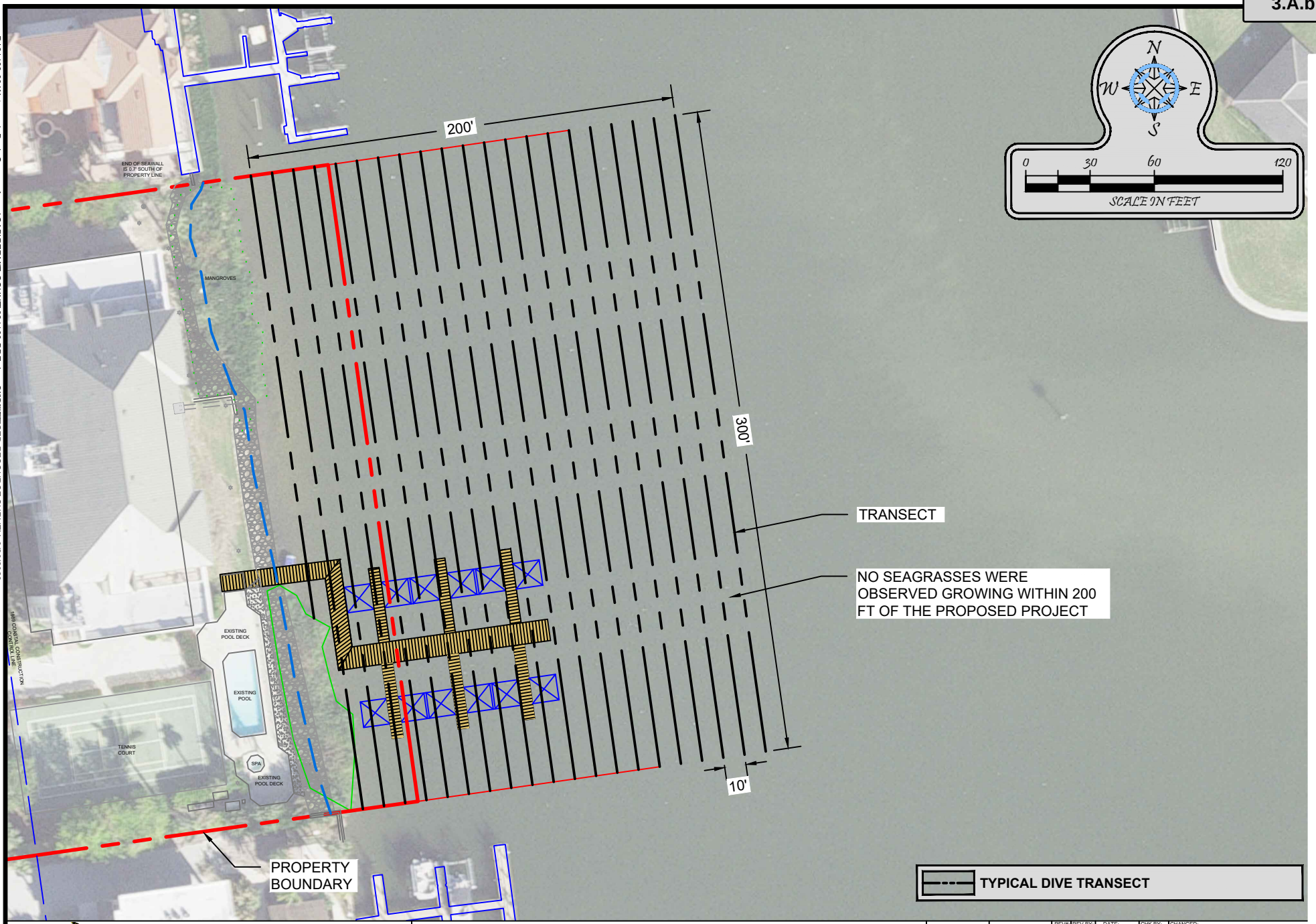
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	08 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48 S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 SUBMERGED RESOURCE SURVEY 9/20/2023



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WATERMARK CONDO

SUBMERGED RESOURCE SURVEY

RY NO. 5875

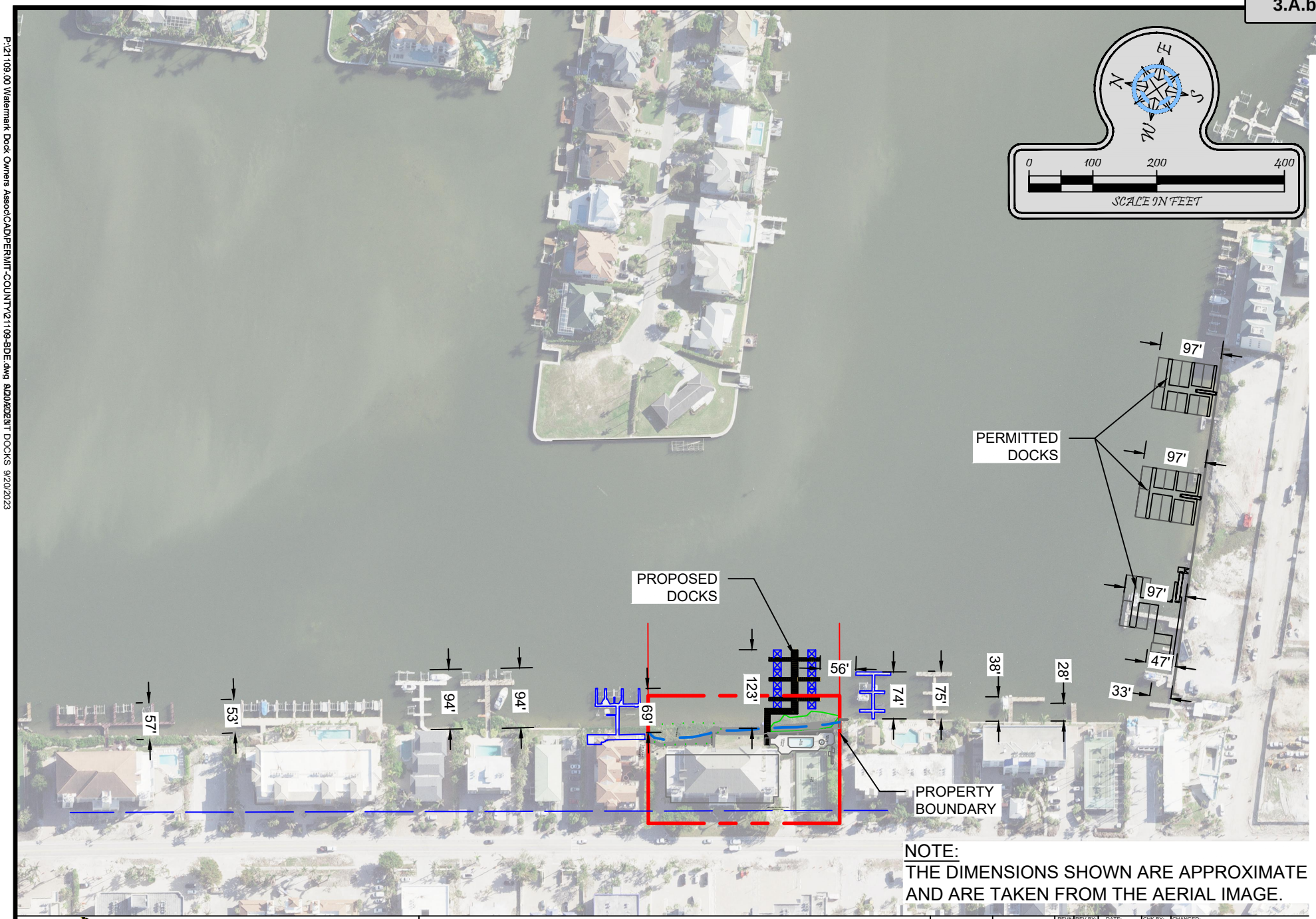
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	09 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 ADJACENT DOCKS 9/20/2023



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

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Marine & Environmental Consulting
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WATERMARK CONDO

ADJACENT DOCKS

RY NO. 5875

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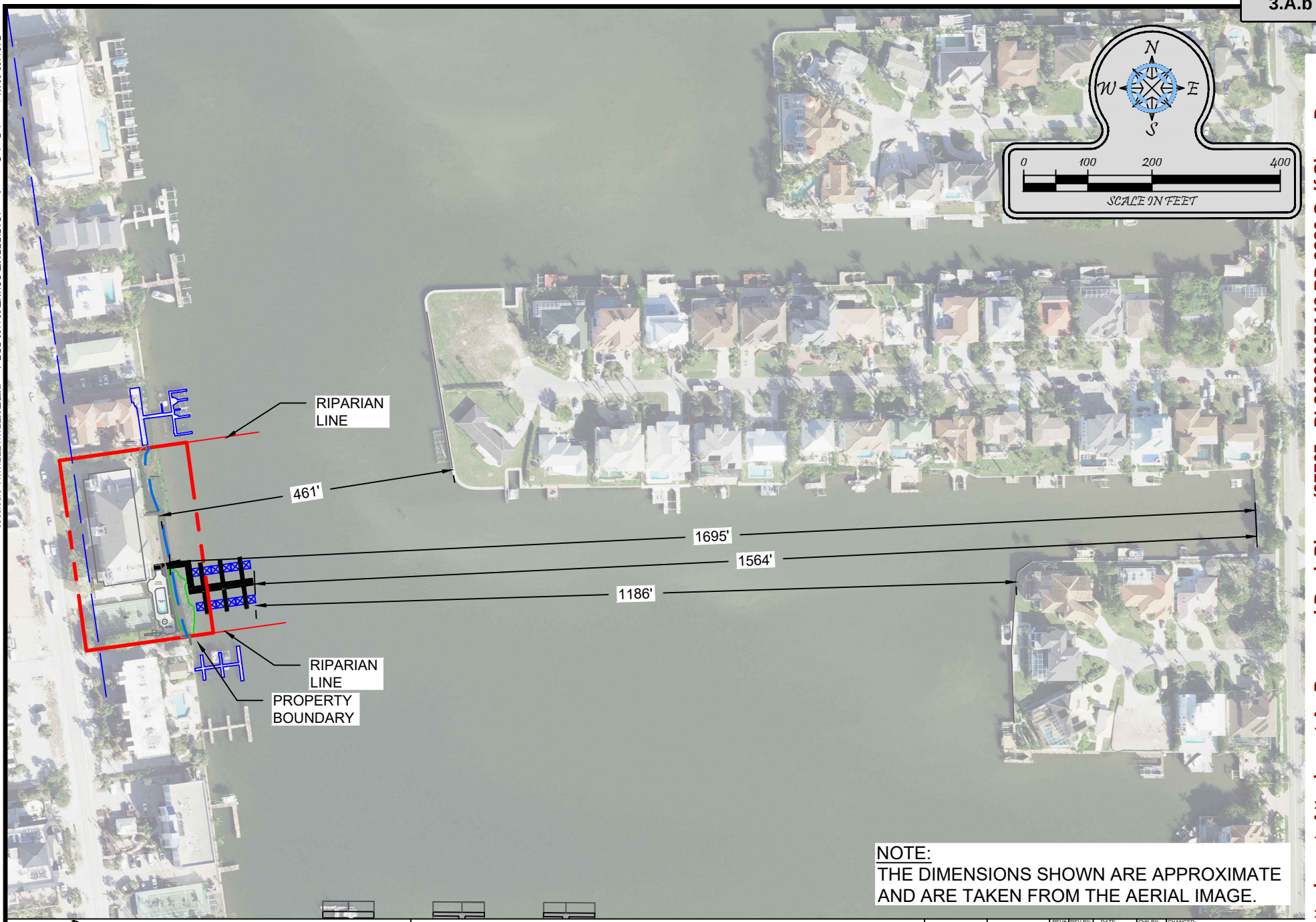
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	ADDED DIMENSION
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	10 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 WATERWAY 9/20/2023



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

WATERMARK CONDO

WIDTH OF WATERWAY

RY NO. 5875

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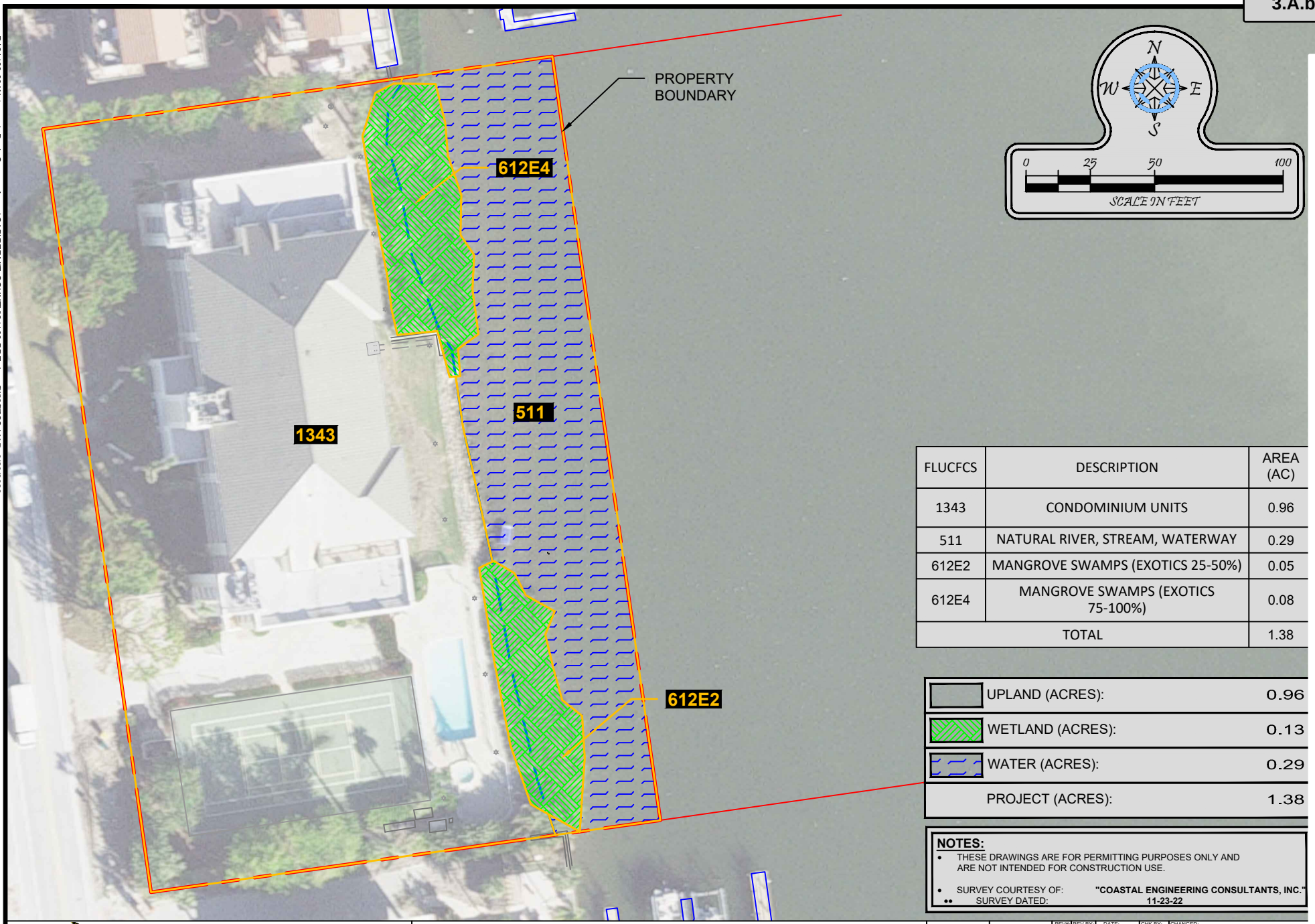
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	11 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr



FLUCFCS	DESCRIPTION	AREA (AC)
1343	CONDOMINIUM UNITS	0.96
511	NATURAL RIVER, STREAM, WATERWAY	0.29
612E2	MANGROVE SWAMPS (EXOTICS 25-50%)	0.05
612E4	MANGROVE SWAMPS (EXOTICS 75-100%)	0.08
TOTAL		1.38

UPLAND (ACRES):	0.96
WETLAND (ACRES):	0.13
WATER (ACRES):	0.29
PROJECT (ACRES):	1.38

NOTES:

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- SURVEY COURTESY OF: "COASTAL ENGINEERING CONSULTANTS, INC."
- SURVEY DATED: 11-23-22

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WATERMARK CONDO

FLUCFCS MAP

RY NO. 5875

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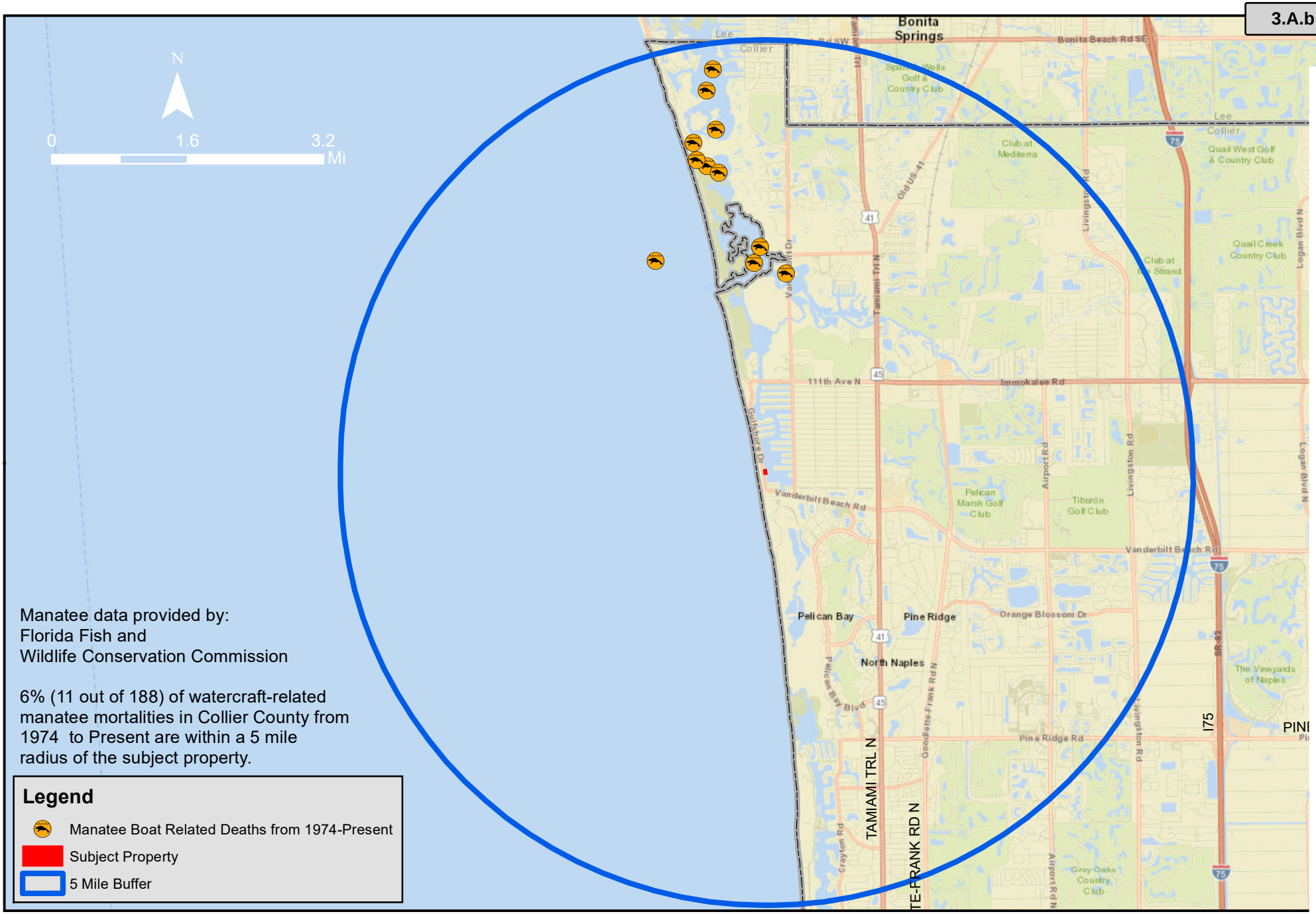
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	12 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 6/20/2023 MAP 9/20/2023

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr



Manatee data provided by:
Florida Fish and
Wildlife Conservation Commission

6% (11 out of 188) of watercraft-related manatee mortalities in Collier County from 1974 to Present are within a 5 mile radius of the subject property.

Legend

- Manatee Boat Related Deaths from 1974-Present
- Subject Property
- 5 Mile Buffer

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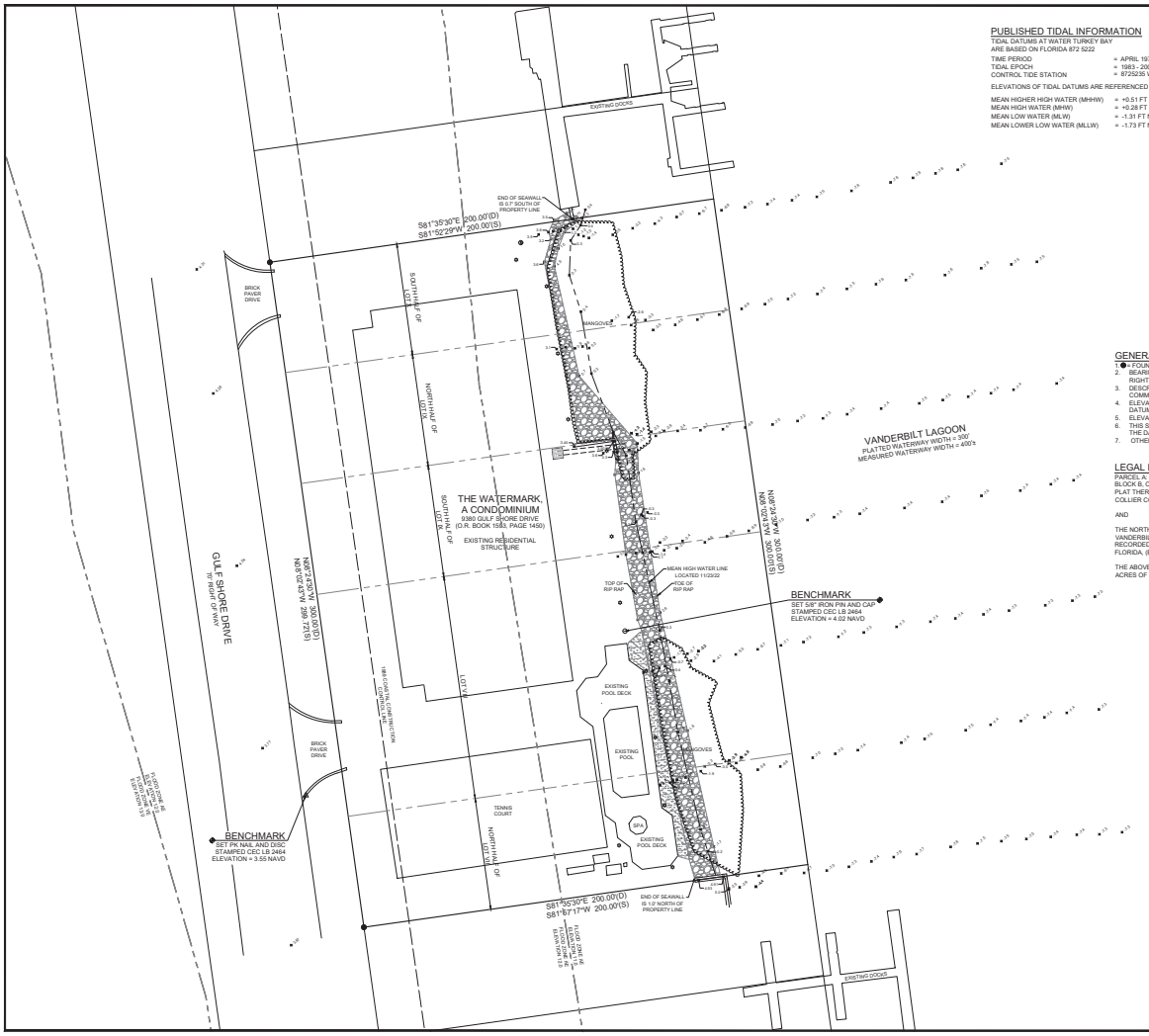
WATERMARK CONDO
MANATEE MORTALITY MAP

DRAWN BY:	RMJ	REVISION:	SCALE: 1 "=1.5 mi
CREATED:	06-30-23	N/A	FILE PATH:
JOB NO.:	21109	N/A	P:\21109.00 Watermark Dock Ow Assoc\GIS\21109_ ManateeMort-CNTY.mxd
SHEET:	13 OF 13	N/A	

SECTION-32 TOWNSHIP

Attachment: Attachment A - Proposed Dock Plans (27765 : PL20230007149 BD 9380 Gulf Shore Dr



PUBLISHED TIDAL INFORMATION

TIDAL DATUMS AT WATER TURKEY BAY
ARE BASED ON FLORIDA 872 5222

TIME PERIOD	= APRIL 1978 - AUGUST 1978
TIDAL EPOCH	= 1983 - 2001
CONTROL TIDE STATION	= 8725235 WIGGINS PASS, INSIDE

ELEVATIONS OF TIDAL DATUMS ARE REFERENCED IN NAVD 1988

MEAN HIGHER HIGH WATER (MHHW)	= +0.51 FT NAVD
MEAN HIGH WATER (MHW)	= +0.28 FT NAVD
MEAN LOW WATER (MLW)	= -1.31 FT NAVD
MEAN LOWER LOW WATER (MLLW)	= -1.73 FT NAVD

N

20 0 10 20 40

SCALE: 1" = 20'

LEGEND

(S) = SURVEY DATA
(D) = DESCRIPTION DATA

GENERAL NOTES

1. ● = FOUND 5/8" IRON PIN NO.I.D.
2. BEARINGS BASED ON A GRID BEARING OF S87°58'29"W ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE.
3. DESCRIBED PROPERTY LIES IN FLOOD ZONE AE. ELEVATIONS 11.0 AND 12.0 PER F.I.R.M. COMMUNITY PANEL NO. 12071C 0169H DATED MAY 16, 2012.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88).
5. ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.
7. OTHER EXISTING IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

LEGAL DESCRIPTION

PARCEL A: THE NORTH HALF OF LOT VII, ALL OF LOT VIII, AND THE SOUTH HALF OF LOT IX, BLOCK B, OF CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, (BUT NOT INCLUDED IN SAID PLAT)

AND

THE NORTH HALF OF LOT IX AND THE SOUTH HALF OF LOT X, BLOCK B, OF CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, (BUT NOT INCLUDED IN SAID PLAT)

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 60,000 SQUARE FEET OR 1.38 ACRES OF LAND.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

Digitally signed by Richard J Ewing
DN: c=US, o=Florida, dnQualifier=A01410C000001 8eC411EC100048391, cn=Richard J Ewing
Date: 2023.07.07 08:15:01 -04'00'

RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 11/23/22
DATE OF SIGNATURE:

NO.	DATE	BY	REVISION DESCRIPTION
22.269			
22.269			

DATE:	12/1/22
SCALE:	1" = 20'
DRAWN:	MWW
F.B.	K 600
CHECKED:	RJE
P/S	94
SEC.	32
TWP.	48S
RNG.	25E
ACAD NO.	22.269
JOB NO.	22.269

CLIENT: THE WATERMARK CONDOMINIUM ASSOCIATION, INC.

TITLE: SPECIFIC PURPOSE SURVEY OF THE WATERMARK, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1593, PAGE 1450, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

COASTAL ENGINEERING CONSULTANTS INC.
COASTAL AND MARINE ENGINEERING
ENVIRONMENTAL AND GEOLOGICAL SERVICES
LAND AND MARINE SURVEYING AND MAPPING
Serving Florida Since 1977
3420 BONITA BEACH ROAD SW, SUITE 101
BONITA SPRINGS, FLORIDA 34135
PHONE (239)643-3234
FAX (239)643-1143
www.coastalengineering.com
E-Mail: info@ceinet.com

SHEET 1 OF 1
FILE NO.: 22.269

Collier County
Growth Management Department

Watermark Condominium Manatee Protection Plan (PL20230012349)

An analysis of the project considering the Collier County Manatee Protection Plan (MPP) has concluded the following:

Vegetation Impact – For shoreline vegetation, such as mangroves, "No Impact" is defined as no greater than 5% of the native marine habitat is disturbed. For seagrasses, "No Impact" means that no more than 100 square feet of seagrasses can be impacted (Manatee Protection Plan, page 79). An analysis of shoreline vegetation was provided by Turrell, Hall and Associates. Based upon the proposed dock site plan, no impacts of shoreline vegetation are proposed. No seagrasses are present within 200 feet of the proposed docking facility located in Vanderbilt Lagoon. **Overall, this factor is classified as "No Marine Impact" to Marine Habitat under the Marina Siting Criteria of the MPP.**

Water Depth – Adequate water depths must be greater than -4 feet Mean Low Water (MLW; Manatee Protection Plan, page 72). The current depth of the area ranges between -1.2 ft MLW to -7.9 ft MLW. The proposed slip locations will be maintained greater than -4 ft MLW**.** The property is adjacent to a man-made canal that has been maintenance dredged (Vanderbilt Lagoon). **Therefore, this factor is classified as "Greater than 4 feet MLW" for Water Depth under the Marina Siting Criteria.**

Manatee Deaths – The MPP considers High Manatee Use densities to be in areas where more than 20 percent of all the watercraft-caused manatee deaths in Collier County have been found (Manatee Protection Plan, page 73). An analysis of the most recent data has 11 out of 188 (6%) watercraft-related manatee deaths within a 5-mile radius of the project site. **Based upon the data the area is NOT considered "a high manatee use area" under the Marina Siting Criteria of the MPP.**

In summary, the above information results in no marine impact and water depths exceeding -4 feet MWL. The project's location is a low manatee use area, the outcome results in a **Preferred ranking** under the MPP.

Under Preferred Ranking, new boat slip density would be allowed at 18 slips per 100 feet of shoreline. **The application states there are 304 linear feet of shoreline**, **which would equate to 55 slips allowed (304 linear feet x 18 slips/100).** The applicant is **proposing 12 wet slips, which is less than** the maximum boat slip limit; therefore, the **project is consistent** with the MPP.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Collier County
Growth Management Department

MARINA SITING CRITERIA

	Water Depth		Native Marine Habitat		Manatee Use	
	Greater Than 4' MLW	Less Than 4' MLW	No Impact[1]	Impact	Not High	High
PREFERRED	X		X		X	
MODERATE	X		X			X
MODERATE	X			X	X	
MODERATE		X	X		X	
PROTECTED	X			X		X
PROTECTED		X		X		X
PROTECTED		X	X			X
PROTECTED		X		X	X	

(1) For shoreline vegetation such as mangroves, no impact is defined as no greater than 5% of the native marine habitat is disturbed. For sea grasses, no impact means that no more than 100 square feet of sea grasses can be impacted.

Collier County
Reviewed and Approved For:
Permit Issuance
PL20230012349 Date: 8/18/2023

Table 3-1 Marina Siting Criteria & Allowable Wet Slip Densities

Preferred Sites.

New or expanded wet slip marinas and multi-family facilities:
Shall be allowed at a density of 18 boat slips for every 100 feet of shoreline.

Dry Storage facilities:
Expansion of existing and construction of new facilities allowed.

Boat Ramps:
Expansion of existing and construction of new ramps allowed.

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
3584 Exchange Avenue • Naples, Florida 34104-3732 • 239-643-0166 • Fax (239) 643-6632 • jeff@thanaples.com

July 19, 2023

Collier County Environmental Department
C/O Craig Brown, Senior Environmental Specialist
2800 Horseshoe Drive
Naples, FL 34104

Re: Watermark Condominium - Manatee Protection Plan Consistency Determination

Dear Mr. Brown:

Pursuant to our Boat Dock Extension and companion SDPI application to Collier County which proposes to construct a new docking facility for the Watermark Condominium located at 9830 Gulf Shore Drive Naples, FL 34108, further identified by folio 27481040002. As part of the counties and DEP's review, they have asked for a Collier County Manatee Protection Plan Consistency Determination. As such please find attached the associated application along with the various exhibits indicating the proposed project scope of work and a siting analysis based on the Collier County Manatee Protection Plan (CCMPP). The subject property is an existing multi-family residential property located on Vanderbilt Lagoon. This portion of the subject waterway is a man-altered waterway which is considered state lands, has an existing rip-rap shoreline with mangroves and other vegetation and is approximately 304 linear feet of shoreline.

The proposed project scope of work consists of constructing a new fixed docking facility with 12 slips and associated boatlifts with the majority of what is being proposed being located on state lands which will require a submerged land lease (SLL). As proposed the dock total square footage is approximately 2,557 sq. ft. of over-water structure and will protrude 123 feet into the subject waterway which varies in width. However, directly across from the proposed dock the waterway width is approximately 1,695 feet and therefore will be within the allowed 25% width of waterway. Additionally, the proposed dock will provide a minimum of 25-foot setbacks from each riparian line and has been designed to fully avoid impacts the mangroves along the shoreline.

A bathymetric survey was also completed to verify the existing onsite and surrounding waterway depths which are attached for your reference. It is also understood that the existing navigational channel leading out to Wiggins Pass is also maintained at a depth equal to -4' MLW.

We are requesting the attached Consistency Determination package be reviewed so that Collier Count and DEP can verify we are consistent with the county MPP to then issue their permit. Please let me know if you have any questions.

Regards,

Jeff Rogers

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

WATERMARK CONDO: SITING & CCMPP ANALYSIS

Assessing the number of existing and allowed slips for Watermark Condo located in Vanderbilt Lagoon, the Collier County Manatee Protection Plan (CCMPP) was used as the basis for the analysis. To rank the site 3 criteria were analyzed below per 3.2.4 of the CCMPP using a 5-mile radius sphere of influence and a 5-mile on-water travel distance (see attached manatee mortality map).

1. ADEQUATE WATER DEPTH

Adequate water depths are defined by 3.2.4 of the CCMPP as water that is greater than 4 feet Mean Low Water (MLW). Coastal Engineering provided us with a bathymetric survey with depths referenced to MLW within and around the existing waterway. This was used to verify the depths on site extending out into the waterway are adequate meaning -4' MLW or greater, which they are. See attached bathymetric survey. Additionally, the CCMPP notes as well as confirmed on local navigational charts that depths within this area of Vanderbilt Lagoon extending out to the Gulf of Mexico are greater than -4 feet MLW making this criterion **Preferred**.

2. NATIVE MARINE HABITAT

Section 3.2.4 of the CCMPP defines Native marine habitat as seagrass beds, salt marshes, mangroves, or other biologically productive submerged and shoreline habitats and a "no impact" determination is defined as ≤5% native marine habitat disturbed and ≤100 sf of seagrass impacts. Per the attached submerged resource survey, which was conducted on May 5, 2023, there are no seagrasses within 200-feet of the proposed docking facility. There are mangroves scattered along the shoreline which were taken into consideration with the proposed dock footprint to fully avoid. Based off this information as proposed the project would fall under a **Preferred** Ranking in terms of native marine habitat (see SAV Survey).

3. MANATEE ABUNDANCE

Section 3.2.4 of the CCMPP defines Manatee Abundance as an area where at least 20% of all county-wide watercraft -caused manatee deaths occurred. A GIS map (attached) yielded a 6% mortality rate in our 5-mile sphere of influence and in our 5-mile water travel sphere, which falls well below the allowed 20%. Based off this data the subject waterway is not considered a high manatee use area. Additionally, there are no areas between the project and the Gulf of Mexico (> 2 miles) where the speed zones are above Idle Speed/NO WAKE. The manatee abundance criteria would fall under the **Preferred** status.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Table 3-1 CCMPP	RANKING		
	PREFERRED	MODERATE	PROTECTED
WATER DEPTHS			
>4′ MLW	X		
<4′ MLW			
NATIVE MARINE HABITAT			
No Impact	X		
Impact			
MANATEE USE			
Not High	X		
High			

Per the Collier County Manatee Protection Plan, under a Preferred Ranking there are 18 slips allowed for every 100 feet of shoreline. Watermark is a condominium that has 304 feet of shoreline, this equates to 54 allowed slips. The facility currently has 0 wet slips and is proposing 12 slips therefore this criterion is met.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

CONSISTENCY DETERMINATION APPLICATION

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Collier County
Growth Management
Community Development Department

2800 North Horseshoe Drive
Naples, Florida 34104
239-252-2400

Application for Manatee Protection Plan Consistency Determination

APPLICANT CONTACT INFORMATION

Name of Owner: The Watermark, A Condominium
Name of Applicant if different than owner: Bob Karl
Address: 9380 Gulf Shore Dr **City:** Naples **State:** FL **ZIP:** 34108
Telephone: _____ **Cell:** _____ **Fax:** _____
E-Mail Address: bkarll53@gmail.com

Name of Agent: Jeff Rogers
Firm: Turrell, Hall & Associates, Inc.
Address: 3584 Exchange Ave **City:** Naples **State:** FL **ZIP:** 34104
Telephone: 239-643-0166 **Cell:** 239-784-0081 **Fax:** _____
E-Mail Address: jeff@thanaples.com

PROPERTY INFORMATION

Provide a detailed legal description of the property covered by the application, if space is inadequate, attach on a separate page: See attached

Address of subject site and general location: 9380 Gulf Shore Dr. Naples, FL 34108

Property ID Number: 27481040002 **Section/Township/Range:** 32 / 48 / 25

Subdivision: 706300 - Watermark A Condominium, The **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: See attached associated survey

Property Appraiser's Parcel #, if applicable: _____

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Collier County
Growth Management
Community Development Department

2800 North Horseshoe Drive
Naples, Florida 34104
239-252-2400

ELECTRONIC SUBMITTAL REQUIREMENT

REQUIREMENTS FOR REVIEW:	ELECTRONIC DOCUMENTS	REQUIRED
Cover letter requesting a consistency review describing proposed project	1	☒
An aerial with the site demarcated and FLUCCS overlay with acreages and shoreline length.	1	☒
Manatee abundance exhibit. The calculation should include the total manatee death from 1974 to present and what percentage of the total manatee deaths are watercraft related. (Sphere to a 5-mile radius area from the subject property, label waterbodies).	1	☒
Depth soundings and SAV (submerged aquatic vegetation) surveys. SAV surveys must be conducted between April-October. a. Shoreline vegetation such as mangroves, "no impact" is defined as no greater than five (5) percent of the native marine habitat is disturbed. For sea grasses, "no impact" means that no more than 100 square feet of sea grasses can be impacted. b. An exhibit of water depths in and around the proposed docking facility, include a cross-section.	1	☒
Any correspondence with agencies	1	☐
Addressing check list	1	☒

Fees

- **Manatee Consistency Determination:** $ 250.00

This application, with all required supplemental data and information, must be completed and accompanied by the appropriate fee ($250.00) made payable to the Collier County Board of County Commissioners, and returned to the Growth Management Department, Development Review Division, 2800 N. Horseshoe Drive, Naples, FL 34104.

If you have any questions, please contact the assigned Planner in the Environmental Planning Section.

LINKS

Online Payment Guide can be located: Here

Completed application may be submitted online GMD Public Portal

If unfamiliar to applying on portal or have questions, please look over our E-Permitting Guide

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Collier County
Growth Management
Community Development Department

2800 North Horseshoe Drive
Naples, Florida 34104
239-252-2400

NOTE: Proposed developments will be reviewed for consistency with the Manatee Protection Plan adopted by the Collier County Board of County Commissioners and approved by the Florida Department of Environmental Protection.

If the location of the proposed development appears to be consistent with the MPP, then the developer will submit a "Manatee Awareness and Protection Plan," which shall address, but not be limited to, the following categories:

- Education and public awareness
- Posting and maintaining Manatee Awareness signs
- Information on type and destination of boat traffic that will be generated from the facility.
- Monitoring and maintenance of water quality to comply with state standards.

3.2.4.1 Ranking Criteria

A ranking of Preferred is given to a site that has or can legally create adequate water depth and access, will not impact native marine habitats, and will not impact a high manatee use area. A Moderate ranking is given when: there is adequate water depth and access, will not impact a high manatee area, but will impact native marine habitat; there is adequate water depth, no impact to native marine habitat, but will impact a high manatee use area; and where the water depth is less than four (4) feet MLW, will not impact native marine habitat, and will not impact a high manatee use area. A Protected ranking is given to an area when: there is adequate water depth and access, but will impact native marine habitat and will impact a high manatee use area; there is not adequate water depth, will impact or destroy native marine habitat and will impact a high manatee use area; there is not adequate water depth, will not impact a marine habitat and will impact a high manatee use area; and there is not adequate water depth, will impact marine habitat and will not impact a high manatee use area.

Jeff Roger
Owner / Agent Signature

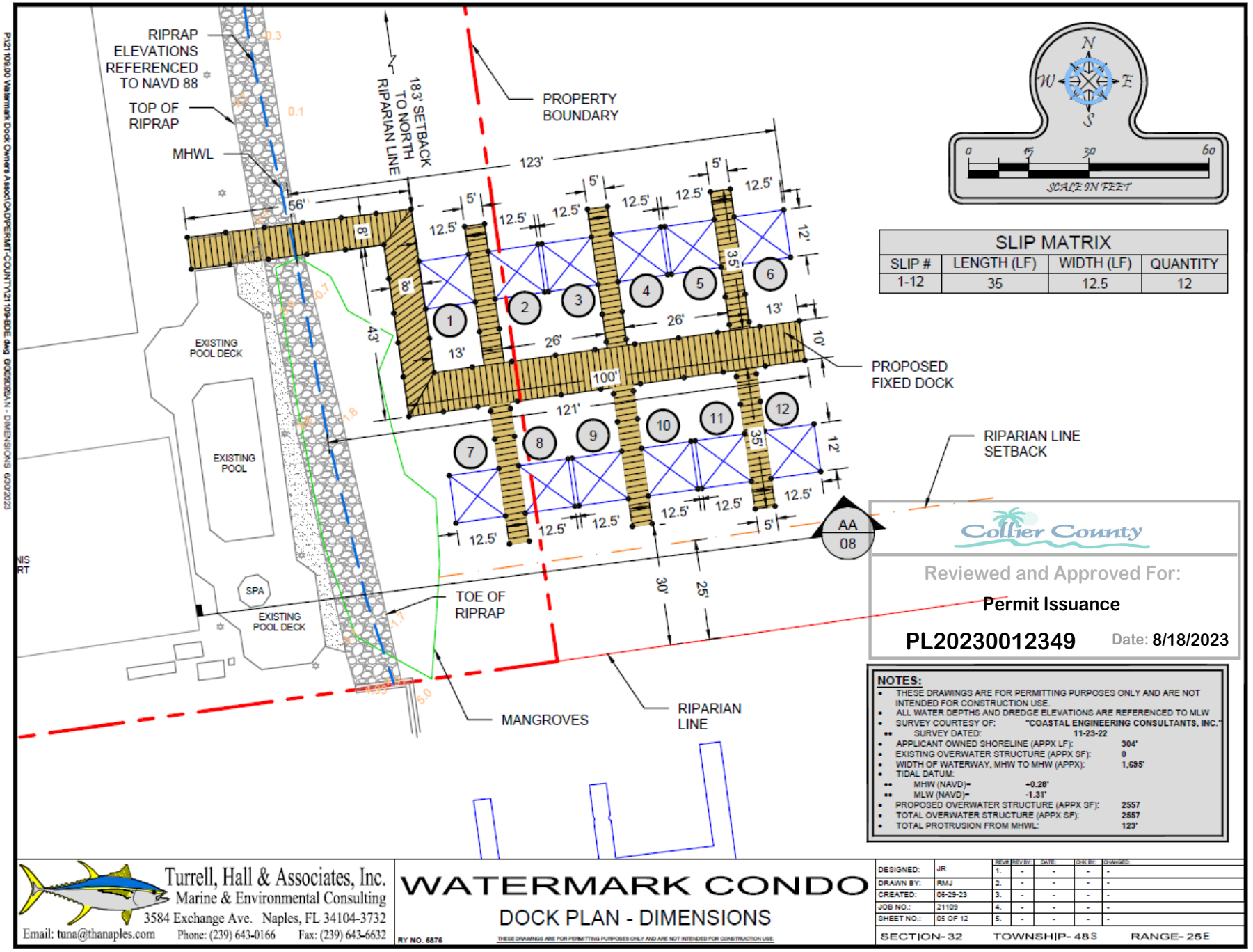
6/22/2023
Date

Jeff Rogers
Printed Name of Owner or Agent

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

SITE PLAN

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)



SLIP MATRIX			
SLIP #	LENGTH (LF)	WIDTH (LF)	QUANTITY
1-12	35	12.5	12

Collier County

Reviewed and Approved For:

Permit Issuance

PL20230012349 Date: **8/18/2023**

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: "COASTAL ENGINEERING CONSULTANTS, INC."
  - SURVEY DATED: 11-23-22
- APPLICANT OWNED SHORELINE (APPX LF): 304'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 1,695'
- TIDAL DATUM:
  - MHW (NAVD)= +0.28'
  - MLW (NAVD)= -1.31'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 2557
- TOTAL OVERWATER STRUCTURE (APPX SF): 2557
- TOTAL PROTRUSION FROM MHWL: 123'

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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

WATERMARK CONDO

DOCK PLAN - DIMENSIONS

RY NO. 6876

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

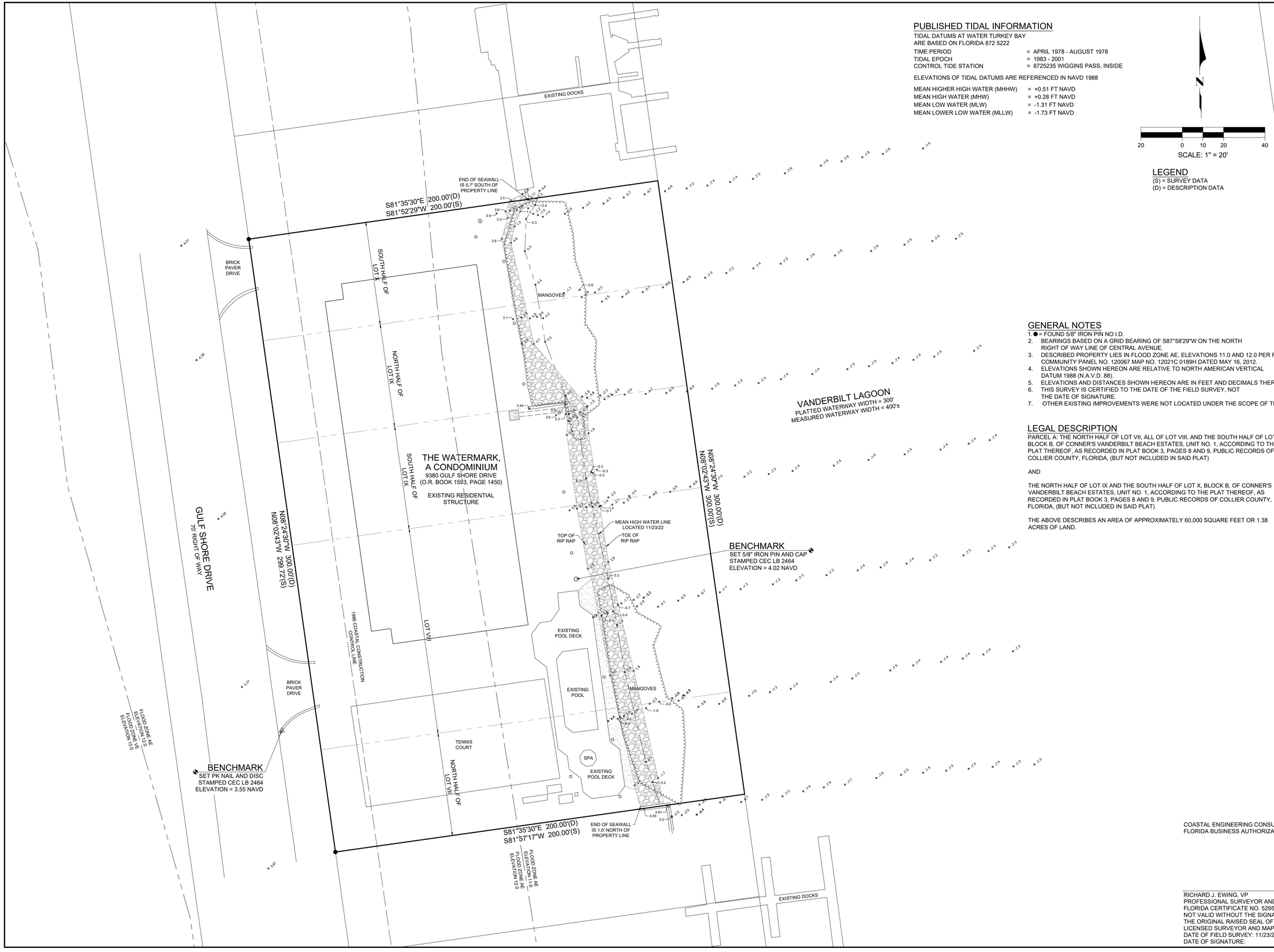
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	05 OF 12	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48 S RANGE- 25 E

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore

SURVEY

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)



PUBLISHED TIDAL INFORMATION

TIDAL DATUMS AT WATER TURKEY BAY
ARE BASED ON FLORIDA 872 5222

TIME PERIOD	= APRIL 1978 - AUGUST 1978
TIDAL EPOCH	= 1983 - 2001
CONTROL TIDE STATION	= 8725235 WIGGINS PASS, INSIDE

ELEVATIONS OF TIDAL DATUMS ARE REFERENCED IN NAVD 1988

MEAN HIGHER HIGH WATER (MHHW)	= +0.51 FT NAVD
MEAN HIGH WATER (MHW)	= +0.28 FT NAVD
MEAN LOW WATER (MLW)	= -1.31 FT NAVD
MEAN LOWER LOW WATER (MLLW)	= -1.73 FT NAVD

N

20 0 10 20 40

SCALE: 1" = 20'

LEGEND

(S) = SURVEY DATA
(D) = DESCRIPTION DATA

GENERAL NOTES

1. ● = FOUND 5/8" IRON PIN NO I.D.
2. BEARINGS BASED ON A GRID BEARING OF S87°58'29"W ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE.
3. DESCRIBED PROPERTY LIES IN FLOOD ZONE AE, ELEVATIONS 11.0 AND 12.0 PER F.I.R.M. COMMUNITY PANEL NO. 120067 MAP NO. 12021C 0189H DATED MAY 16, 2012.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88).
5. ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.
7. OTHER EXISTING IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

LEGAL DESCRIPTION

PARCEL A: THE NORTH HALF OF LOT VII, ALL OF LOT VIII, AND THE SOUTH HALF OF LOT IX, BLOCK B, OF CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, (BUT NOT INCLUDED IN SAID PLAT)

AND

THE NORTH HALF OF LOT IX AND THE SOUTH HALF OF LOT X, BLOCK B, OF CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, (BUT NOT INCLUDED IN SAID PLAT)

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 60,000 SQUARE FEET OR 1.38 ACRES OF LAND.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 11/23/22
DATE OF SIGNATURE:

NO.	DATE	BY	REVISION DESCRIPTION
22.269			
22.269			

THIS DOCUMENT AND THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION BY COASTAL ENGINEERING CONSULTANTS, INC. FOR ANY OTHER PURPOSE OR ON ANY OTHER PROJECT SHALL BE WITHOUT LIABILITY TO COASTAL ENGINEERING CONSULTANTS, INC. OR ITS SUBSIDIARIES. ADAPTATION BY COASTAL ENGINEERING CONSULTANTS, INC. OR ITS SUBSIDIARIES SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO COASTAL ENGINEERING CONSULTANTS, INC. OR ITS SUBSIDIARIES.

DATE:	12/12/22
SCALE:	1" = 20'
DRAWN:	MMW
F.B.	K690
CHECKED:	RJE
PG.	54
SEC.	32
TWP.	48S
RNG.	25E
ACAD NO.	22.269
REF. NO.	22.269

CLIENT: THE WATERMARK CONDOMINIUM ASSOCIATION, INC.

TITLE: SPECIFIC PURPOSE SURVEY OF THE WATERMARK, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1593, PAGE 1450, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

COASTAL AND MARINE ENGINEERING
ENVIRONMENTAL AND GEOLOGICAL SERVICES
LAND AND MARINE SURVEY AND MAPPING

PHONE: (239)643-2324
FAX: (239)643-1143
www.coastalengineering.com
E-Mail: info@cecfl.com

COASTAL ENGINEERING CONSULTANTS INC.
Serving Florida Since 1977
28421 BONITA CROSSINGS BOULEVARD
BONITA SPRINGS, FLORIDA 34135

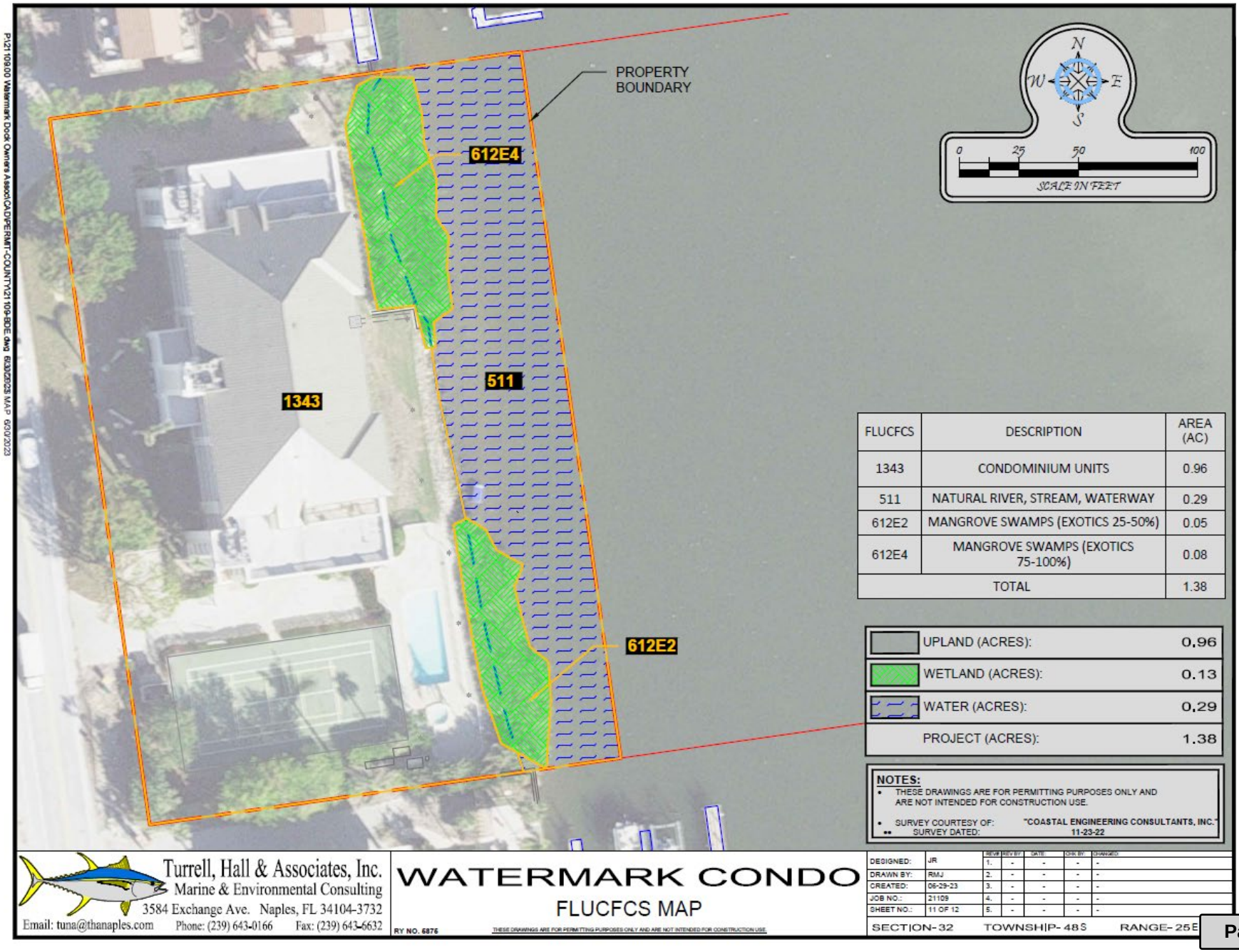
SHEET 1 OF 1

FILE NO.: 22.269

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

FLUCFCS MAP

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)



FLUCFCS	DESCRIPTION	AREA (AC)
1343	CONDOMINIUM UNITS	0.96
511	NATURAL RIVER, STREAM, WATERWAY	0.29
612E2	MANGROVE SWAMPS (EXOTICS 25-50%)	0.05
612E4	MANGROVE SWAMPS (EXOTICS 75-100%)	0.08
TOTAL		1.38

UPLAND (ACRES):	0.96
WETLAND (ACRES):	0.13
WATER (ACRES):	0.29
PROJECT (ACRES):	1.38

NOTES:
- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "COASTAL ENGINEERING CONSULTANTS, INC."
- SURVEY DATED: 11-23-22

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

WATERMARK CONDO

FLUCFCS MAP

RY NO. 6876

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:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	11 OF 12	5.	-	-	-	-

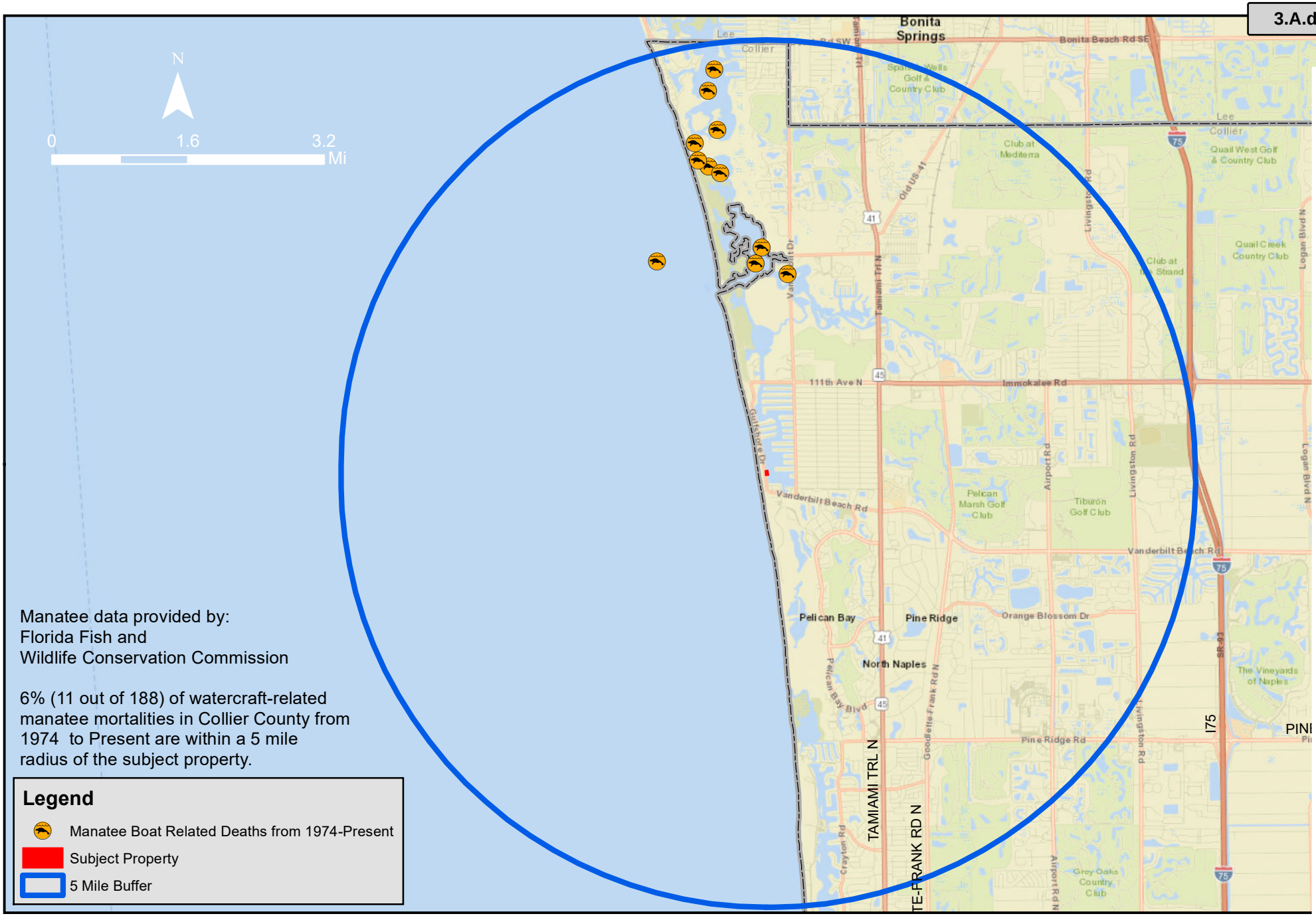
SECTION-32 TOWNSHIP-48S RANGE-25E

P\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 6/30/2023 MAP 6/30/2023

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore

MANATEE ABUNDANCE EXHIBIT

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)



Manatee data provided by:
Florida Fish and
Wildlife Conservation Commission

6% (11 out of 188) of watercraft-related manatee mortalities in Collier County from 1974 to Present are within a 5 mile radius of the subject property.

Legend

- Manatee Boat Related Deaths from 1974-Present
- Subject Property
- 5 Mile Buffer

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3484 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

WATERMARK CONDO
MANATEE MORTALITY MAP

DRAWN BY:	RMJ	REVISION:	SCALE: 1 "=1.5 mi
CREATED:	06-30-23	N/A	FILE PATH:
JOB NO.:	21109	N/A	P:\21109.00 Watermark Dock Ow Assoc\GIS\21109_ ManateeMort-CNTY.mxd
SHEET:	12 OF 12	N/A	

SECTION-32 TOWNSHIP

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore

SRS SURVEY

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

WATERMARK CONDO
9380 GULF SHORE DR.
NAPLES, FL 34108
FOLIO #81207500021

SUBMERGED RESOURCE SURVEY
SECTION 32, TOWNSHIP 48 SOUTH, RANGE 25 EAST
COLLIER COUNTY, FLORIDA

MAY 2023

PREPARED BY:

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

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

1.0 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental permitting & engineering services for the proposed new docking facility which accommodates 12 slips and boatlifts. A part of the permitting and design process includes completing an onsite Submerged Resource Survey (SRS) at the subject property Watermark Condo at 9380 Gulf Shore Dr. in Naples, FL 34108 that can be identified by folio #81207500021. 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 multi-family residential complex that can be found on the east side of Gulf Shore Dr. along Vanderbilt Lagoon. The subject waterway connects directly to the Gulf of Mexico through Wiggins Pass. The upland parcel currently consists of a multi-family condominium with an existing rip-rap vegetated shoreline made up of mangroves and other vegetation scattered throughout. The property is neighbored to the north by a multi-family residence with a docking facility, to the south by a multi-family residence with a docking facility, to the east by the subject waterway, and to the west by Gulf Shore Drive.

The SRS was conducted on May 5, 2023, between approximately 11:30a.m. and 12:15 a.m. Site conditions on that day consisted of sunny skies with a gentle southeast breeze approximately 5-10mph. Water clarity was good too fair which allowed for approximately 12-24 inches of visibility. The ambient air temperature was approximately 85 degrees Fahrenheit with an incoming tide. A low tide occurred before the site visit at approximately 7:34 a.m. and reached approximately 0.9′ feet above the Mean Low Water Mark. High tide was achieved after the site visit at approximately 12:48 p.m., reaching approximately 2.5 feet above the Mean Low Water Mark.

2.0 OBJECTIVE

The objective of the SRS was to identify and locate any existing submerged resources within 200 feet of the proposed dock and boathouse facility project. 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.

3.0 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire subject property shoreline for the proposed dock and boathouse installation but also the area within 200 ft. of the proposed site as required by the Collier County LDC. 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, adjacent 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 shoreline 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 - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

4.0 RESULTS

The substrate found within the surveyed area consists of only 1 different characteristic being a silty muck material with scattered shell debris. There was also a lot of vegetation debris observed in the surrounding area, mostly from the recent storm surge that affected this area. Depths increased gradually with distance from the rip-rap shoreline increasing in depth out to the middle of the waterway with depths ranging from 2.5 to 8 feet.

During the survey, no seagrasses were observed but there were oyster debris consisting of small clusters and scattered oyster debris throughout. Accordingly, no impacts to any submerged resources are expected to occur as the result of the proposed project and no impacts are proposed to any of the existing mangroves along the subject shoreline. 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**
Striped Mullet	*Mugil cephalus*
Sheepshead	*Archosargus probatocephalus*
Gray Snapper	*Lutjanus griseus*
Common Snook	*Centropomus undecimalis*

5.0 CONCLUSIONS

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded few results. An existing rip-rap shoreline is present with scattered mangroves and other vegetation. There were no seagrasses or other significant marine resources that were observed anywhere within the vicinity of the project site. There were significant amounts of barnacles and oyster debris observed in and around the mangrove roots contained up along the shoreline. Based off these observations it is THA opinion that the proposed project will not have any negative impacts to any submerged resources nor the subject waterway water quality.

6.0 PHOTOS

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 1: Existing property southern shoreline and mangroves.

Photo 2: Existing property shoreline and mangroves.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 3: View from existing shoreline of subject waterway

Photo 4: View of the existing northern shoreline and adjacent docking facility

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 5: View of shoreline from waterway.

Photo 6: Sediment with heavy shell and vegetation debris close to mangrove shoreline.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 7: Muck/silt sediment out in deeper portions of waterway.

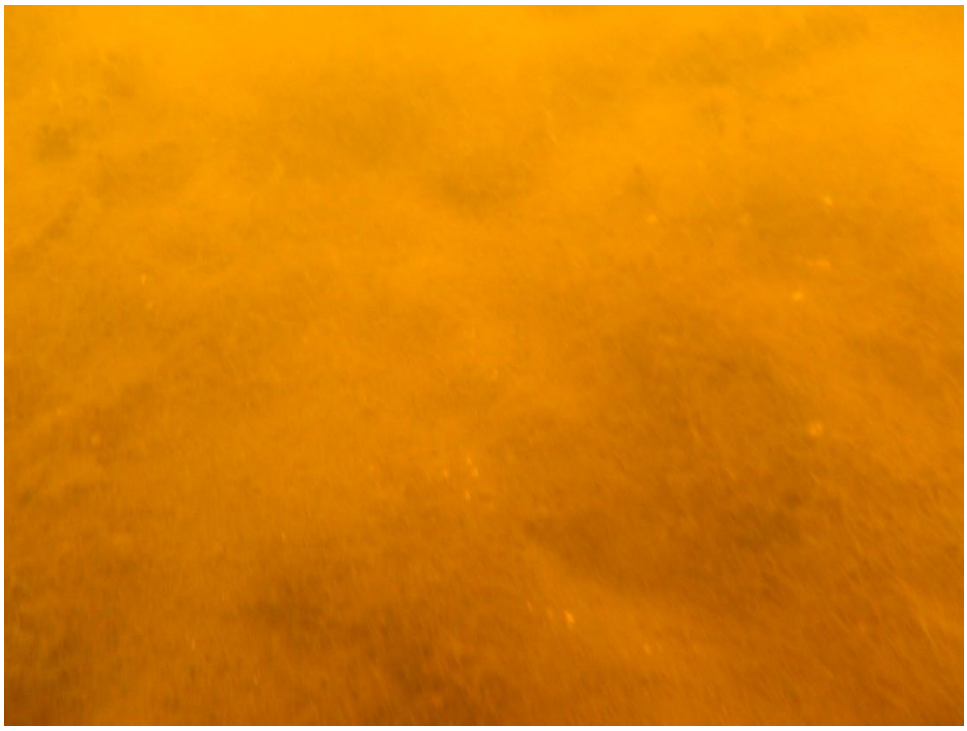


Photo 8: Typical bottom sediment.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 9: Adjacent dock looking south.

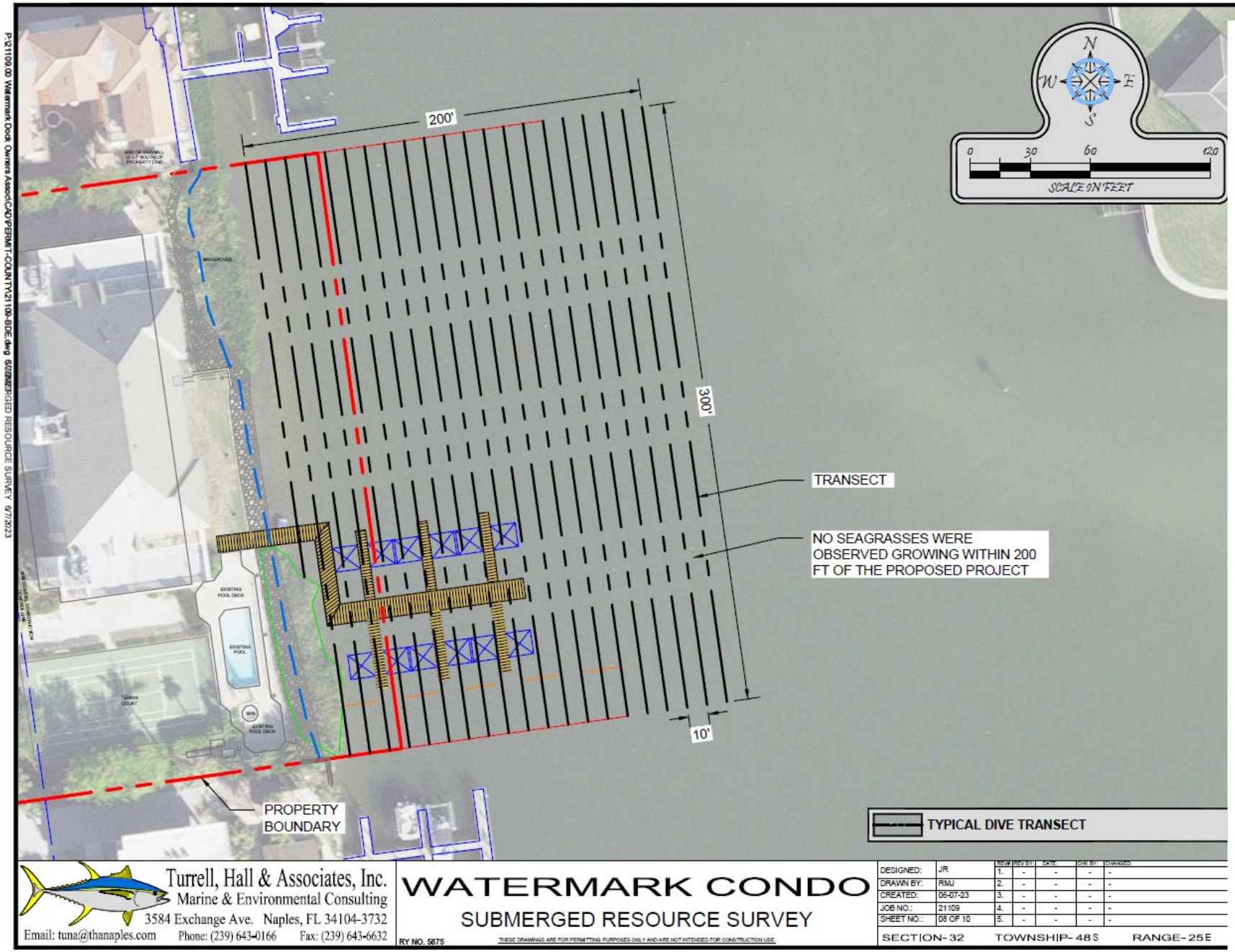
Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

EXHIBIT 1

SUBMERGED RESOURCE

DIVE TRANSECT MAP

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)



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

WATERMARK CONDO

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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

DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	06-07-23
JOB NO.:	21109
SHEET NO.:	08 OF 10

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

SECTION- 32 TOWNSHIP- 48 S RANGE- 25 E

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore

APPENDIX I

PHOTOS OF SURVEY AREAS
2023

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Typical Substrate

Typical Bottom Substrate with shell debris (above)

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Mangrove Fringe

SHORELINE PHOTOS

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

ADDRESSING CHECKLIST

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

27481040002

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

Please see attached

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

9380 Gulf Shore Drive, Naples, FL 34108

PROJECT INFORMATION

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

CURRENT PROJECT NAME

PROPOSED PROJECT NAME

PROPOSED STREET NAME(s)

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

Operations & Regulatory Management Division • 2800 North Horseshoe Drive • Naples, FL 34104 • 239-252-2400
www.colliercountyfl.gov

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

THE WATERMARK, A CONDOMINIUM

LEGAL DESCRIPTION

PARCEL A: The North half of Lot VII, all of Lot VIII, and the South half of Lot IX, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida, (but not included in said Plat)

AND

PARCEL B: The North half of Lot IX and the South half of Lot X, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida)but not included in said Plat).

EXHIBIT A-1

PAGE ONE

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Gulf Shore DR
Ocki AVE

MANATEE AWARENESS & PROTECTION PLAN

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

WATERMARK CONDO

MANATEE AWARENESS AND PROTECTION PLAN

JULY 2023

PREPARED BY:

JEFF ROGERS
TURRELL, HALL & ASSOCIATES, INC.
3584 EXCHANGE AVE.
NAPLES, FL 34104
(239) 643-0166
jeff@thanaples.com

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

1.0 INTRODUCTION

Watermark Condo is located at 9380 Gulf Shore Dr. Naples, FL 34108 along the southern terminus of Vanderbilt Lagoon in Section 32, Township 48 South, Range 25 East, Collier County. The marina will feature a 12 wet slip private multi-family docking facility which will accommodate the residents. The proposed project also includes installing 12 boatlifts within the proposed slips.

1.1 Background

The West Indian Manatee (subspecies Florida Manatee) (Trichechus manatus latirostris) is a slow-moving herbivore marine mammal which frequents waters and bays of South Florida for its warmer waters. They are protected under the Endangered Species and Marine Mammal Protection Acts.

They can reach lengths of 14 feet and weigh up to 3,000 pounds. Manatee feed on marine grasses, alga, and floating plants.

Boats until recently were the most significant danger to manatees, however in 2020 and 2021 a sharp decline in seagrass beds have led to a rash of mortalities from starvation in the North Florida springs where they will winter. Seagrass beds in the Vanderbilt Lagoon system are very sporadic and generally small in size. The Watermark Condo facility's bottom lands do not contain seagrasses or macro algae.

Vanderbilt Lagoon to the Gulf of Mexico is also an Idle Speed /No Wake Zone, so the manatee which can be found in these waters are protected from vessels to a large degree.

2.0 EDUCATION AND PUBLIC AWARENESS

The applicant has agreed to install and maintain the following signage which will be required by special condition in the Department of Environmental Protection and U.S. Army Corps of Engineers permits. (Signage map attached.)

- Manatee educational signage at the proposed walkway access from the upland to the docks.

3.0 POSTING AND MAINTENANCE OF MANATEE SIGNAGE

Attached is a signage location map for the facility which includes the manatee and other federally protected sea life. That signage will be maintained in good condition for the life of the facility. If the signage becomes damaged or faded it will be replaced.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

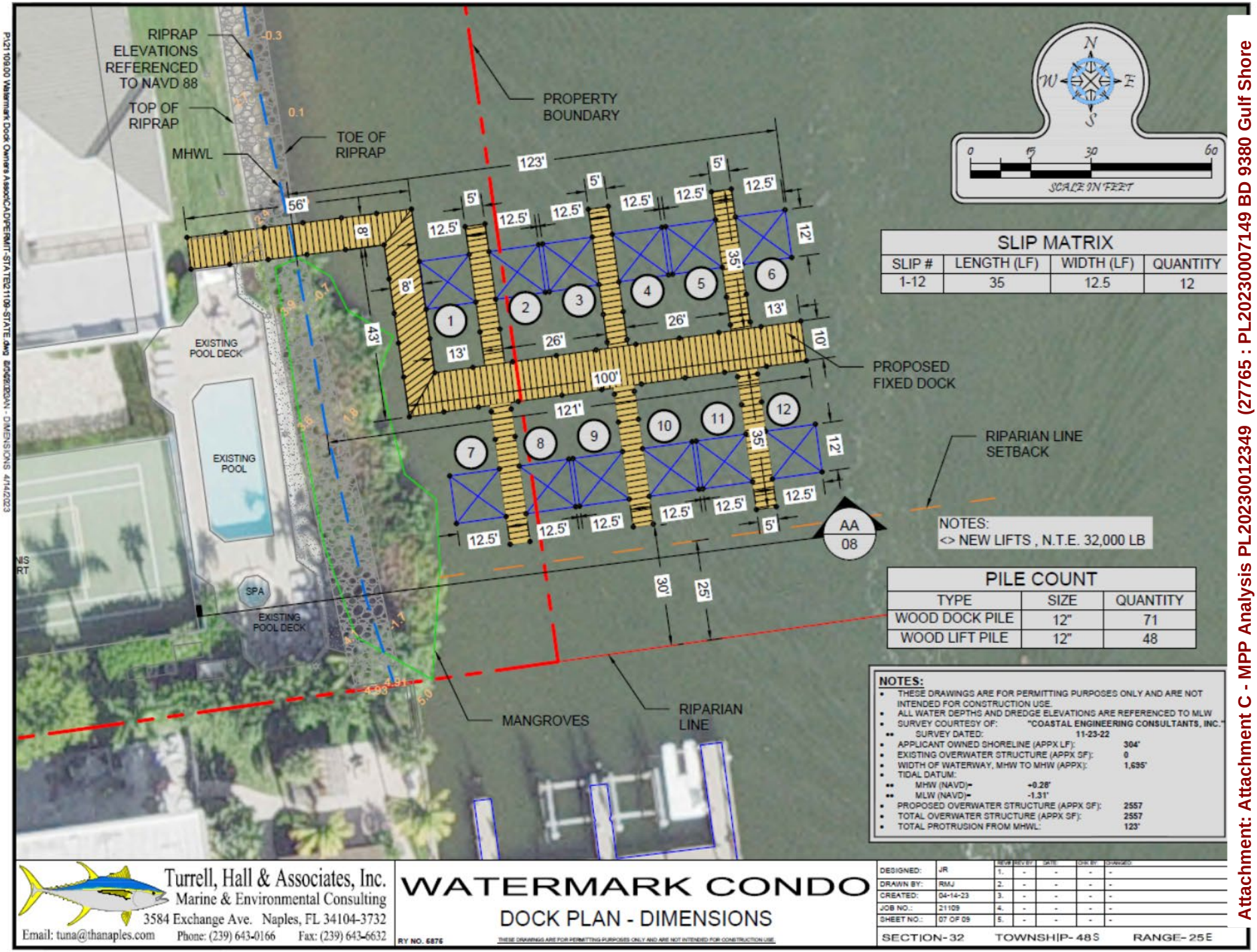
4.0 INFORMATION ON THE TYPE AND DESTINATION OF BOAT TRAFFIC GENERATED BY THE FACILITY

This facility will generate and be the recipient of the residence of Watermark Condo who are the authorized patrons proposed to use the docking facility. There are 12 slips total, but not all will be generating boat traffic on the same day. The facility will be used strictly by Watermark Condo residents for their private vessels. Most boat traffic will be destined for Vanderbilt Lagoon extending out to the Gulf of Mexico.

5.0 MARKING OF NAVIGATIONAL CHANNELS

Since the facility is located at the southern terminus of the Vanderbilt Lagoon basin with one entrance and exit navigation channels are not an issue until boats pass through Water Turkey bay extending to Wiggins Pass to then reach the Gulf of Mexico. These bays and waterways are already well marked so no other navigational markers will be required in association with the proposed facility.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)



SLIP MATRIX			
SLIP #	LENGTH (LF)	WIDTH (LF)	QUANTITY
1-12	35	12.5	12

PILE COUNT		
TYPE	SIZE	QUANTITY
WOOD DOCK PILE	12"	71
WOOD LIFT PILE	12"	48

NOTES:
<> NEW LIFTS , N.T.E. 32,000 LB

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: "COASTAL ENGINEERING CONSULTANTS, INC."
  - SURVEY DATED: 11-23-22
- APPLICANT OWNED SHORELINE (APPX LF): 304'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 1,695'
- TIDAL DATUM:
  - MHW (NAVD)= +0.28'
  - MLW (NAVD)= -1.31'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 2557
- TOTAL OVERWATER STRUCTURE (APPX SF): 2557
- TOTAL PROTRUSION FROM MHWL: 123'

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

WATERMARK CONDO

DOCK PLAN - DIMENSIONS

RY NO. 6876

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:	04-14-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	07 OF 09	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S RANGE-25E

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-STATE\21109-STATE.dwg 5/5/2023 - 8:23:23 AM - DIMENSIONS 4/14/2023

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore

WATERMARK CONDO
9380 GULF SHORE DR.
NAPLES, FL 34108
FOLIO #81207500021

SUBMERGED RESOURCE SURVEY REPORT
MAY 2023

PREPARED BY:

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

PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Table of Contents

1 Introduction 1
2 Objective 2
3 Methodology 3
4 Results 4
5 Conclusion 5
6 Photos 6

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental permitting & engineering services for the proposed new docking facility which accommodates 12 slips and boatlifts. A part of the permitting and design process includes completing an onsite Submerged Resource Survey (SRS) at the subject property Watermark Condo at 9380 Gulf Shore Dr. in Naples, FL 34108 that can be identified by folio #81207500021. 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 multi-family residential complex that can be found on the east side of Gulf Shore Dr. along Vanderbilt Lagoon. The subject waterway connects directly to the Gulf of Mexico through Wiggins Pass. The upland parcel currently consists of a multi-family condominium with an existing rip-rap vegetated shoreline made up of mangroves and other vegetation scattered throughout. The property is neighbored to the north by a multi-family residence with a docking facility, to the south by a multi-family residence with a docking facility, to the east by the subject waterway, and to the west by Gulf Shore Drive.

The SRS was conducted on May 5, 2023, between approximately 11:30a.m. and 12:15 a.m. Site conditions on that day consisted of sunny skies with a gentle southeast breeze approximately 5-10mph. Water clarity was good too fair which allowed for approximately 12-24 inches of visibility. The ambient air temperature was approximately 85 degrees Fahrenheit with an incoming tide. A low tide occurred before the site visit at approximately 7:34 a.m. and reached approximately 0.9′ feet above the Mean Low Water Mark. High tide was achieved after the site visit at approximately 12:48 p.m., reaching approximately 2.5 feet above the Mean Low Water Mark.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

2 OBJECTIVE

The objective of the SRS was to identify and locate any existing submerged resources within 200 feet of the proposed dock and boathouse facility project. 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 - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire subject property shoreline for the proposed dock and boathouse installation but also the area within 200 ft. of the proposed site as required by the Collier County LDC. 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, adjacent 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 shoreline 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 - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

4 RESULTS

The substrate found within the surveyed area consists of only 1 different characteristic being a silty muck material with scattered shell debris. There was also a lot of vegetation debris observed in the surrounding area, mostly from the recent storm surge that affected this area. Depths increased gradually with distance from the rip-rap shoreline increasing in depth out to the middle of the waterway with depths ranging from 2.5 to 8 feet.

During the survey, no seagrasses were observed but there were oyster debris consisting of small clusters and scattered oyster debris throughout. Accordingly, no impacts to any submerged resources are expected to occur as the result of the proposed project and no impacts are proposed to any of the existing mangroves along the subject shoreline. 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**
Striped Mullet	*Mugil cephalus*
Sheepshead	*Archosargus probatocephalus*
Gray Snapper	*Lutjanus griseus*
Common Snook	*Centropomus undecimalis*

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

5 CONCLUSION

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded few results. An existing rip-rap shoreline is present with scattered mangroves and other vegetation. There were no seagrasses or other significant marine resources that were observed anywhere within the vicinity of the project site. There were significant amounts of barnacles and oyster debris observed in and around the mangrove roots contained up along the shoreline. Based off these observations it is THA opinion that the proposed project will not have any negative impacts to any submerged resources nor the subject waterway water quality.

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

6 PHOTOS

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Photo 2: Existing property shoreline and mangroves.

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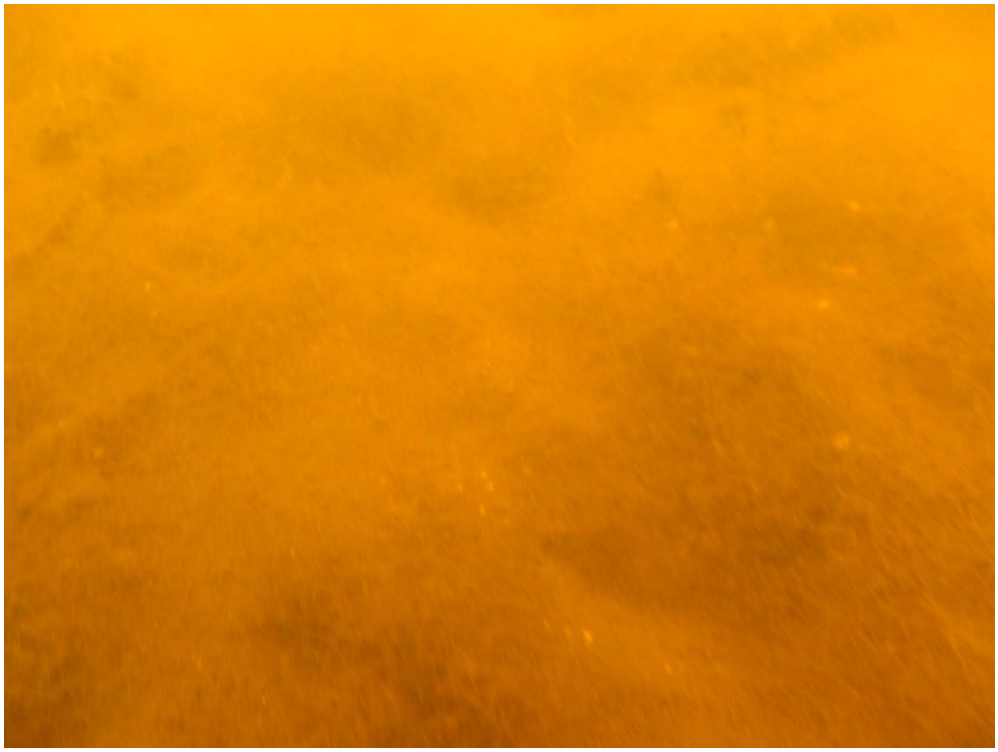

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Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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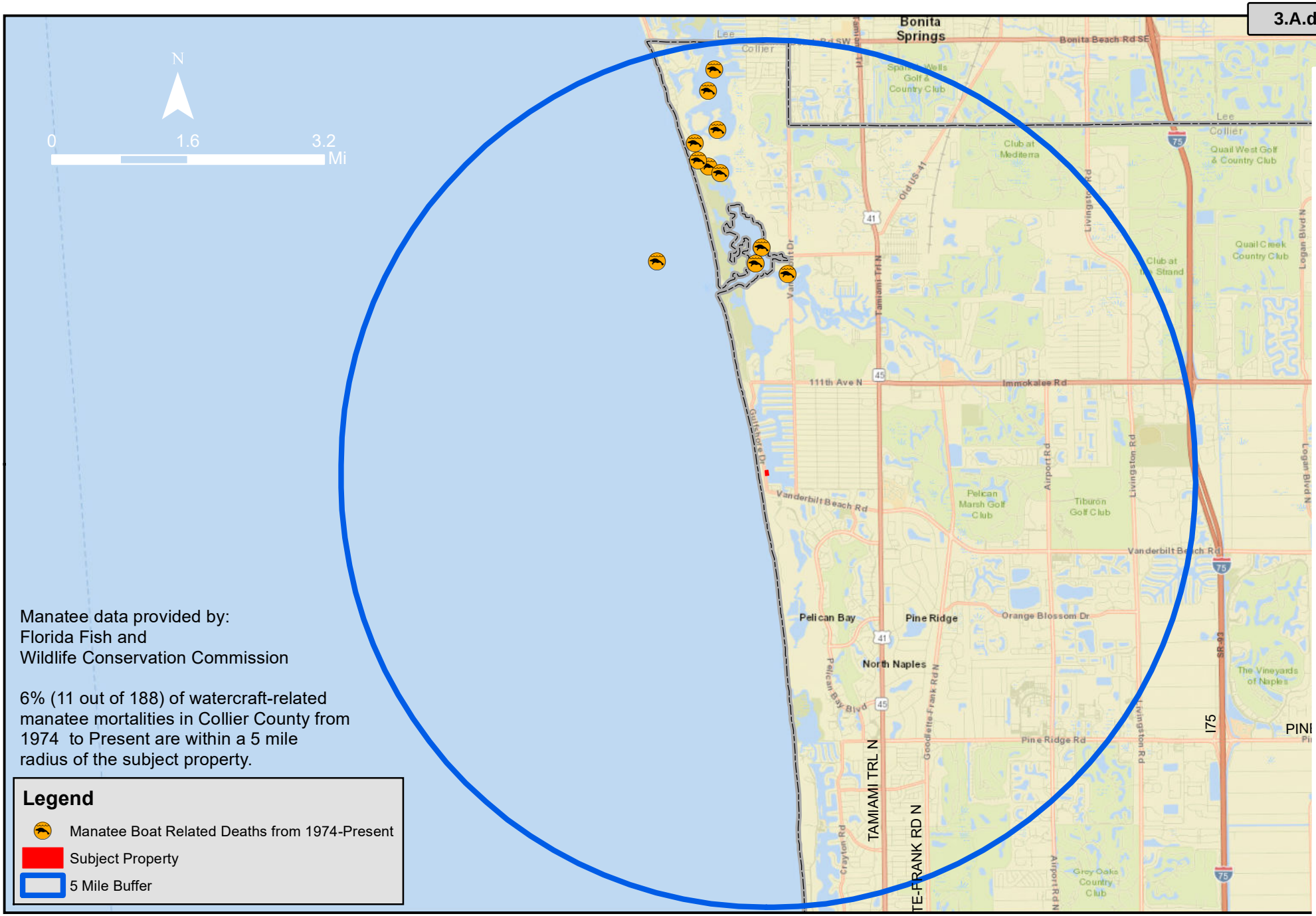


Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3484 Exchange Ave. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

WATERMARK CONDO
MANATEE MORTALITY MAP

DRAWN BY:	RMJ	REVISION:	SCALE: 1 "=1.5 mi
CREATED:	06-30-23	N/A	FILE PATH:
JOB NO.:	21109	N/A	P:\21109.00 Watermark Dock Ow Assoc\GIS\21109_ ManateeMort-CNTY.mxd
SHEET:	12 OF 12	N/A	

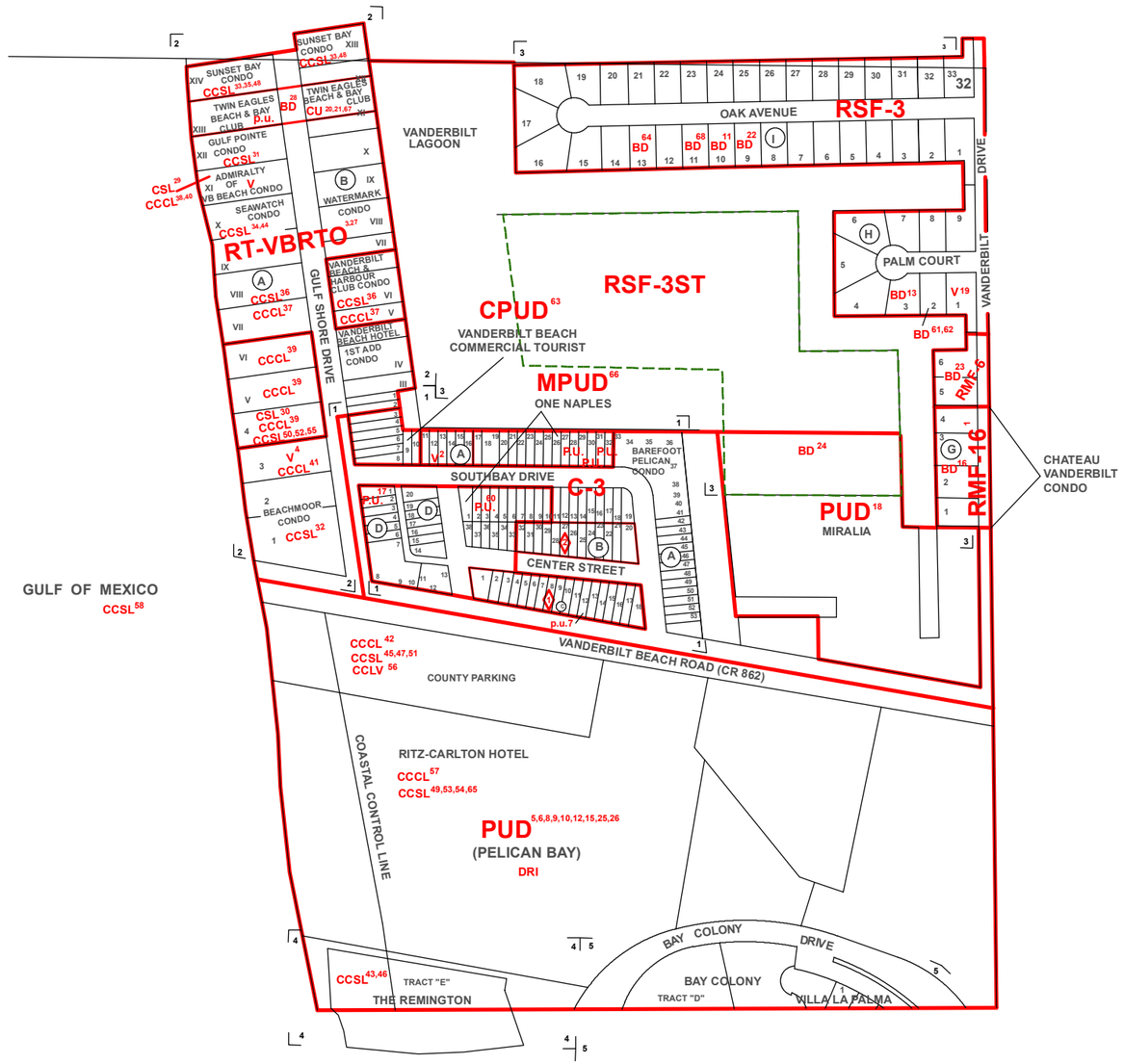
SECTION-32 TOWNSHIP

Attachment: Attachment C - MPP Analysis PL20230012349 (27765 : PL20230007149 BD 9380 Gulf Shore

The Historic/Archaeological Probability Maps are the official County source designating historic or archaeologic resources.

LAST REVISION: ZONING 10/4/2022 OTHER

8529S



8532S

8533N

INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
1	VANDERBILT BEACH CENTER	3	16
2	CONNER'S VANDERBILT BEACH ESTATES UNIT 1	3	8-9
3	CONNER'S VANDERBILT BEACH ESTATES UNIT 2	3	17
4	PELICAN BAY UNIT 8	15	27-29
5	PELICAN BAY UNIT 10	15	64-67
6			
7			
8			
9			
10			

ZONING NOTES

1 8-24-82 R-82-24-C 82-74
2 8-27-85 V-85-20 C 85-183
3 12-17-85 R-85-21C 85-78
4 11-15-88 V-88-7 88-287
5 8-12-86 PDA-86-6C 86-42
6 1-27-87 PDA-86-12C 87-1
7 8-11-87 PU-87-1C 87-184
8 11-8-88 PDA-88-11C 88-84
9 6-13-89 PDA-99-7 89-35
10 10-24-89 SDV-89-2 89-296
11 8-2-90 BD-90-8 90-7
12 8-21-90 PDA-90-4 90-66
13 5-16-91 BD-91-4 91-7
14 5-13-92 REMOVAL OF ST FROM PELICAN BAY BY REQUEST FOR LEGAL SERVICE NO. GWP9202301
15 9-14-93 PUD-76-3(114) 93-63
16 10-7-93 BD-93-16 93-30
17 3-11-96 PUD-96-2 96-12
18 5-28-96 V-96-5 96-174
19 6-23-98 CU-98-7 98-234
20 9-12-00 CU-00-10 00-300
21 11-2-00 BD-00-20 00-29
22 6-21-01 BD-01-AR-739 01-13
23 10-4-01 BD-01-AR-1198 01-23
24 9-21-04 PUDA-03-AR-4008 04-59
25 9-21-04 DRI-03-AR-4777 04-286
26 9-21-04 LDC 04-01
27 1-7-04 BD-PL-10-1685 11-03
28 5-19-11 CSL-77-1
29 5-31-77 CSL-77-2
30 5-10-77 CCSL-77-5C
31 11-15-77 CCSL-78-1C
32 3-7-78 CCSL-78-2C 78-40
33 3-21-78 CCSL-78-5C 78-111
34 7-18-78 CCSL-79-3C 79-160
35 10-2-79 CCSL-79-4C 79-161
36 10-2-79 CCCL-79-5C 79-178
37 12-4-79 CCCL-82-1C 81-255
38 9-14-82 CCCL-82-5C 82-131
39 10-23-84 CCCL-84-3C 84-200
40 5-10-88 CCCL-87-8C 88-108
41 2-14-89 CCCL-89-1C 89-35
42 1-8-91 CCSL-90-13 91-13
43 3-19-91 CCSL-90-11 91-257
44 2-18-92 CCSL-91-9 92-136
45 2-18-92 CCSL-91-7 92-137
46 5-11-93 CCSL-93-3 93-194
47 6-14-94 CCSL-94-4 94-421
48 3-28-95 CCSL-94-15 95-247
49 8-5-97 CCSL-97-2 97-316
50 1-13-98 CCSL-97-4 98-16
51 6-23-98 CCSL-98-3 98-235
52 8-1-00 CCSL-00-3 00-252
53 6-11-02 CCSL-02-AR-2343 02-266
54 10-14-03 CCSL-01-AR-1922 03-355
55 9-27-11 CCLV-PL-10-1612 11-181
56 2-2-83 CCSL-83-9C 83-117
57 2-2-83 CCSL-95-1 95-451
58 "DELETED"
59 6-12-79 PU 79-6C PU'S'
60 7-5-18 BD-PL-17-2726 HEX 18-13
61 8-27-18 BD-PL-17-2726 HEX 18-16 (SCRIVENER'S ERROR)
62 6-9-20 PUDZ-PL-18-2793 20-14
63 10-23-20 BDE-PL-20-2922 HEX 20-17
64 10-23-20 CCSV-PL-20-764 HEX 20-22
65 3-1-21 PUDZ-PL-19-697 21-09
66 4-22-22 CU-PL-21-1683 HEX 22-16
67 9-9-22 BDE-PL-21-87 HEX 22-36
68

DEVELOPMENT STANDARDS MODIFICATIONS

<1> 6-22-92 R-92-4 92-43
<2> 3-1-21 PUDZ-PL-19-697 21-09

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

N

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

TWP 48S RNG 25E SEC(S) 32 NO 1/2

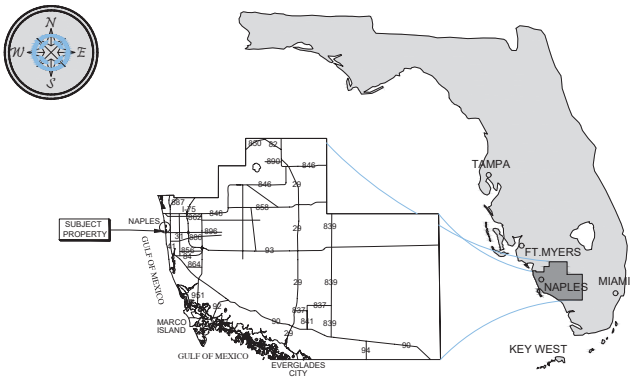
SCALE 0 400

MAP NUMBER: 8532N

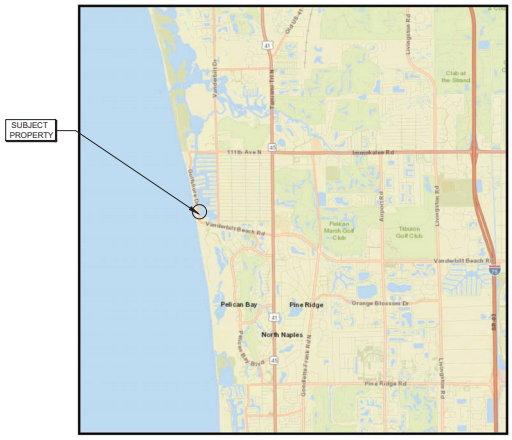
Attachment: Attachment D - Zoning Atlas 8532N (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

WATERMARK CONDO
SDP - 89-120
INSUBSTANTIAL CHANGE

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

NOTES:
<> THESE DRAWINGS ARE INTENDED FOR CONSTRUCTION USE.

Owner: The Watermark, a Condominium

SITE ADDRESS:
<> 9380 GULF SHORE DR
NAPLES, FL 34108

<> LATITUDE: N 26.256952
<> LONGITUDE: W -81.822757

Zoning: RT-VBRTO

Note: Companion application BDE-PL20230007149

Main Folio Number: 27481040002

Unit Folio Numbers:

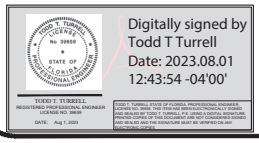
81207500021, 81207500047, 81207500063, 81207500089, 81207500102, 81207500128, 81207500144, 81207500160, 81207500186, 81207500209, 81207500225, 81207500241, 81207500267, 81207500283, 81207500306, 81207500322, 81207500348, 81207500364, 81207500380, 81207500403, 81207500429, 81207500445

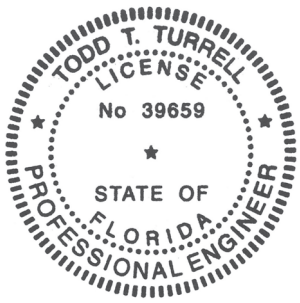
Legal Description

Parcel A: The North half of Lot VII, all of Lot VIII, and the South Half of Lot IX, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida, (but not included in said Plat)

AND

Parcel B: The North half of Lot IX and the South half of Lot X, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida (but not included in said Plat).





COUNTY AERIAL

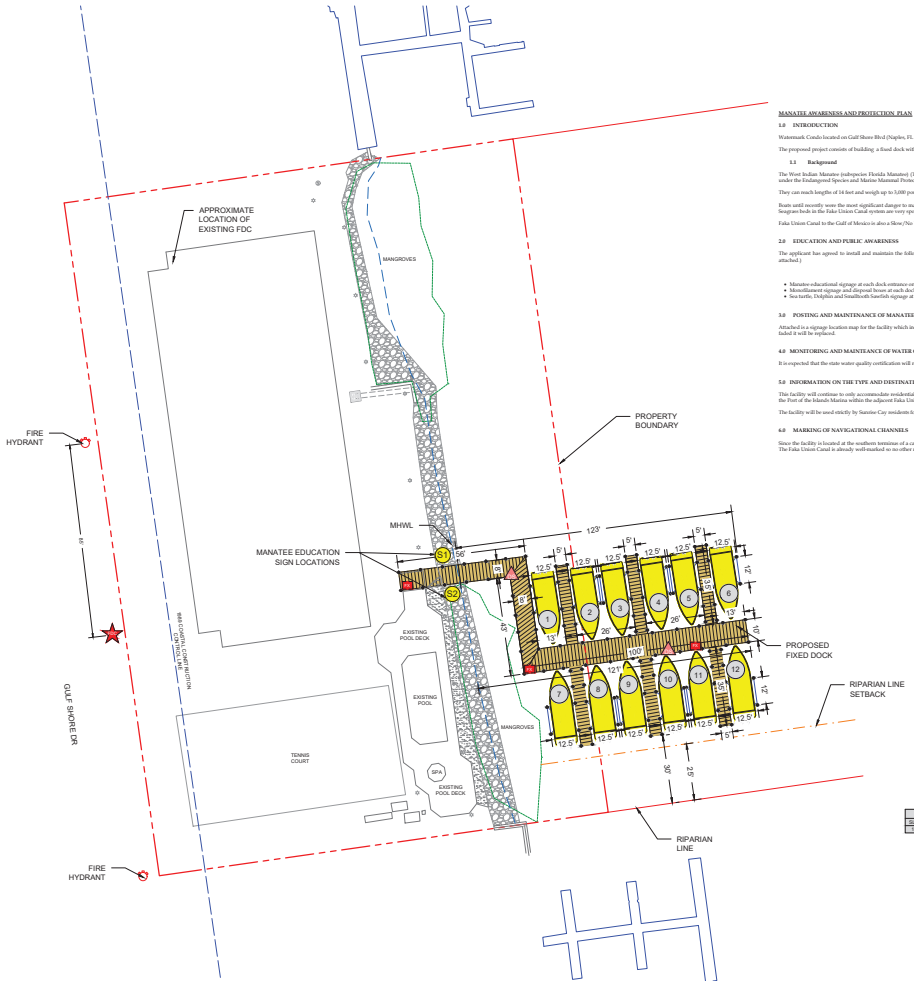
Digitally signed by
Todd T Turrell
Date: 2023.08.01
12:43:54 -04'00'

WATERMARK CONDO
LOCATION PAGE

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
3106 Tamiami Trail North
Naples, FL 34103-3732
Phone: (239) 434-7336
Fax: (239) 645-6632
email: tom@turrell-hall-assoc.com

DRAWN	CHECKED
RMJ	JFZ
PROJECT	SHEET
21109	01
DATE	
07-31-23	
SCALE	
N/A	
SHEET	
LOCATION PAGE	

Attachment: Attachment E - SDPI-PL20220008960 Rev3 – Pending Approval (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark



MANATEE AWARENESS AND PROTECTION PLAN

1.0 INTRODUCTION

Watermark Condo located on Gulf Shore Blvd (Naples, FL 34108) in Section 32, Township 48 South, Range 25 East, Collier County.

The proposed project consists of building a fixed dock with 12 slips and installing 12 boatlifts , including the installation of the approximate 71 dock piles and 48 boatlift piles.

1.1 Background

The West Indian Manatee (subspecies Florida Manatee) (*Trichechus manatus latirostris*) is a slow-moving herbivore marine mammal which frequents water and bays of South Florida for its warmer waters. They are protected under the Endangered Species and Marine Mammal Protection Acts.

They can reach lengths of 14 feet and weigh up to 3,000 pounds. Manatee feed on marine grasses, alga, and floating plants.

Boats until recently were the most significant danger to manatees, however in 2020 and 2021 a sharp decline in seagrass beds have led to a rash of mortalities from starvation in the North Florida springs where they will winter. Seagrass beds in the Faka Union Canal system are very sporadic and generally small in size. The Sunrise Cay facility's bottom lands do not contain seagrasses or macro algae.

Faka Union Canal to the Gulf of Mexico is also a Slow/No-Wake-Speed Zone, so the manatee which can be found in these waters are protected from vessels to a large degree.

2.0 EDUCATION AND PUBLIC AWARENESS

The applicant has agreed to install and maintain the following signage which will be required by special condition in the Department of Environmental Protection and U.S. Army Corps of Engineers permits. (Signage map attached.)

- Manatee educational signage at each dock entrance on the upland.
- Monofilament signage and disposal boxes at each dock entrance, except the fuel dock where it will be located at the ship store.
- Sea turtle, Dolphin and Smalltooth Sawfish signage at the ship store.

3.0 POSTING AND MAINTENANCE OF MANATEE SIGNAGE

Attached is a signage location map for the facility which includes the manatee and other federally protected sea life. That signage will be maintained in good condition for the life of the facility. If the signage becomes damaged or faded it will be replaced.

4.0 MONITORING AND MAINTENANCE OF WATER QUALITY TO COMPLY WITH STATE STANDARDS

It is expected that the state water quality certification will require some kind of water quality monitoring upon issuance. The testing and monitoring will be done and submitted as required.

5.0 INFORMATION ON THE TYPE AND DISTINATION OF BOAT TRAFFIC GENERATED BY THE FACILITY

This facility will continue to only accommodate residential boat traffic associated with each upland unit owner. There are 42 slips existing and proposed, but not all will be generating boat traffic on the same day. Additionally, the Port of the Islands Marina within the adjacent Faka Union Canal offers fuel to the local surrounding community and any transient vessels but no additional traffic will be a result of the proposed project.

The facility will be used strictly by Sunrise Cay residents for their private vessels. Most boat traffic will be destined for the Faka Union Canal and the Gulf of Mexico.

6.0 MARKING OF NAVIGATIONAL CHANNELS

Since the facility is located at the southern terminus of a canal with one entrance and exit point with no thread of navigation. The navigation channels start out in the Faka Union Canal extending out to reach the Gulf of Mexico. The Faka Union Canal is already well-marked so no other navigational markers will be required in association with the proposed facility.

NOTES:
<> DOCKS WILL NOT BE USED FOR COMMERCIAL PURPOSES.
<> ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

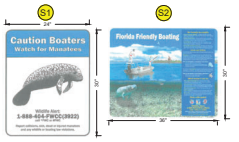
LEGEND

	FIRE DEPARTMENT CONNECTION WITHIN 100' OF THE FIRE HYDRANT
FS	MEE FIRE STATION : MODEL FS1020 WITH A 10LB "A-B-C" RATED EXTINGUISHER WITH LIGHT
	DRY FIRE STANDPIPE CONNECTION WITH REFLECTIVE IDENTIFICATION VALVE TO HAVE ON CAP WITH LANYARD
	EXISTING FIRE HYDRANT

SLIP MATRIX

SLIP #	LENGTH (LF.)	WIDTH (LF.)	QUANTITY
1-12	35	12.5	12

LENGTH (LOA)	NO.
35	12



TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B,
Naples, FL 34104-3772
Phone: (239) 643-0166
Fax: (239) 643-6012

WATERMARK CONDO
SDPI PLAN

DRAWN	RMJ
PROJECT	21109
DATE	07-31-23
SCALE	N/A
DRAWING	JPZ
SHEET	02

PE - SDPI-PL20220008960 Rev3 – Pending Approval (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark

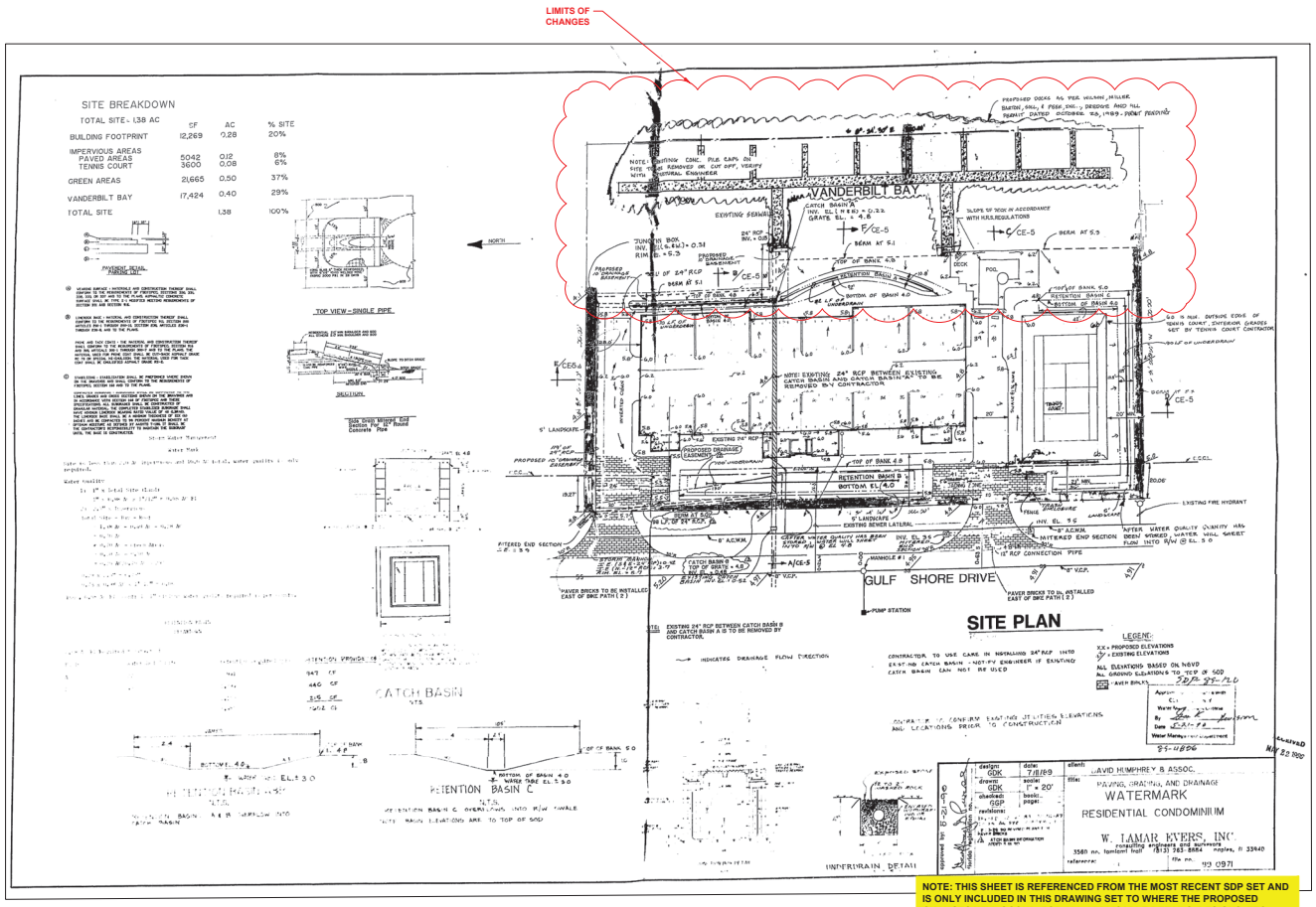
WATERMARK COND

SDPI PLAN WITH AERIA

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B,
Naples, FL 34104-3772
Phone: (239) 643-0166
Fax: (239) 643-6012

DESIGNED	DRAWN	CHECKED
RMJ	JR	
PROJECT	SHEET	
21109	03	
DATE	SCALE	
07-31-23	N/A	

RE - SDPI-PL20220008960 Rev3 – Pending Approval (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark



NOTE: THIS SHEET IS REFERENCED FROM THE MOST RECENT SDP SET AND IS ONLY INCLUDED IN THIS DRAWING SET TO WHERE THE PROPOSED CHANGES WILL OCCUR. FOR ALL APPLICABLE DETAILS, DESIGNS, ETC. PLEASE REFER TO COUNTY RECORDS AND THE APPLICABLE EOR.

WATERMARK CONDO
ORIGINAL SDP

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B,
Naples, Florida 34104-3772
Phone (239) 643-0166
Fax (239) 643-0602

DESIGNED RMJ
PROJECT 21109
DRAWN JR
CHECKED
DATE 07-31-23
SCALE N/A
APPROVED
DATE
SHEET 04

SDPE - SDPI-PL20220008960 Rev3 – Pending Approval (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark

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.

_X__ Application, to include but not limited to the following:

- _X__ Narrative of request
- _X__ Property Information
- _X__ Property Ownership Disclosure Form
- _X__ Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.

_X__ Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)

____ Affidavit of Unified Control

_X__ Affidavit of ~~Representation~~ Authorization

_X__ 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

_X__ Deviation Justifications, may be included within the Narrative Statement

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

__X__ Boundary Survey

__X__ 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.

__X__ Submerged Resource Surveys may be included here if required.

__X__ **flash drive, or e-mail, with *only one* pdf file for all documents**

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

12/14/2023
Date

Jeff Rogers
Printed Name of Signing Agent Representative

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

Boat Dock Facility Extension OR Boathouse Establishment Petition

Land Development Code Section 5.03.06
Chapter 3 B of the Administrative Code

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

APPLICANT INFORMATION

Name of Property Owner(s): Watermark Condonium Association, Inc. of Naples

Name of Applicant if different than owner: Bob Karl

Address: 9380 Gulf Shore Dr **City:** Naples **State:** FL **ZIP:** 34108

Telephone: _____ **Cell:** 563-349-3571

E-Mail Address: bkarll53@gmail.com

Name of Agent: Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 32 / 48 / 25 **Property I.D. Number:** 27481040002

Subdivision: 706300 - Watermark A Condominium, The **Unit:** _____ **Lot:** _____ **Block:** _____

Address/ General Location of Subject Property:

9380 Gulf Shore Dr., Naples, FL 34108

Current Zoning and Land use of Subject Property:

RT-VBRTO, Multi-family

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

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	RT-VBRTO	Multi-Family Residential
S	RT-VBRTO	Multi-Family Residential
E	RSF-3	Vanderbilt Lagoon
W	RT-VBRTO	Gulf Shore Drive

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. **Water Width:** 1,695 ft. Measurement from: ☐ plat ☐ survey ☐ visual estimate
   GIS ft. other (specify)
2. **Total Property Water Frontage:**
   304 ft.
3. **Setbacks:** Provided: 30 & 18 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   123
5. **Number and Lengths of Vessels to Use Facitlity:**
   1. 35 (12) ft.
   2. _____ ft.
6. **If applicable, the distance between dock facilities per the Land Development Code section 5.03.06 H.1.d.**
   _____ ft.
7. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**

There are a few other dock facilities on the subject waterway that extend out past 50-feet from the MHWL/property line. Additionally, there are also a handful of other docks that extend even further than what is being proposed on the adjacent bay and surrounding area.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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8. Signs are required to be posted for all petitions. On properties that are one (1) acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?

1.38 Acres

9. 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.)

DOCK EXTENSION 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% of the width of the waterway, and whether or not a minimum of 50% of the waterway width between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

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

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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DOCK EXTENSION 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 J 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.)

BOATHOUSE CRITERIA

The following criteria, pursuant to LDC section 5.03.06 F, shall be used as a guide by staff in determining its recommendation to the decision maker. The decision maker will utilize the following criteria as a guide in the decision to approve or deny a particular Boathouse request. In order for the request to be approved, all of the criteria must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Minimum side setback requirement: Fifteen feet.

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.

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.

4. Maximum number of boathouses and covered structures per site: One.

5. All boathouses and covered structures shall be completely open on all 4 sides.

6. Roofing material and roof color shall be the same as materials and colors used on principal structure or may be a palm frond "chickee" style. A single-family dwelling unit must ve constructed on the subject lot prior to, or simultaneously with, the construction of any boathouse or covered dock 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 gratest extent practical.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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ASSOCIATIONS

Complete the following for all registered Home Owner / Civic Association(s) that could be affected by this petition and located within 1,000 feet of the subject property. Provide additional sheets if necessary. Information can be found on the **Civic Associations and Communities page** on the Board of County Commissioner's website. Applicant is responsible for and shall confirm the current mailing addresses for each association as registered by the Florida Department of State, Division of Corporations.

Name of Homeowner / Civic Association: The Watermark Dock Association, Inc.
Mailing Address: 3301 Bonita Beach Road, Suite 200 **City:** Bonita Springs **State:** FL **ZIP:** 34134

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ____ **ZIP:** _____

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ____ **ZIP:** _____

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ____ **ZIP:** _____

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ____ **ZIP:** _____

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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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 or processed.**

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☑	
Property Ownership Disclosure Form	☑	
Affidavit of Authorization, signed and notarized	☑	
Completed Addressing Checklist	☑	
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.	☑	☐
Signed and sealed survey	☐	☐
Chart of site waterway	☐	☑

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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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:	☐	Parks and Recreation:
☐	City of Naples Planning Director	☐	School District (Residential Components):
☐	Conservancy of SWFL:	☐	Other:
☐	Emergency Management:	☐	Other:

FEE REQUIREMENTS:

- ☑ **Boat Dock Extension / Boathouse Petition fee:** $1,500.00
- ☑ **Pre-Application Meeting fee** $500.00
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☑ **If applicable, an additional fee for Property Owner Notifications will be billed to the applicant after Hearing Examiner hearing date.** *(Variable)*
- ☑ **Fire Planning Review fee:** $100.00

All fees are collected at the time of application. Property Notification Letters, if required by The Land Development Code, will be invoiced after the petition is heard by the Board of County Commissioners.

*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. *Additional fee for the 5th and subsequent re-submittal will be accessed at 20% of the original fee.*

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

Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Signature of Petitioner or Agent — Date: 11/30/23

Jeff Rogers
Printed Name

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Zoning Pre-Application Meeting Notes

Petition Type: Boat Dock Extension (BD)
Date and Time: Wednesday 4/26/23 at 1:30pm - ZOOM

Assigned Planner: John Kelly

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

Project Information

Project Name: Watermark Condominium (BD)

PL #: 20230007149

Property ID #: 27481040002 **Current Zoning:** RT - VBRTO

Project Address: 9380 Gulf Shore DR. **City:** Naples **State:** FL **Zip:** 34108

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: Watermark A Condominium, The

Please provide the following, if applicable:

i. **Total Acreage:** _____

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 - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

Meeting Notes

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

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

ZONING –

- MULTI-FAMILY DWELLING FACILITY SUBJECT TO LDC SECTION 5.03.06
- DISCUSSED POTENTIAL OF ADDING SECOND FACILITY AT SAME LOCATION – ABILITY TO OBTAIN BOTH AUTHORIZATIONS AT SAME TIME, MAY POSTPONE CONSTRUCTION OF SECOND FACILITY
- PER DEVELOPMENT REVIEW DIV. AN INSUBSTANTIAL CHANGE TO SITE DEVELOPMENT PLAN IS REQUIRED, MAY BE APPLIED FOR SIMULTANEOUSLY; TRY SDP. 89-120.
- PROPERTY IS A CONDO ASSOC., PLEASE PROVIDE MINUTES OF MEETING AUTHORIZING ADDITION OF DOCKS AND AUTHORIZATION OF SIGNATORY TO SIGN.
- SEE GENERAL INSTRUCTIONS ON PAGE 3 of 5

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 - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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 - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Meeting Notes

ENVIRONMENTAL - CRAIG BROWN - SEE ATTACHED EMAIL NOTES AND BDE CHECKLIST ON PAGE 3.B.1 - 3.B.4.

Note: The County collects impact fees prior to the issuance of a Certificate of Occupancy to help offset the impacts of each new development on public facilities. These impact fees are used to fund projects identified in the Capital Improvement Element of the Growth Management Plan (GMP) as needed to maintain the adopted Level of Service (LOS) for public facilities. Other fees collected prior to the issuance of a building permit include building permit review fees. Please note that impact fees and taxes collected were not included in the criteria used by staff and the Planning Commission to analyze this petition.

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 - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, April 26, 2023 5:49 PM
To: ThomasClarkeVEN
Subject: RE: Zoning Pre-App ~~RESEARCH~~ for Watermark Condominium (BD) - PL20230007149 - ZOOM Pre-App Wed. 4/26/23 at 1:30pm
Attachments: Boat Dock Extension Checklist 2017 for reviewer.doc

Thomas,

Thomas,
Here are my notes for this BDE request.

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 nativ 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.*
*Label the name of any natural waterbody in close proximity to the proposed docking facility. (****as applicable).***
Please provide a manatee consistency determination for the proposed multi-slip dock facility per the LDC Section 5.03.06.H.2.f

Is Dredging proposed? Additional Lighting? Please provide illustrations/ descriptions.

Please label the name of the waterbody the project will occur in and indicate typical navigation Routes . Is the channel Marked and approximate draft depths?

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

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Tuesday, April 25, 2023 3:16 PM
To: StoltsAnthony <Anthony.Stolts@colliercountyfl.gov>; AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; SantabarbaraGino <Gino.Santabarbara@colliercountyfl.gov>; EastleyKatherine <Katherine.Eastley@colliercountyfl.gov>; MoscaMichele <Michele.Mosca@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; KlopfParker <Parker.Klopf@colliercountyfl.gov>; HansenRachel <Rachel.Hansen@colliercountyfl.gov>; SaboJames <James.Sabo@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; HarringtonSarah <Sarah.Harrington@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>
Cc: KellyJohn <John.Kelly@colliercountyfl.gov>

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230007149

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Laura DeJohn	Zoning - Vendor	252-5587	Laura.dejohn@colliercountyfl.gov
☑ John Kelly	Zoning -Planner III	252-5719	john.kelly@colliercountyfl.gov
☐ Richard Henderlong	Zoning -Planner III	252-2464	richard.henderlong@colliercountyfl.gov
☐ Ray Bellows	Zoning & Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Mike Bosi	Zoning & Planning Director	252-1061	Michael.Bosi@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning – Planner III	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Eric Ortman	Zoning – Planner III	252-1032	Eric.Ortman@colliercountyfl.gov
☐ Sean Sammon	Zoning – Planner III	252-8422	Sean.sammon@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning - Planner III	252-4312	timothy.finn@colliercountyfl.gov
☑ Thomas Clarke	Zoning - Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Anthony Stoltz	Utility Planning - Supervisor	252-5835	Anthony.stoltz@colliercountyfl.gov
☐ Drew Cody	Utility Planning – Project Mgr III	252-2917	Drew.cody@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Shon Fandrich	Utilities-Project Mgt-Supervisor	252-8835	Shon.fandrich@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring-Project Mgr II	252-5782	laurie.beard@colliercountyfl.gov
☐ Sean Lintz	North Collier Fire -Batallion Chief	597-9227	slintz@northcollierfire.com
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☐ Diane Lynch	Management Analyst I	252-4283	diane.lynch@colliercountyfl.gov
☐ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Gino Santabarbara	Impact Fees – Planner III	252-2925	Gino.santabarbara@colliercountyfl.gov

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

☐	Thomas Mastroberto	Greater Naples Fire – Site Plans Reviewer III	252-7348	thomas.mastroberto@colliercountyfl.gov
☐	Sue Faulkner	GMP-Comp Planning -Planner III	252-5715	sue.faulkner@colliercountyfl.gov
☐	Parker Klopf	GMP–Comp Planning – Planner II	252-2471	Parker.klopf@colliercountyfl.gov
☐	Rachel Hansen	GMP–Comp Planning – Planner III	252-1142	Rachel.hansen@colliercountyfl.gov
☐	Kathy Eastley	GMP-Comp Planning-Planner III	252-2834	Kathy Eastley@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Alexandra Mitchel	Environmental Specialist	252-2907	Alexandra.Mitchel@colliercountyfl.gov
☐	David Roe	Environmental Specialist	252-2915	David.Roe@colliercountyfl.gov
☑	Craig Brown	Environmental Review Supervisor	252-2548	craig.brown@colliercountyfl.gov
☐	Sarah Harrington	Environmental Review Manager	252-4211	Sarah.Harrington@colliercountyfl.gov
☐	John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐	Jocelyn Nageon De Lestang, P.E.	Engineering Stormwater	252-2434	Jocelyn.NageondeLestang@colliercountyfl.gov
☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Cormac Giblin, AICP	Director – Econ. Dev. & Housing	252-2460	Cormac.giblin@colliercountyfl.gov
☐	Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Brett Rosenblum-P.E	Dev. Review -Supervisor Proj. Mgt	252-2905	brett.rosenblum@colliercountyfl.gov
☐	Michele Mosca, AICP	Community Develop. – Planner III	252-2466	michele.mosca@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Renald Paul	Client Services	252-2443	Renald.paul@colliercountyfl.gov
☐	Lisa Blacklidge	Building Review	252-2758	Lisa.blacklidge@colliercountyfl.gov
☐	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Jeff Robens	Tunnell Hall + Assoc.		

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

PL20230007149 - Watermark Condominium (BD) **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.
  239-643-0166
  jeff@thanaples.com

- **Agent to list for PL#**

  Jeff Rogers

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

  The Watermark A Condominium

- **Confirm Purpose of Pre-App:**

  Boat Docks and boatlifts

- **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:**

  The proposed project scope of work consists of constructing a new fixed docking facility with 12 slips and associated boatlifts with the majority of what is being proposed being located over state lands. As proposed the dock total square footage is approximately 2,557 sq. ft. of over-water structure and will protrude 123 feet into the subject waterway which varies in width. Additionally, the proposed dock will provide a minimum of 25-foot setbacks from each riparian line and has been deigned to fully avoid impacts the mangroves along the shoreline.

REQUIRED Supplemental Information provided by:
Name:
Title:
Email:
Phone:

Cancellation/Reschedule Requests: Contact Connie Thomas- Supervisor – Permitting
Consuela.thomas@colliercountyfl.gov - Phone: 239-252-2473

Created April 5, 2017

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

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

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 or processed.**

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☑	
Property Ownership Disclosure Form	☑	
Affidavit of Authorization, signed and notarized	☑	
Completed Addressing Checklist	☑	
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.	☑	☐
Signed and sealed survey	☑	☐
Chart of site waterway - IF AVAILABLE	☐	☑

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review:
☑	Addressing:	☐	Parks and Recreation:
☐	City of Naples Planning Director	☐	School District (Residential Components):
☐	Conservancy of SWFL:	☐	Other:
☐	Emergency Management:	☐	Other:

FEE REQUIREMENTS:

- ☑ **Boat Dock Extension / Boathouse Petition fee:** $1,500.00
- ☑ **Pre-Application Meeting fee** $500.00
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☑ **If applicable, an additional fee for Property Owner Notifications will be billed to the applicant after Hearing Examiner hearing date.** *(Variable)*
- ☑ **Fire Planning Review fee:** $100.00

All fees are collected at the time of application. Property Notification Letters, if required by The Land Development Code, will be invoiced after the petition is heard by the Board of County Commissioners.

*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. *Additional fee for the 5th and subsequent re-submittal will be accessed at 20% of the original fee.*

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

Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Signature of Petitioner or Agent _____ Date _____

Printed Name _____

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

27481040002

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

Please see attached

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

9380 Gulf Shore Drive, Naples, FL 34108

PROJECT INFORMATION

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

CURRENT PROJECT NAME

PROPOSED PROJECT NAME

PROPOSED STREET NAME(s)

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

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
www.colliercountyfl.gov

THE WATERMARK, A CONDOMINIUM

LEGAL DESCRIPTION

PARCEL A: The North half of Lot VII, all of Lot VIII, and the South half of Lot IX, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida, (but not included in said Plat)

AND

PARCEL B: The North half of Lot IX and the South half of Lot X, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida)but not included in said Plat).

EXHIBIT A-1

PAGE ONE

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Joy & John Mega PO Box 1649 Sag Harbor, NY 11963	100
Robert & Regina Canei 6150 Scioto Highland Rd. Dublin, OH 43017	100
Pamela & Charles Massimi 9380 Gulf Shore Dr. Naples, FL 34108	100
Kevin & Kerry Connor 12600 Countryside Terrace Cooper City, FL 33330	100
Dany & Langis Blanchet 4901 Lionel Groulx #804 St Augustin D DE, QC Canada G3A 0N2	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
Patricia A Vredevoogd Trust 3805 Windsor Ridge N E Rockford, MI 49341	100
Christopher Fontana Declaration of Trust 9380 Gulf Shore Dr. #306 Naples, FL 34108	100

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
Pamela Karll Rev Trust 9380 Gulf Shore Dr. #301 Naples, FL 34108	100
Comaianni Family Liv Trust 9380 Gulf Shore Dr. #302 Naples, FL 34108	100
Kathleen G Hines Tr 14831 W Creek Ct N. Homer Glen, IL 60491	100
Laurel J Bunting Revoc Trust 9380 Gulf Shore Dr. #401 Naples, FL 34108	100
Dannie Mark Devol II Rev Trust 18905 State Route 664 S Logan, OH 43138	100

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Linda Scott 9380 Gulf Shore Dr. Apt 101 Naples, FL 34108	100
Roberto & Antonia Zunarelli 842 Greer St. Indianapolis, In 46203	100
Robert & Mary Lesueur 264 Nottingham Hill Sherwood Forest, MD 21405	100
Kenneth & Elizabeth Lubkert 9380 Gulf Shore Dr. #105 Naples, FL 34108	100
Lisa Carey 9957 Blackhawk Rd. Middleton, WI 53562	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
Roger DeMont Tr 11655 McClumpha Rd. Plymouth, MI 48170	100
Alice Reale Tr 2300 Washington St. #228 Newton, MA 02462	100
Sandra R Weger Liv Trust 1200 Maples St. Plymouth, MI 48170	100
Quesada Family Trust 3314 Segovia St. Coral Gables, FL 33134	100
North Park Trust 655 N Park Blvd Glen Ellyn, IL 60137	100

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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

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 Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

_____ 9/20/2023
Agent/Owner Signature Date

Jeff Rogers
_____
Agent/Owner Name (please print)

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

WARRANTY DEED
(FROM CORPORATION)

697998

RAMCO FORM 33

O.R. 913 PG 0661

This Warranty Deed *Made and executed the* 6th *day of* March *A. D. 19* 81 *by*

SEAWATCH BAYSIDE COMPANY,

a corporation existing under the laws of Florida *, and having its principal place of business at* Naples, Collier County, Florida, *hereinafter called the grantor, to*

GOODLETTE ROAD AND GORDON RIVER, INC., a Florida Corporation,

whose postoffice address is 5600 North Tamiami Trail, Suite 4, Naples, Florida 33940, *hereinafter called the grantee:*

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* Collier *County, Florida, viz:*

The North one-half (N ½) of Lot VII and all of Lot VIII and the South one-half (S ½) of Lot IX, Block B, as shown on Plat of CONNER'S VANDERBILT BEACH ESTATES, Unit No. 1 (but not included in said Plat) according to the Plat thereof, recorded in Plat Book 3, at Pages 8 and 9, of the Public Records of Collier County, Florida.

Subject to easements, restrictions and other reservations of record, and taxes for 1981.

This is liquidating distribution from Seawatch Bayside Company to the stockholder thereof, and is without consideration beyond $10 recited above.

RECORDED
OFFICIAL RECORD BOOK
COLLIER COUNTY, FLORIDA

APR 9 1 02 PM '81

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.D. APR-9'81
0 0.4 0

(CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: Philip A. Erickson Secretary

SEAWATCH BAYSIDE COMPANY

Signed, sealed and delivered in the presence of:

Almina W. Brenner

Kim Marie Seifert

By: Daniel E. Conley President

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PHILIP A. ERICKSON and DANIEL E. CONLEY, Secretary and President respectively of the corporation named as grantor well known to me to be the ~~XXXXXXX~~ in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of March, A. D. 19 81.

Notary Public

My Commission expires: 5-20-84

This Instrument prepared by:
Address → DANIEL E. CONLEY, ESQUIRE
PINE RIDGE PLAZA, SUITE 4
5600 NORTH TAMIAMI TRAIL
NAPLES, FLORIDA 33940
TELEPHONE 813/597-7184

Recorded and Verified
In Official Records of
COLLIER COUNTY, FLORIDA
WILLIAM J. REAGAN
Clerk of Circuit Court

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

4.00
2300.00

WARRANTY DEED
FROM CORPORATION TO CORPORATION

704407

RAMCO FORM 33H

REC 4.00
DOC 2300.00
INT

This Warranty Deed *Made and executed the* 14th *day of* May, *A. D.* 1981 *by*

GOODLETTE ROAD AND GORDON RIVER, INC., O.R. 919 PG 0277

a corporation existing under the laws of Florida *, and having its principal place of business at* Naples, Collier County, Florida *hereinafter called the grantor, to*

WOLVERINE DEVELOPMENT COMPANY,

a corporation existing under the laws of the State of Florida *, with its permanent postoffice address at* c/o A.R. Mays, 23811 Chagrin Blvd., Cleveland, Ohio, *hereinafter called the grantee:*

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

RECORD AND RETURN TO BOOK OFFICIAL RECORDS COLLIER COUNTY, FLORIDA MAY 15 9 08 AM '81

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* Collier *County, Florida, viz:*

The North one-half (N 1/2) of Lot VII, all of Lot VIII, and the South one-half (S 1/2) of Lot IX, Block B, as shown on Plat of CONNER'S VANDERBILT BEACH ESTATES, Unit No. 1 (but not included in said Plat), according to plat thereof, recorded in Plat Book 3, at Pages 8 and 9, of the Public Records of Collier County, Florida.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY 15 '81 999.00 P.B. 11149

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY 15 '81 301.00 P.B. 11149

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY 15 '81 999.00 P.B. 11149

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(CORPORATE SEAL)

ATTEST: Philip A. Erickson Secretary

GOODLETTE ROAD AND GORDON RIVER, INC.

By: Daniel E. Conley President

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY 15 '81 01.00 P.B. 11149

Signed, sealed and delivered in the presence of:

Clemina W. Brenner

Kim Marie Seifert

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized personally appeared DANIEL E. CONLEY and PHILIP A. ERICKSON,

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of May, A. D. 1981.

Kim Marie Seifert
Notary Public

My Commission expires: 5-20-84

This Instrument prepared by DANIEL E. CONLEY, ESQUIRE
Address PINE RIDGE PLAZA, SUITE 4
5600 NORTH TAMIAMI TRAIL
NAPLES, FLORIDA 33940
TELEPHONE 813/597-7184

Recorded and Verified
In Official Records of
COLLIER COUNTY, FLORIDA
WILLIAM T. REAGAN
Clerk of Circuit Court

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Doc 4108.05

WARRANTY DEED
FROM CORPORATION TO CORPORATION

RAMCO FORM 33A

713413 O.R. 927 PG 0885

This Warranty Deed *Made and executed the* 15th *day of* June *A. D.* 1981 *by*

WOLVERINE DEVELOPMENT COMPANY,

a corporation existing under the laws of Florida *, and having its principal place of business at* Naples, Collier County, Florida *hereinafter called the grantor, to*

CAPTRAN DEVELOPMENT CORP.,

a corporation existing under the laws of the State of Florida *, with its permanent postoffice address at* 2353 Periwinkle Way, Sanibel Island, Florida *hereinafter called the grantee:*

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

Witnesseth: *That the grantor, for and in consideration of the sum of $ and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in County, Florida, viz:*

The North one-half (N 1/2) of Lot VII, all of Lot VIII, and the South one-half (S 1/2) of Lot IX, Block B, as shown on Plat of CONNER'S VANDERBILT BEACH ESTATES, Unit No. 1 (but not included in said Plat), according to plat thereof, recorded in Plat Book 3, at Pages 8 and 9, of the Public Records of Collier County, Florida.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL-2'81 999.00 P.B. 11149 — 003423

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL-2'81 999.00 P.B. 11149 — 003424

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL-2'81 112.05 P.B. 11149 — 003425

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL-2'81 999.00 P.B. 11149 — 003422

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL-2'81 999.00 P.B. 11149 — 003426

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances* except for the Mortgage and Assignment of Rents, in favor of The Bankers Guarantee Title & Trust Company, recorded in Official Records Book 919, at pages 278 through 286, Public Records of Collier County, Florida.

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(CORPORATE SEAL)

WOLVERINE DEVELOPMENT COMPANY

Signed, sealed and delivered in the presence of:

By John Dyer President

STATE OF FLORIDA
COUNTY OF COLLIER

OFFICIAL RECORDS BOOK COLLIER COUNTY, FLORIDA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN DYER

JUL 2 11 42 AM '81

well known to me to be the President of the corporation named as grantor in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of July, A. D. 1981.

Notary Public

My Commission expires: 11-11-84

This Instrument prepared by DANIEL E. CONLEY, ESQUIRE
Address PINE RIDGE PLAZA, SUITE 4
5600 NORTH TAMIAMI TRAIL
NAPLES, FLORIDA 33940
TELEPHONE 813/597-7184

Recorded in Official Records of COLLIER COUNTY, FLORIDA
WILLIAM J. REAGAN
Clerk of Courts

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

WARRANTY DEED
INDIVID TO INDIVID

RAMCO FORM 01

This Warranty Deed *Made the* 20th *day of* December *A. D. 19* 82 *by*
Captran Development Corp., a Florida corporation, now known as Captran Resorts International, Inc., a Florida corporation

hereinafter called the grantor, to

Vanderbilt Partnership, Ltd., a Florida limited partnership

whose postoffice address is 12999 McGregor Blvd., SW, Suite #101-A, Fort Myers, FL 33908 *hereinafter called the grantee:*

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* County, Florida, *viz:*

The North one-half (N½) of Lot VII, all of Lot VIII, and the South one-half (S½) of Lot IX, Block B, as shown on Plat of CONNER'S VANDERBILT BEACH ESTATES, Unit No. 1 (but not included in said Plat), according to plat thereof, recorded in Plat Book 3, at Pages 8 and 9, of the Public Records of Collier County, Florida.

1982 DEC 22 PM 4:15 RECORDED
00789097 COLLIER COUNTY
OR BOOK 01000 PAGE 00312

Charles Mulligan Signed by W. McCord Jr. P.O. Box 3050 Fort Myers Beach, Fla.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1981.*

Subject to that certain mortgage in favor of Naples Federal Savings and Loan Association recorded at O.R. Book 942, Page 835, with an original principal balance of $350,000.00

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Jacques H. LeRoy

Captran Development Corp., a Florida corporation, now known as Captran Resorts International, Inc., a Florida corporation

R. W. Trowbridge L.S.
President L.S.

STATE OF Florida
COUNTY OF Lee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Reid W. Trowbridge as President of Captran Development Corporation, now known as Captran Resorts International, Inc. to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of said corp.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of December, A. D. 1982

Mary A. Gen
Notary Public, State of Florida at Large
My commission expires January 9, 1986

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

This Instrument prepared by:

Address

SPACE BELOW FOR RECORDERS USE

Received $ 1,575.00
Documentary Stamp Tax
Collier County, Florida
William J. Reagan, Clerk
by Nancy McDinnis D.C.

Recorded and Verified
In Official Records of
COLLIER COUNTY, FLORIDA
WILLIAM J. REAGAN, CLERK
By LAURA FIGLIOLI D.C.

PLEASE RETURN TO: BOX 3050 FORT MYERS BEACH, FLA. 33931
CERTIFIED COPY

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

2500.00
13.00

0011153 OR BOOK 000462 PAGE

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

This Warranty Deed *Made the* 15th *day of* August *A. D.* 19 85 *by*

VANDERBILT PARTNERSHIP, LTD., a Florida Limited Partnership

hereinafter called the grantor, to

GOLDOME SAVINGS BANK, a Florida Corporation

whose postoffice address is 6666-22nd Avenue North, St. Petersburg, Florida 33710
hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Collier *County, Florida, viz:*

The North 1/2 of Lot VII, all of Lot VIII, and the South 1/2 of Lot IX, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. I according to the Plat thereof, as recorded in Plat Book 3 at Pages 8 and 9, of the Public Records of Collier County, Florida.

and

The North 50 feet of Lot IX and the South 50 feet of Lot X, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. I, according to the plat thereof, as recorded in Plat Book 3 at Pages 8 and 9, of the Public Records of Collier County, Florida.

Subject to Reservations, Restrictions and Easements of record in force.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19 84 and those mortgages and agreements set forth in Exhibit "A" attached hereto and made a part hereof, which the Grantee Hereby assumes and agrees to pay. Grantee has joined in the execution of this deed to acknowledge its assumption of said mortgage indebtedness. (see backside)

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Francine Mulak
Elizabeth Ann Lizzo

VANDERBILT PARTNERSHIP, LTD.

Donald L. Fasig, a General Partner L.S.

Jerrold I. Lupoff, a General Partner L.S.

SPACE BELOW FOR RECORDERS USE

STATE OF Florida
COUNTY OF Lee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Donald L. Fasig and Jerrold I. Lupoff, General Partners of aforesaid partnership

to me known to be the persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of August A.D. 19 85

NOTARY PUBLIC

Francine Mulak

This Instrument prepared by:
Address

PREPARED BY:
THOMAS G. ECKERTY
ATTORNEY AT LAW
12934 KENWOOD LANE, SUITE 34
FORT MYERS, FLORIDA (OVER)

Received $ 2,500.00
Documentary Stamp Tax
Collier County, Florida
William J. Reagan, Clerk
by Debbie Atkins D.C.

1985 AUG 29 PM 3:12 RECORDED

00954627 COLLIER COUNTY

RETURN TO:
THOMAS G. ECKERTY
ATTORNEY AT LAW
12934 KENWOOD LANE, SUITE 34
FORT MYERS, FLORIDA 33907

FOR CERTIFIED COPY

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

This Instrument prepared by:
CHRISTOPHER M. HUNTER
Attorney at Law
6666 22nd Ave. N. (600000 CV)
Suite 308
St. Petersburg, FL 33710

01198704

1988 JUL 20 PM 12:01

COLLIER COUNTY

RECORDED

WARRANTY DEED

This Warranty Deed Made and executed on this the 18th day of JULY, A.D. 1988 by Goldome Savings Bank, a corporation existing under the laws of the State of Florida, and having its principal place of business at 6666 22nd Ave. N., St. Petersburg, FL 33710, hereinafter called the Grantor, to Clyde C. Quinby,Jr.,as Trustee, hereinafter called the Grantee, whose post office address is 4588 Tamiami Trail N., Naples, Florida 33940.

Witnesseth: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release and confirm unto the Grantee, all that certain land situated in Collier County, Florida, viz:

REC 5.00
PRM 100
DOC 3300.00
INT
IND

Parcel A: The North half of Lot VII, all of Lot VIII, and the South half of Lot IX, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3 at Pages 8 and 9, of the Public Records of Collier County, Florida, (but not included in said Plat)
AND

Parcel B: The North half of Lot IX and the South half of Lot X, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3 at Pages 8 and 9, of the Public Records of Collier County, Florida, (but not included in said Plat)

OR BOOK 001366 PAGE 001491

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

To Have and To Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except real estate taxes for the year 1988 and subsequent years and all valid easements, restrictions and reservations of record.

In Witness Whereof, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Goldome Savings Bank

By: D. Sigrid Casey
D. Sigrid Casey
Vice President

Documentary Tax Pd. $ 3,300.00
Intangible Tax Pd. $ N/A
James C. Giles, Clerk Collier County
By Debbie Adkins D.C.

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared D. Sigrid Casey, well known to me to be the Vice President of Goldome Savings Bank, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and seal in the County and State last aforesaid this 18th day of July, A.D. 1988.

Notary Public

My commission expires: Notary Public, State of Florida at Large My Commission Expires May 4, 1990 Bonded thru Maynard Bonding Agency

Recorded and Verified
in Official Records of
COLLIER COUNTY, FLORIDA
JAMES C. GILES, CLERK

Tropical Title

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

01454603 COLLIER COUNTY
89 FEB 13 AM 11:23 RECORDED
001593 OR BOOK
001450 PAGE

REC 32500
PRM 4160
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IND

DECLARATION OF CONDOMINIUM FOR THE WATERMARK, A CONDOMINIUM

CLYDE C. QUINBY, TRUSTEE, as owner of the real property hereinafter described, and developer of the improvements thereon (hereinafter called the "Developer"), for himself, his successors, grantees, assignees, and his transferees, makes the following declaration:

1. PURPOSE

1.1. The purpose of this Declaration is to submit the lands described in this instrument and improvements on such lands, to the condominium form of ownership and use, in the manner provided by Chapter 718, Florida Statutes (hereinafter referred to as the "Condominium Act"), and the Developer does hereby submit the lands described in Exhibit "A" hereto annexed and made a part hereof and improvements on such lands, to the condominium form of ownership and use.

1.2. All the provisions of the Declaration shall be construed to be perpetual covenants running with the land and with every part thereof and interest therein, and every condominium parcel owner and claimant of the land or any part thereof or interest therein, and the owners heirs, executors and administrators, successors and assigns, shall be bound by all of the provisions of the Declaration, unless this Declaration shall be terminated pursuant to the Condominium Act or as herein provided. Both the burdens imposed and the benefits conferred by this Declaration shall run with each condominium parcel as herein defined.

1.3. The name of the condominium created by this Declaration is The Watermark, a Condominium (hereinafter called "The Watermark").

1.4. The condominium estates hereby created shall be fee simple estates; no time-share estates are created by this Declaration.

2. DEFINITIONS

2.1. The terms used in this Declaration and in the Articles of Incorporation, the Bylaws and the Rules and Regulations of the Association, shall have the meaning stated in the Condominium Act and as follows, unless the context otherwise requires. Further, whenever the context so requires, the use of any gender shall be deemed to include all genders, the use of the plural shall include the singular and the singular shall include the plural.

HOA RETRIEVED COPY

Andrew Stuart 813-261-1166
3800 Airport Rd. Pick-up
Naples, FL. 33942

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

001593 OR BOOK 001484 PAGE

THE WATERMARK, A CONDOMINIUM

LEGAL DESCRIPTION

PARCEL A: The North half of Lot VII, all of Lot VIII, and the South half of Lot IX, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida, (but not included in said Plat)

AND

PARCEL B: The North half of Lot IX and the South half of Lot X, Block B, of CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 3, Pages 8 and 9, Public Records of Collier County, Florida)but not included in said Plat).

NOT A CERTIFIED COPY

EXHIBIT A-1

PAGE ONE

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

THE WATERMARK CONDOMINIUM ASSOCIATION, INC.
BYLAWS

The foregoing were adopted as the Bylaws of The Watermark Condominium Association, Inc. of Naples on the 14th day of February, 1991.

THE WATERMARK CONDOMINIUM ASSOCIATION, INC.

(CORPORATE SEAL)

BY: _____ President

ATTEST:

_____ Secretary

NOT A CERTIFIED COPY

Recorded and Verified in Official Records of COLLIER COUNTY, FLORIDA JAMES C. GILES, CLERK

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

INSTR 6305868 OR 6171 PG 1839 E-RECORDED 9/8/2022 8:42 AM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC $18.50

THIS INSTRUMENT WAS PREPARED BY,
AND AFTER RECORDING RETURN TO:
Jason Hamilton Mikes, Esq.
HAMILTON MIKES, P.A.
3301 Bonita Beach Road, Suite 200
Bonita Springs, Florida 34134

NOT A CERTIFIED COPY

CERTIFICATE OF AMENDMENT
DECLARATION OF CONDOMINIUM
FOR
THE WATERMARK, A CONDOMINIUM

I, the undersigned President of The Watermark Condominium Association, Inc. of Naples, hereby certify that on June 9, 2022, at a duly-called and properly-noticed meeting of the Association members at which a quorum was present, the following amendment to the Declaration of Condominium was approved by the required percentage of voting interests of the Association.

See Exhibit A attached hereto for amendments.

Dated this 29th day of August, 2022.

Witnesses:

Esther Comaianni

By: Esther Comaianni

Lauren LaBret

By: Lauren LaBret

THE WATERMARK CONDOMINIUM ASSOCIATION, INC. OF NAPLES

By: Lou Comaianni
Association President

(Corporate Seal)

STATE OF ~~FLORIDA~~ MICHIGAN
COUNTY OF ~~COLLIER~~ MACOMB

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29TH day of August, 2022, by Lou Comaianni, Association President of The Watermark Condominium Association, Inc. of Naples.

John P Russi
NOTARY PUBLIC - STATE OF MICHIGAN
County of Macomb
My Commission Expires 6/27/2027
Acting in the County of Macomb

Signature of Notary Public

Print Name: JOHN P RUSSI

Personally Known X OR Produced Identification ___
Type of Identification Produced _____

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Amendment No. 1 to Article 23 to the Declaration of Condominium

23. **FINGER PIERS.** The Association shall have the authority to negotiate and enter into a long-term lease with an operating entity, consisting solely of Unit Owners, for the waterfront property behind Watermark under the long-term lease agreement. The operating entity shall be solely responsible for the cost of permitting, construction, operation, maintenance, repair, replacement and insurance of finger piers and twelve (12) boat slips located on the south/east rear property area to be utilized solely by the Unit Owners who are also members of the operating entity, and their guests. The lease shall retain for the Association the right to adopt reasonable rules and regulations for use of the finger piers and boat slips to prevent unreasonable interference with Unit Owners' peaceful enjoyment of the condominium property and for guest usage.

By adoption of this amendment, Unit Owners approve of the construction of finger piers and boat slips at the cost of the operating entity pursuant to Section 718.113, Florida Statutes.

CERTIFIED COPY

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230002187

I, Lou Comaianni (print name), as Watermrk President (title, if applicable) of The Watermark Condominium Association, Inc. (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.

Signature

09/21/2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [ ] physical presence or [X] online notarization this 21 day of September, 2023 by (printed name of owner or qualifier) James Mordaunt.

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 Seal

Notary Signature: _____

JAMES MORDAUNT
Notary Public-State of Florida
Commission # HH 249705
My Commission Expires
April 05, 2026

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

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Narrative Description: The proposed Boat Dock Extension is to construct a new docking facility for a multi-family residential property with 12 new slips and associated boatlifts located at 9380 Gulf Shore Dr. on Vanderbilt Lagoon. The subject waterway is a man-altered waterway and considered to be part of Vanderbilt Lagoon which is a mix of state lands and non-state lands due to historical dredge and fill operations. The State has claimed a majority of the bottom lands under the proposed docking facility and therefore a submerged land lease has been required. Additionally, the required side yard setbacks are 25-feet.

The subject property has a rip rap and vegetated shoreline which is also where the mean high-water line (MHWL) is located therefore the MHWL is considered the most restrictive point. The proposed dock requires a BDE and SDPI as the proposed docks are new, the docks do not match the previous docks approved on the previous SDPI, and the overall protrusion and size exceed the allowed 20-feet of protrusion. As proposed the dock will have 12 slips with boatlifts to service 35-foot vessels and the overall dock protrusion will be approximately 123-feet from the MHWL. Therefore, the applicant is requesting a 103-foot extension over the allowed 20-feet into a waterway that is approximately 1,695-feet wide. Based off that the dock as proposed would protrude approximately 8% into the subject waterway. The subject waterway is an unmarked waterway and as proposed the dock is consistent with some of the other docks on the subject waterway therefore no impacts to normal navigation of the subject waterway will result from this dock being constructed. Additionally, the ingress/egress to the proposed dock will not interfere with navigation/access to any of the immediate adjacent docks.

The proposed dock will provide 30-foot and 183-foot setbacks which are both greater than what is required for lots with 60-feet of shoreline or greater being 15-feet. There are no impacts to any submerged resources or mangroves. The entire dock area allows for recreational activities, associated storage, and routine maintenance activities without excessive decking. There are numerous other existing docking facilities on the subject waterway and as proposed the dock is consistent with the other existing surrounding docks. This can be seen on the attached BDE exhibits as a reference for your review.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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 multi-family residential unit which warrants no more than 1 slip per dwelling unit per the CC-LDC and the Collier County Manatee Protection Plan. The proposed docking facility consists of installing twelve slips with boatlifts to accommodate 35-foot LOA vessels. The proposed dock will extend out 123-feet from the MHWL which is 103-feet of protrusion past the allowed 20-feet. Additionally, the proposed dock will provide 30-foot and 183-foot setbacks from both riparian lines and therefore will not interfere with the adjacent properties as the vessel ingress/egress the proposed slips/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 proposed boat dock project is to construct a new docking facility for the upland development which will require it to extend out far enough past the rip-rap shoreline and mangrove fringe to accommodate the vessels. There is riprap along the entire subject property shoreline as well as 2 large areas of mangroves which are all indicated on the attached certified survey. Additionally, the survey has water depths which indicate that depths are shallow within the allowed 20-feet and therefore the vessels and dock need to extend out to avoid impacts.

   Criterion met.

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

   The dock is consistent with numerous other docks along the subject and adjacent waterways as well as the overall protrusion. As proposed the dock will not impact navigation as well as maintain the ingress/egress to both adjacent neighboring docking facilities. There is no marked channel within this section of Vanderbilt Lagoon and as a result there will not be any impact to the existing navigation as a result of the proposed project.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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 1,695-feet wide. The proposed dock protrusion is 123-feet which is approximately 8% 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 existing neighboring docks which accommodate large slip counts. As proposed the dock will be within the allowed buildable area by providing the required setbacks plus and therefore the proposed footprint will not interfere.

   Criterion Met

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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 has a rip-rap shoreline along the entire 304-linear feet with two large areas of mangroves and other vegetation mixed within. The proposed docking facility was laid out to preserve/avoid the mangrove areas which results in the docks being pushed further out into the waterway to fully avoid. Additionally, the width of the waterway and the fact the entire waterway is open for navigation allows for a dock to protrude out as being proposed and not being past the allowed 25% width of waterway.

   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 has been fully minimized and still provides deck area for routine maintenance, safe access as well as recreational activities like fishing. The total over-water square footage is 2,557 square feet.

   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 docking facility is for a multi-family residential private, non-commercial condominium and therefore this criterion is not applicable.

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 existing docking facilities in the area. There are no MAJOR impacts to either adjacent property owner as their view will basically remain unchanged. Additionally, the mangroves will also provide additional coverage.

   Criterion Met

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

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.)

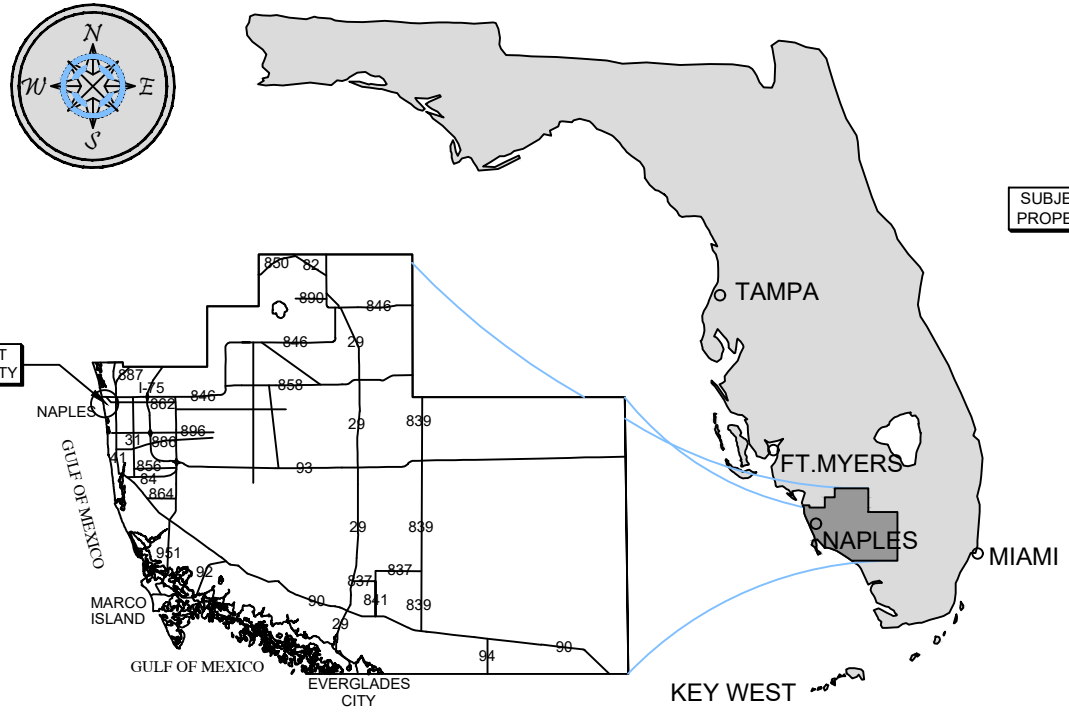
   The proposed work is a multi-family dock facility and subject to Manatee Protection Requirements. As proposed should be considered a Preferred Site.

   Criterion Met

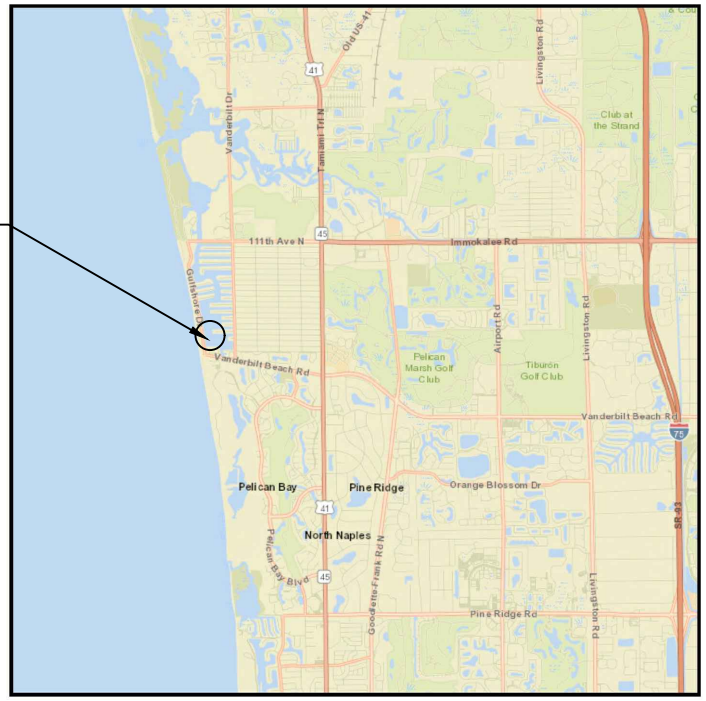
Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg LOCATION MAP 9/20/2023

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 9380 GULF SHORE DR
NAPLES, FL 34108

<> LATITUDE: N 26.256952
<> LONGITUDE: W -81.822757

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

WATERMARK CONDO

LOCATION MAP

RY NO. 5875

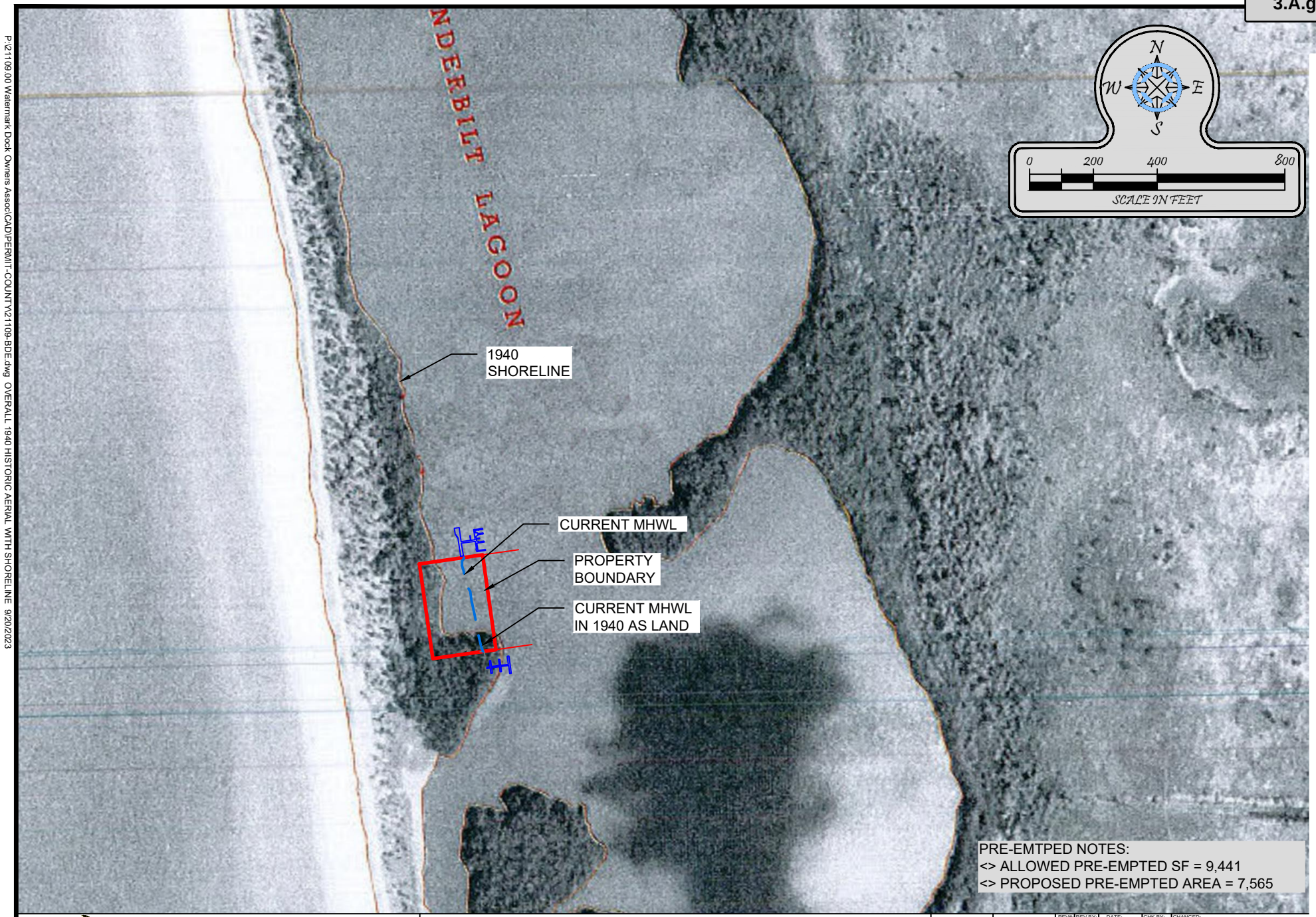
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	SHTS 05-07,10
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-07-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	01 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg OVERALL 1940 HISTORIC AERIAL WITH SHORELINE 9/20/2023



PRE-EMTPED NOTES:
<> ALLOWED PRE-EMPTED SF = 9,441
<> PROPOSED PRE-EMPTED AREA = 7,565

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

WATERMARK CONDO

OVERALL 1940 HISTORIC AERIAL WITH SHORELINE

RY NO. 5875

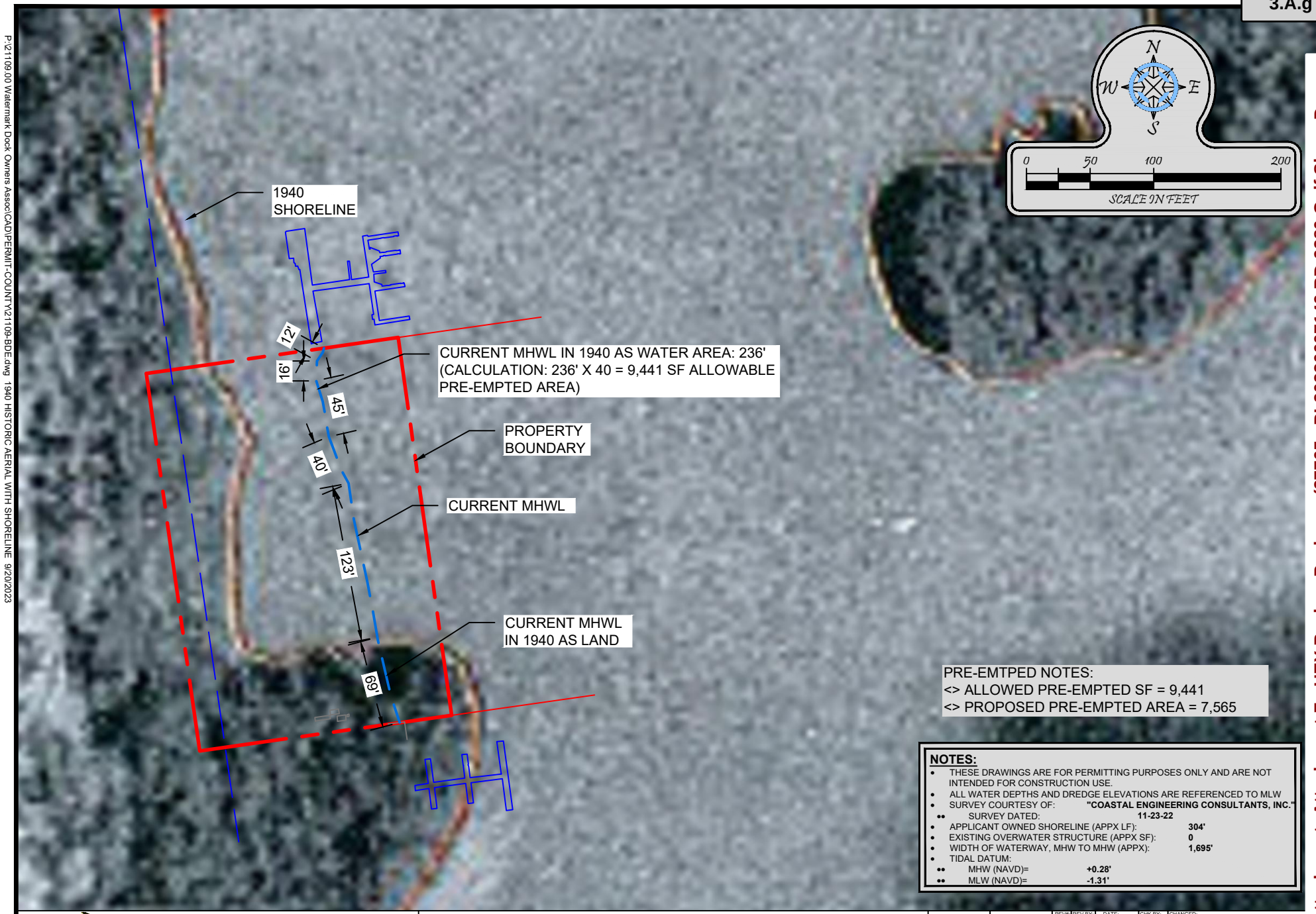
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	02 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 1940 HISTORIC AERIAL WITH SHORELINE 9/20/2023



PRE-EMTPED NOTES:
<> ALLOWED PRE-EMPTED SF = 9,441
<> PROPOSED PRE-EMPTED AREA = 7,565

NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COASTAL ENGINEERING CONSULTANTS, INC."**
  - SURVEY DATED: **11-23-22**
- APPLICANT OWNED SHORELINE (APPX LF): **304'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **1,695'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.28'**
  - MLW (NAVD)= **-1.31'**

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

WATERMARK CONDO

1940 HISTORIC AERIAL WITH SHORELINE

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	03 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg EXISTING CONDITIONS 9/20/2023

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

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  - MLW (NAVD)= **-1.31'**

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WATERMARK CONDO

EXISTING CONDITIONS

RY NO. 5875

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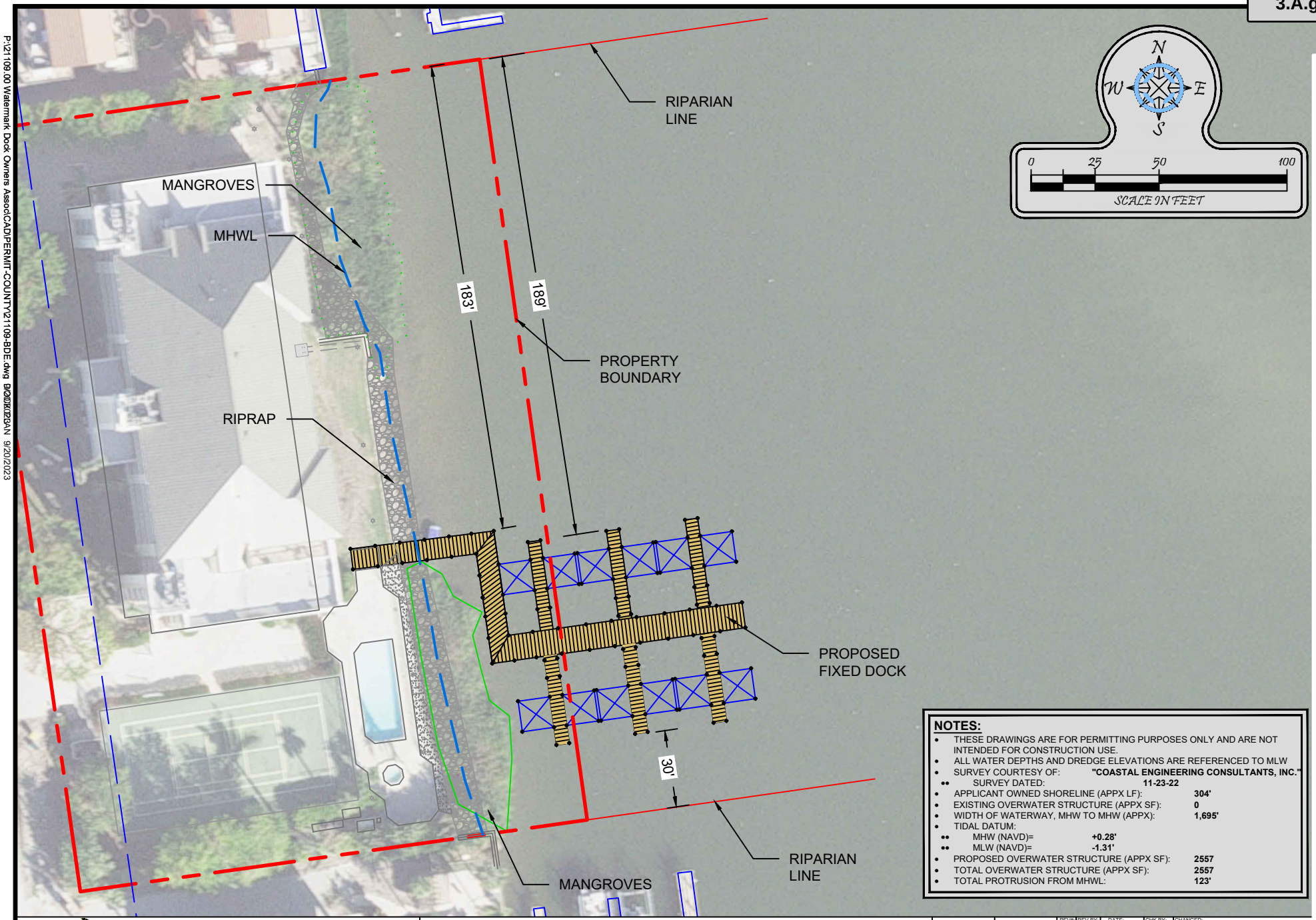
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	04 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 9:00:00 AM EDT JAN



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- APPLICANT OWNED SHORELINE (APPX LF): **304'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **1,695'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.28'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **2557**
- TOTAL OVERWATER STRUCTURE (APPX SF): **2557**
- TOTAL PROTRUSION FROM MHWL: **123'**

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

WATERMARK CONDO

DOCK PLAN

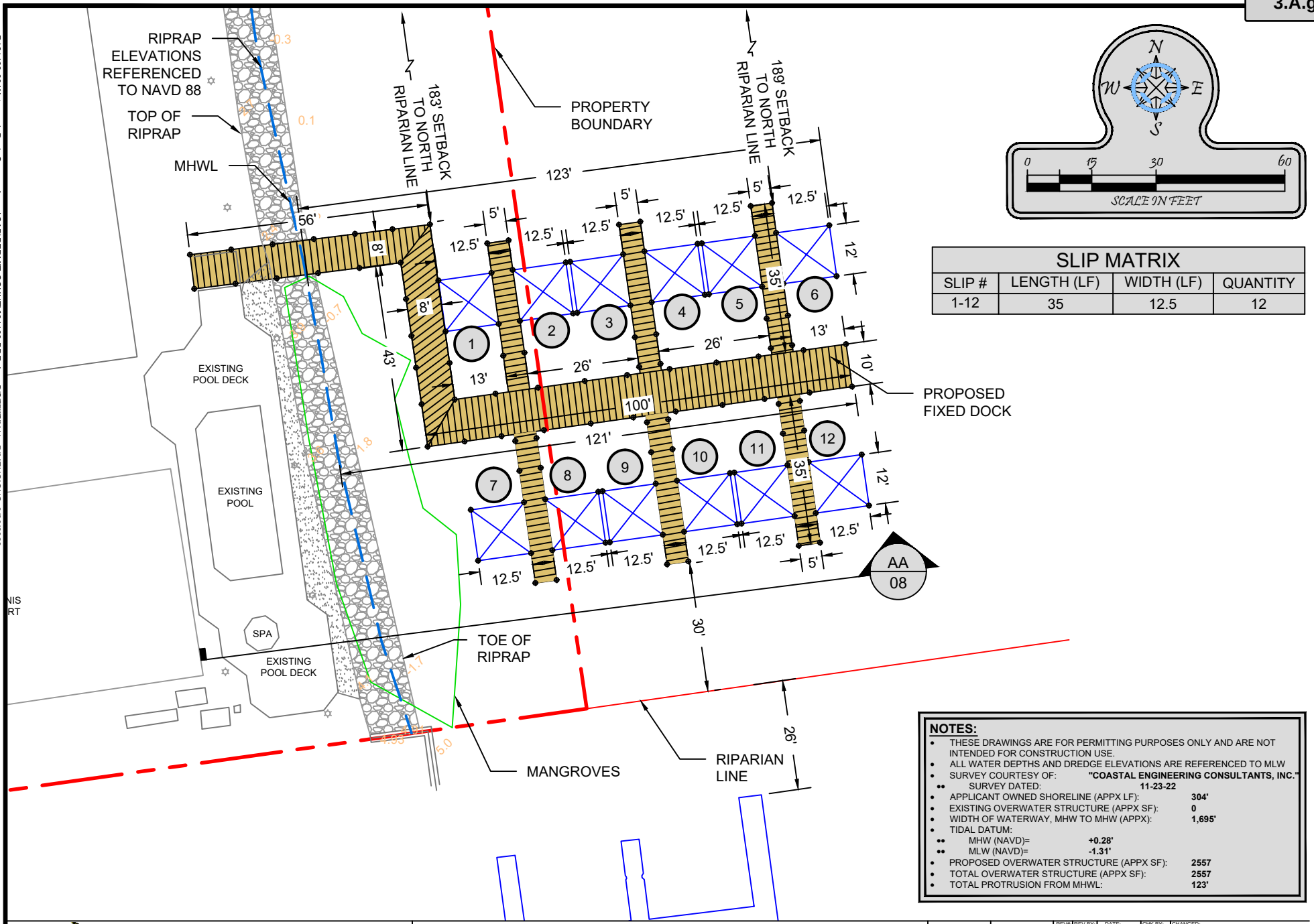
RY NO. 5875

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:	09-20-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	05 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr



SLIP MATRIX			
SLIP #	LENGTH (LF)	WIDTH (LF)	QUANTITY
1-12	35	12.5	12

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: **"COASTAL ENGINEERING CONSULTANTS, INC."**
  - SURVEY DATED: **11-23-22**
- APPLICANT OWNED SHORELINE (APPX LF): **304'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **1,695'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.28'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **2557**
- TOTAL OVERWATER STRUCTURE (APPX SF): **2557**
- TOTAL PROTRUSION FROM MHWL: **123'**

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WATERMARK CONDO

DOCK PLAN - DIMENSIONS

RY NO. 5875

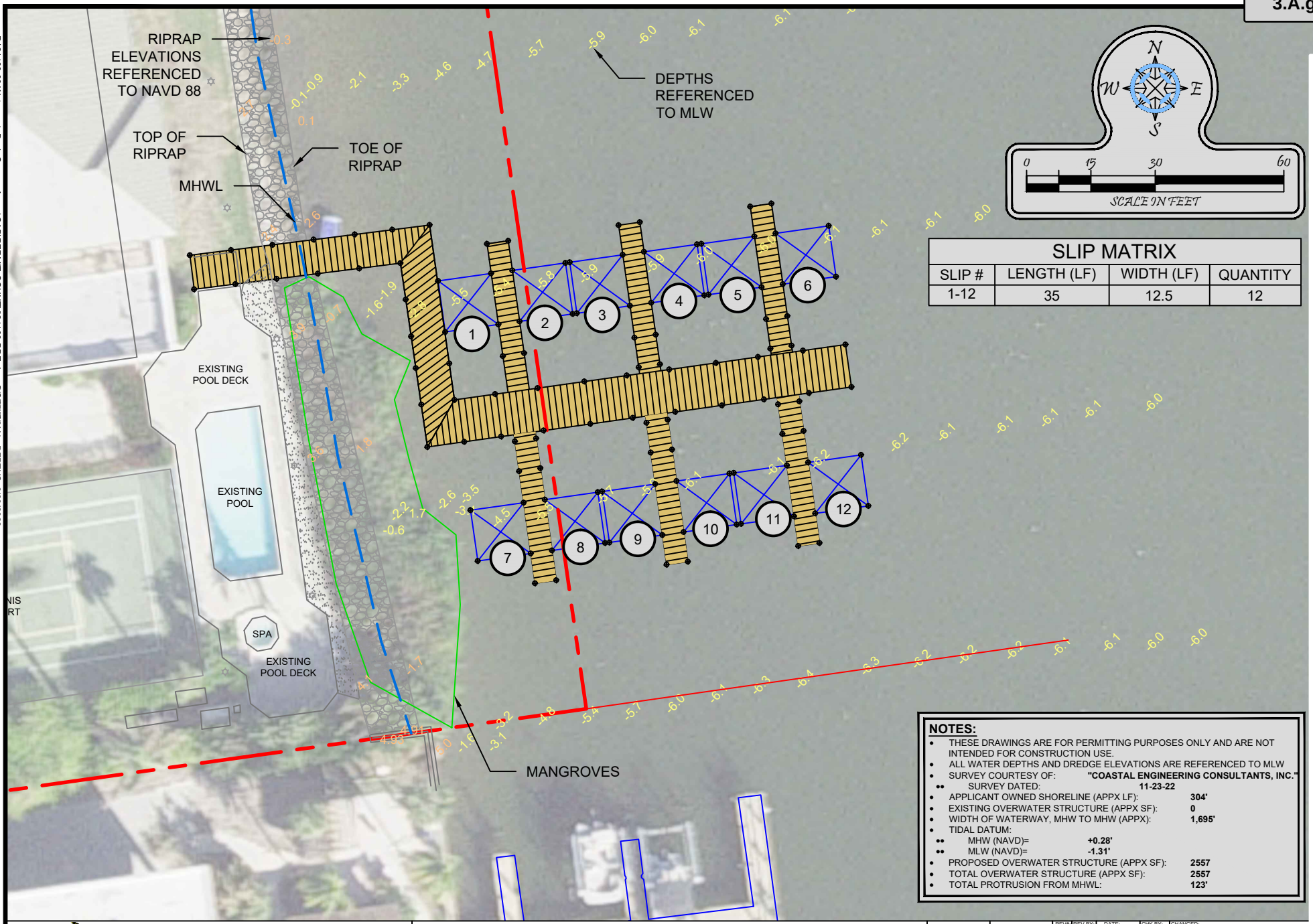
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	ADDED DIMENSIONS
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	06 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 JR DOCK PLAN - DIMENSIONS 9/20/2023

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr



SLIP MATRIX			
SLIP #	LENGTH (LF)	WIDTH (LF)	QUANTITY
1-12	35	12.5	12

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WATERMARK CONDO

DOCK PLAN - DEPTHS

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	09-20-23	JR	REMOVED SETBACK LINE
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	07 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 DOCK PLAN - DEPTHS 9/20/2023

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

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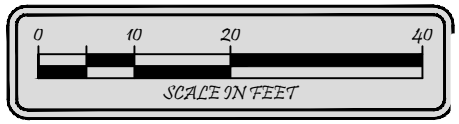

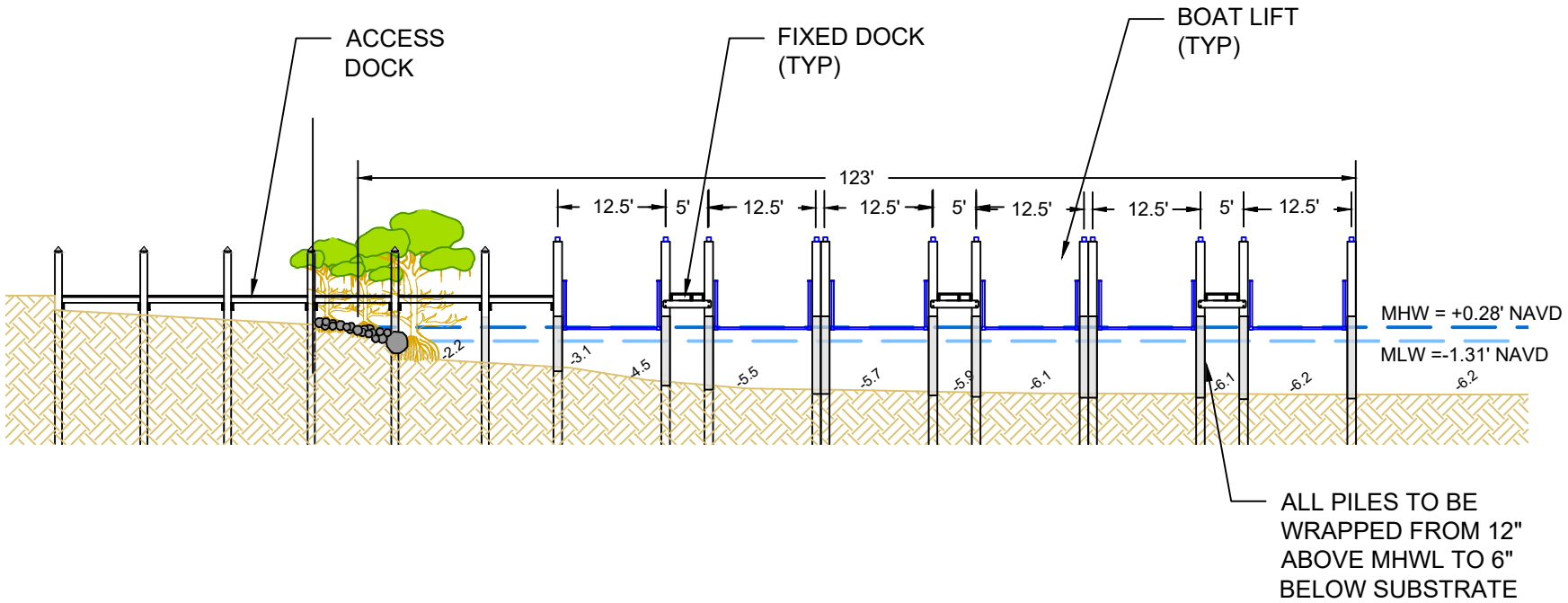

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WATERMARK CONDO

CROSS SECTION

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	08 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48 S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

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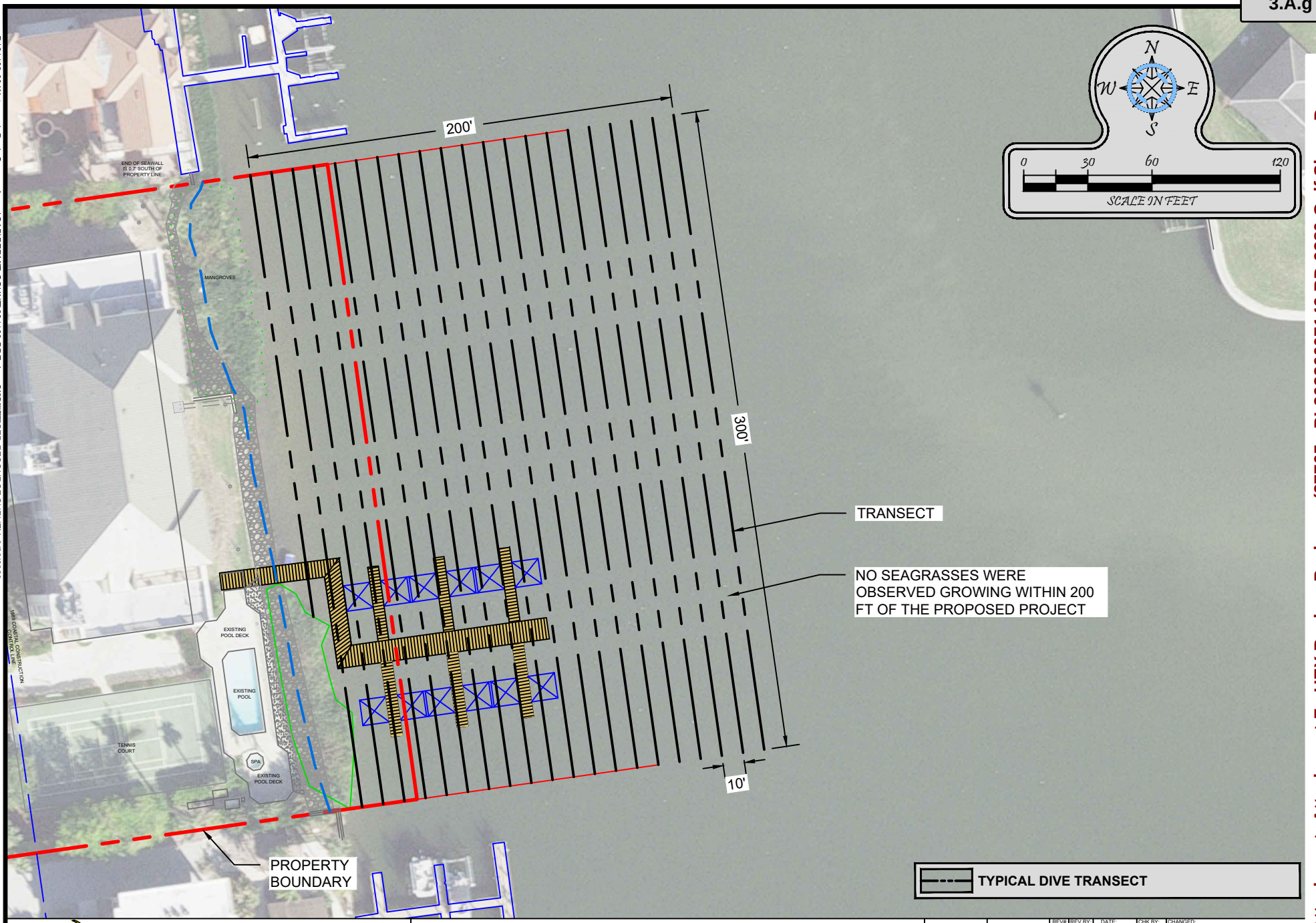

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WATERMARK CONDO

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:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	09 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

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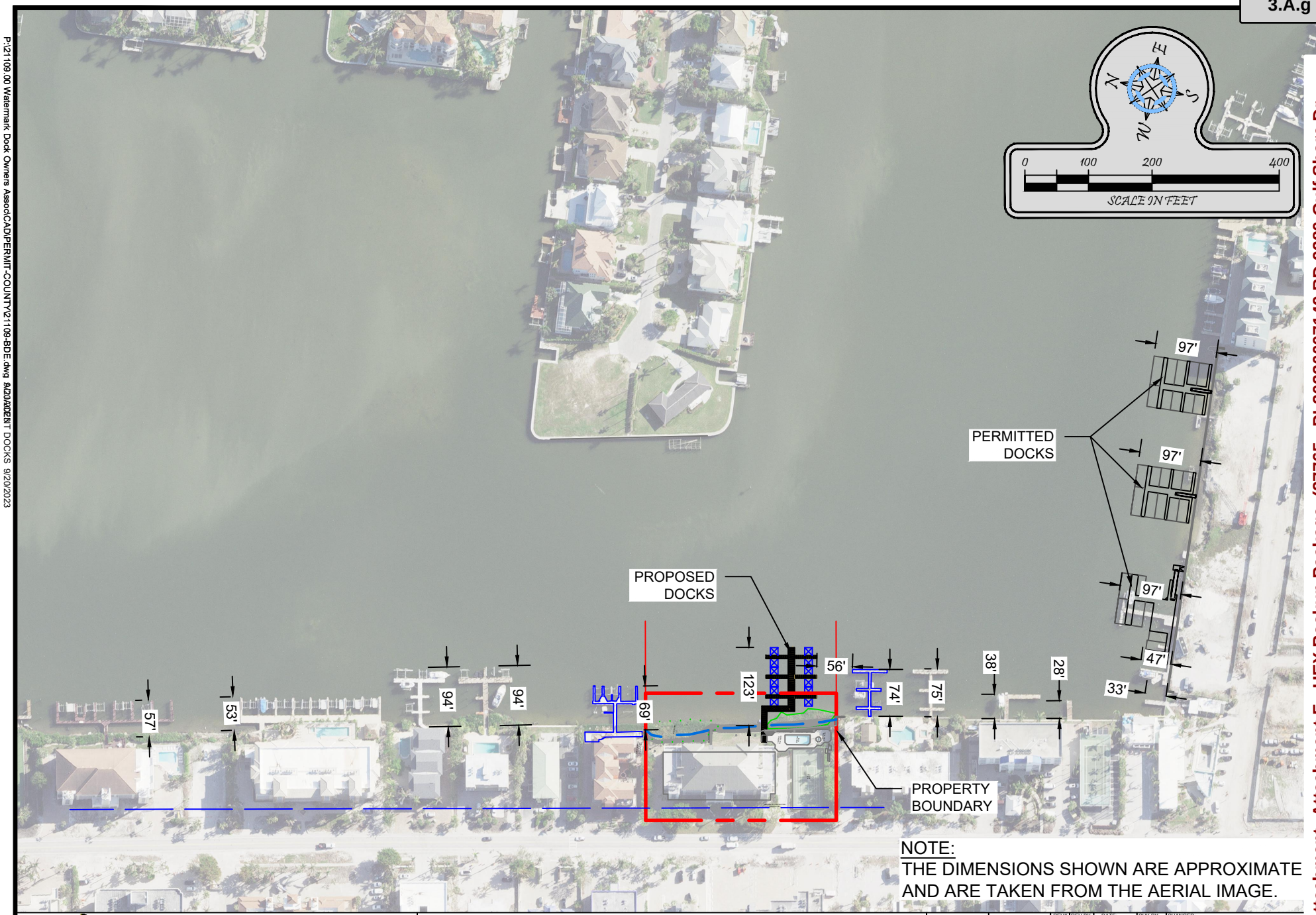

NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

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WATERMARK CONDO

ADJACENT DOCKS

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	ADDED DIMENSION
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	10 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

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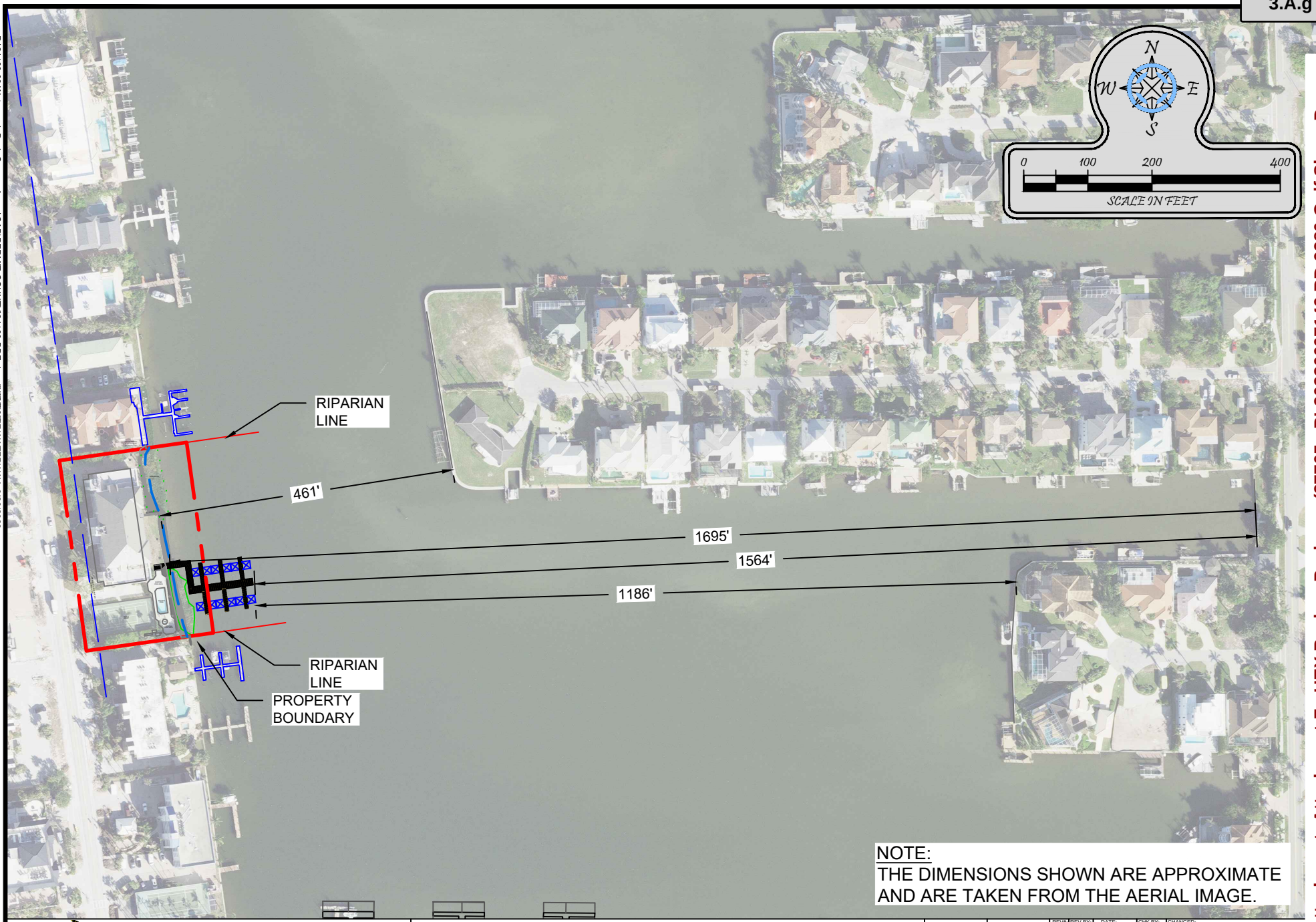

NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

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WATERMARK CONDO

WIDTH OF WATERWAY

RY NO. 5875

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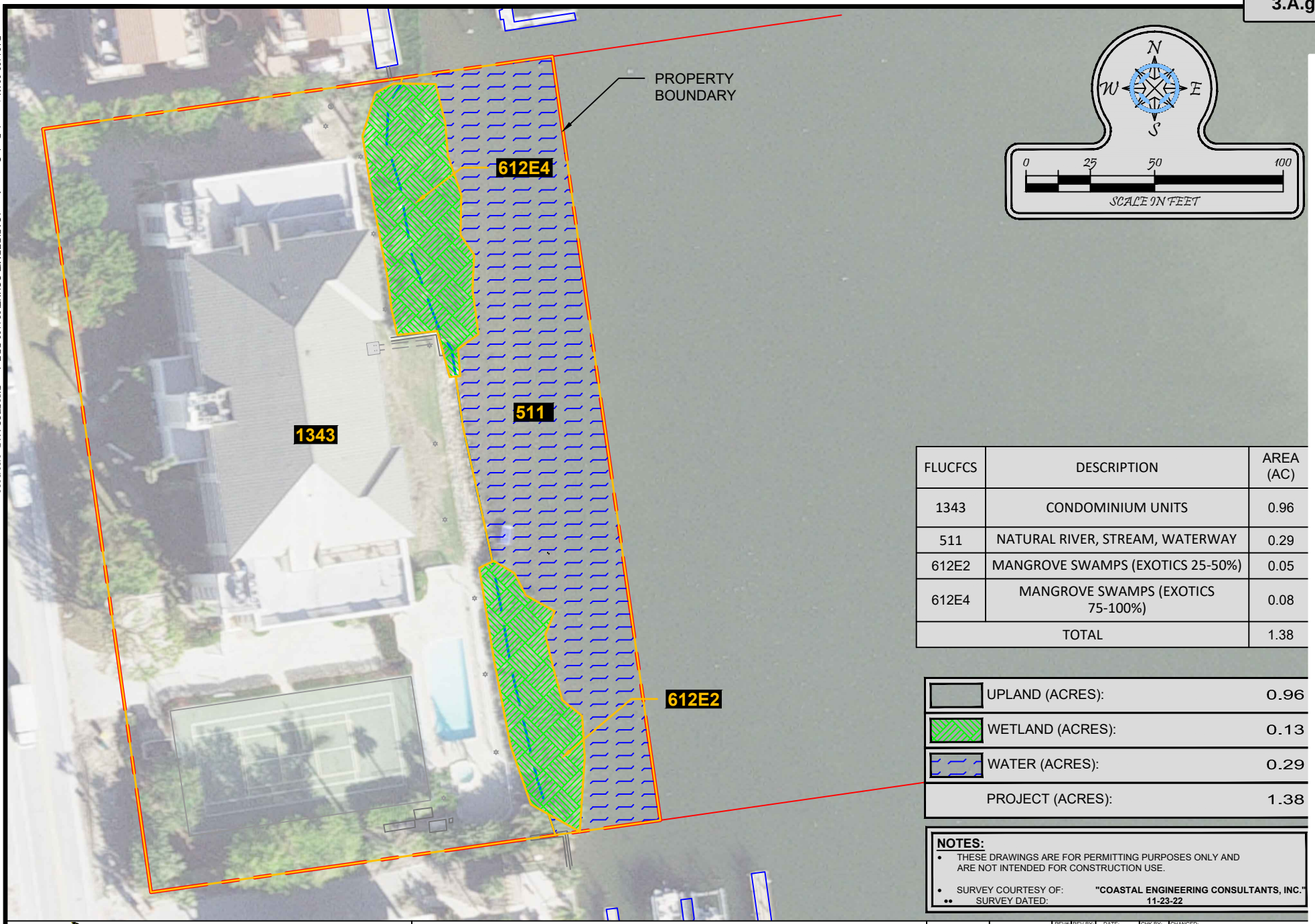
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	11 OF 13	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr

P:\21109.00 Watermark Dock Owners Assoc\CAD\PERMIT-COUNTY\21109-BDE.dwg 9/20/2023 MAP 9/20/2023



FLUCFCS	DESCRIPTION	AREA (AC)
1343	CONDOMINIUM UNITS	0.96
511	NATURAL RIVER, STREAM, WATERWAY	0.29
612E2	MANGROVE SWAMPS (EXOTICS 25-50%)	0.05
612E4	MANGROVE SWAMPS (EXOTICS 75-100%)	0.08
TOTAL		1.38

UPLAND (ACRES):	0.96
WETLAND (ACRES):	0.13
WATER (ACRES):	0.29
PROJECT (ACRES):	1.38

NOTES:

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- SURVEY COURTESY OF: "COASTAL ENGINEERING CONSULTANTS, INC."
- SURVEY DATED: 11-23-22

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WATERMARK CONDO

FLUCFCS MAP

RY NO. 5875

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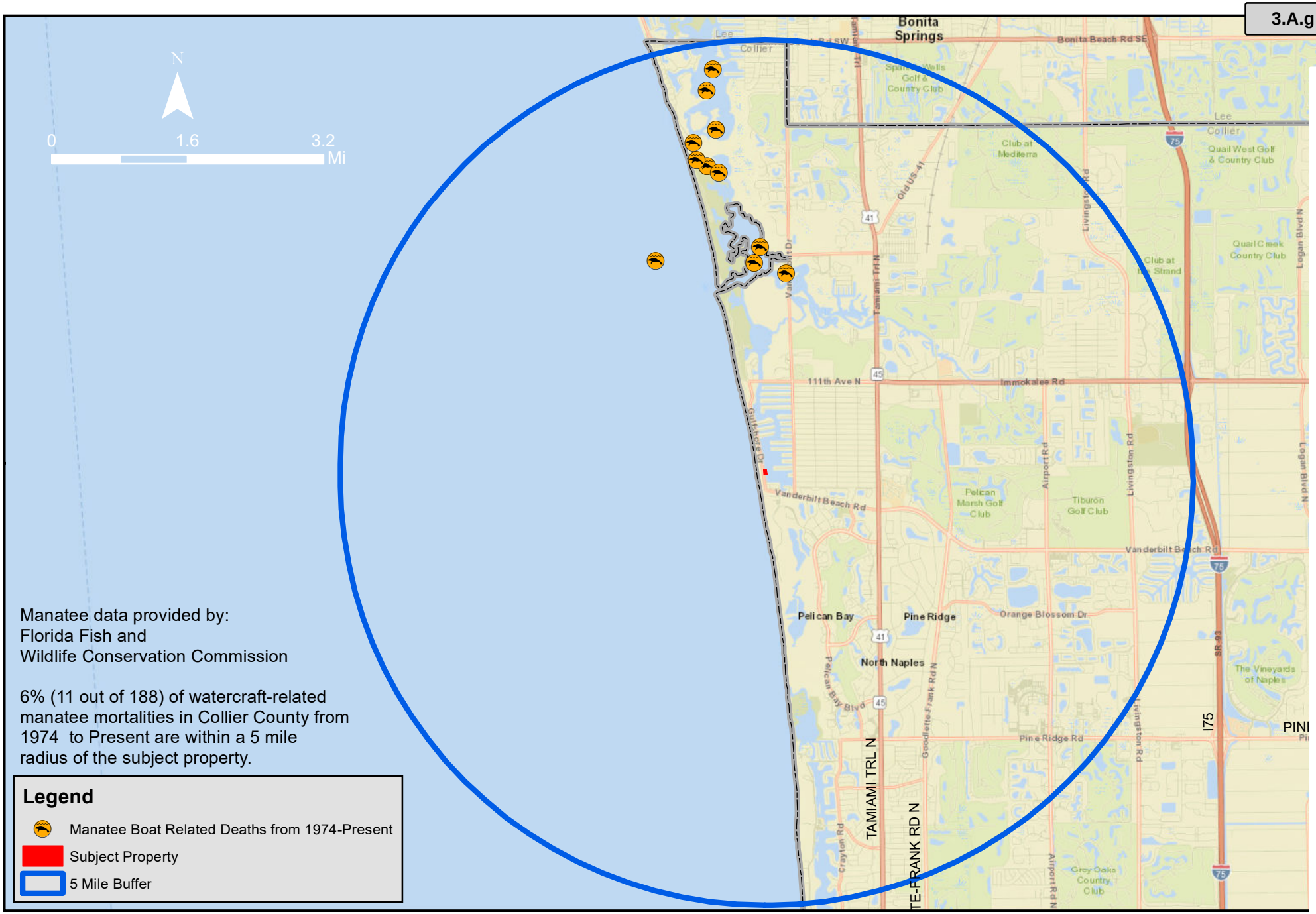
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-29-23	3.	-	-	-	-
JOB NO.:	21109	4.	-	-	-	-
SHEET NO.:	12 OF 13	5.	-	-	-	-

SECTION-32 TOWNSHIP-48S

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr



Manatee data provided by:
Florida Fish and
Wildlife Conservation Commission

6% (11 out of 188) of watercraft-related manatee mortalities in Collier County from 1974 to Present are within a 5 mile radius of the subject property.

Legend

- Manatee Boat Related Deaths from 1974-Present
- Subject Property
- 5 Mile Buffer

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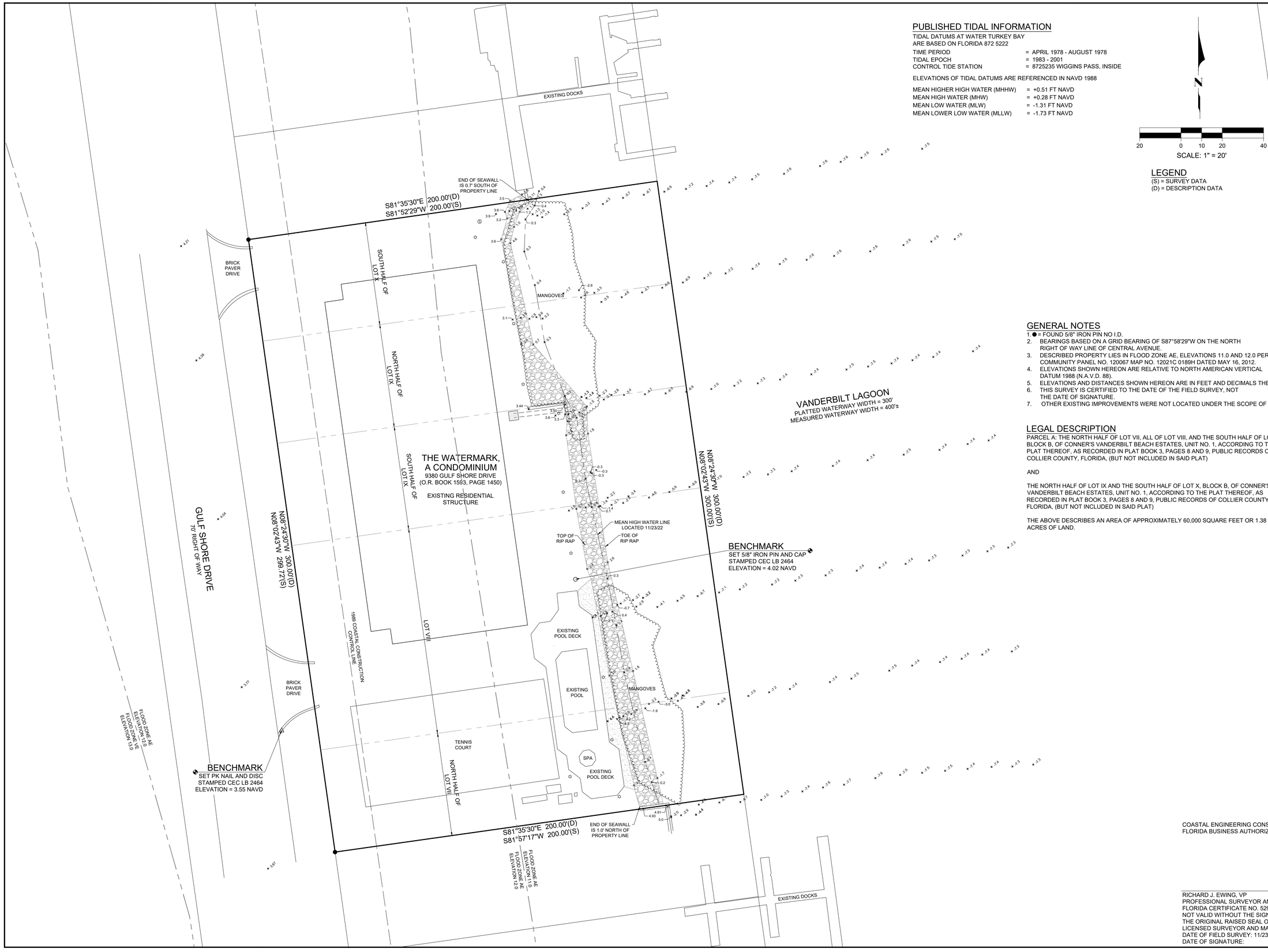
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

WATERMARK CONDO
MANATEE MORTALITY MAP

DRAWN BY:	RMJ	REVISION:	SCALE: 1 "=1.5 mi
CREATED:	06-30-23	N/A	FILE PATH:
JOB NO.:	21109	N/A	P:\21109.00 Watermark Dock Ow Assoc\GIS\21109_ ManateeMort-CNTY.mxd
SHEET:	13 OF 13	N/A	

SECTION-32 TOWNSHIP

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr



PUBLISHED TIDAL INFORMATION

TIDAL DATUMS AT WATER TURKEY BAY
ARE BASED ON FLORIDA 872 5222

TIME PERIOD	= APRIL 1978 - AUGUST 1978
TIDAL EPOCH	= 1983 - 2001
CONTROL TIDE STATION	= 8725235 WIGGINS PASS, INSIDE

ELEVATIONS OF TIDAL DATUMS ARE REFERENCED IN NAVD 1988

MEAN HIGHER HIGH WATER (MHHW)	= +0.51 FT NAVD
MEAN HIGH WATER (MHW)	= +0.28 FT NAVD
MEAN LOW WATER (MLW)	= -1.31 FT NAVD
MEAN LOWER LOW WATER (MLLW)	= -1.73 FT NAVD

N

20 0 10 20 40

SCALE: 1" = 20'

LEGEND

(S) = SURVEY DATA
(D) = DESCRIPTION DATA

GENERAL NOTES

1. ● = FOUND 5/8" IRON PIN NO I.D.
2. BEARINGS BASED ON A GRID BEARING OF S87°58'29"W ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE.
3. DESCRIBED PROPERTY LIES IN FLOOD ZONE AE, ELEVATIONS 11.0 AND 12.0 PER F.I.R.M. COMMUNITY PANEL NO. 120067 MAP NO. 12021C 0189H DATED MAY 16, 2012.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88).
5. ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.
7. OTHER EXISTING IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

LEGAL DESCRIPTION

PARCEL A: THE NORTH HALF OF LOT VII, ALL OF LOT VIII, AND THE SOUTH HALF OF LOT IX, BLOCK B, OF CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, (BUT NOT INCLUDED IN SAID PLAT)

AND

THE NORTH HALF OF LOT IX AND THE SOUTH HALF OF LOT X, BLOCK B, OF CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, (BUT NOT INCLUDED IN SAID PLAT)

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 60,000 SQUARE FEET OR 1.38 ACRES OF LAND.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 11/23/22
DATE OF SIGNATURE:

THIS DOCUMENT AND THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION BY COASTAL ENGINEERING CONSULTANTS, INC. FOR ADAPTATION BY COASTAL ENGINEERING CONSULTANTS, INC. (CECI) OR ITS SUBSIDIARIES SHALL BE WITHOUT LIABILITY TO CECI OR ITS SUBSIDIARIES.

NO.	DATE	BY	REVISION DESCRIPTION

WATERMARK CONDO
9380 GULF SHORE DR.
NAPLES, FL 34108
FOLIO #81207500021

SUBMERGED RESOURCE SURVEY REPORT
MAY 2023

PREPARED BY:

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

PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Table of Contents

1 Introduction 1
2 Objective 2
3 Methodology 3
4 Results 4
5 Conclusion 5
6 Photos 6

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental permitting & engineering services for the proposed new docking facility which accommodates 12 slips and boatlifts. A part of the permitting and design process includes completing an onsite Submerged Resource Survey (SRS) at the subject property Watermark Condo at 9380 Gulf Shore Dr. in Naples, FL 34108 that can be identified by folio #81207500021. 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 multi-family residential complex that can be found on the east side of Gulf Shore Dr. along Vanderbilt Lagoon. The subject waterway connects directly to the Gulf of Mexico through Wiggins Pass. The upland parcel currently consists of a multi-family condominium with an existing rip-rap vegetated shoreline made up of mangroves and other vegetation scattered throughout. The property is neighbored to the north by a multi-family residence with a docking facility, to the south by a multi-family residence with a docking facility, to the east by the subject waterway, and to the west by Gulf Shore Drive.

The SRS was conducted on May 5, 2023, between approximately 11:30a.m. and 12:15 a.m. Site conditions on that day consisted of sunny skies with a gentle southeast breeze approximately 5-10mph. Water clarity was good too fair which allowed for approximately 12-24 inches of visibility. The ambient air temperature was approximately 85 degrees Fahrenheit with an incoming tide. A low tide occurred before the site visit at approximately 7:34 a.m. and reached approximately 0.9′ feet above the Mean Low Water Mark. High tide was achieved after the site visit at approximately 12:48 p.m., reaching approximately 2.5 feet above the Mean Low Water Mark.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

2 OBJECTIVE

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

- THA personnel will conduct a site visit and swim a series of transects within the project site in order to verify the location of any submerged resources.

- THA personnel will identify submerged resources within the vicinity of the site and produce an estimate of the percent coverage of any resources found.

- THA personnel will delineate the approximate limits of any submerged resources observed via a handheld GPS device.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire subject property shoreline for the proposed dock and boathouse installation but also the area within 200 ft. of the proposed site as required by the Collier County LDC. 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, adjacent 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 shoreline 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 F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

4 RESULTS

The substrate found within the surveyed area consists of only 1 different characteristic being a silty muck material with scattered shell debris. There was also a lot of vegetation debris observed in the surrounding area, mostly from the recent storm surge that affected this area. Depths increased gradually with distance from the rip-rap shoreline increasing in depth out to the middle of the waterway with depths ranging from 2.5 to 8 feet.

During the survey, no seagrasses were observed but there were oyster debris consisting of small clusters and scattered oyster debris throughout. Accordingly, no impacts to any submerged resources are expected to occur as the result of the proposed project and no impacts are proposed to any of the existing mangroves along the subject shoreline. 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**
Striped Mullet	*Mugil cephalus*
Sheepshead	*Archosargus probatocephalus*
Gray Snapper	*Lutjanus griseus*
Common Snook	*Centropomus undecimalis*

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

5 CONCLUSION

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded few results. An existing rip-rap shoreline is present with scattered mangroves and other vegetation. There were no seagrasses or other significant marine resources that were observed anywhere within the vicinity of the project site. There were significant amounts of barnacles and oyster debris observed in and around the mangrove roots contained up along the shoreline. Based off these observations it is THA opinion that the proposed project will not have any negative impacts to any submerged resources nor the subject waterway water quality.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

6 PHOTOS

Photo 1: Existing property southern shoreline and mangroves.

Photo 2: Existing property shoreline and mangroves.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 3: View from existing shoreline of subject waterway

Photo 4: View of the existing northern shoreline and adjacent docking facility

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 5: View of shoreline from waterway.

Photo 6: Sediment with heavy shell and vegetation debris close to mangrove shoreline.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 7: Muck/silt sediment out in deeper portions of waterway.

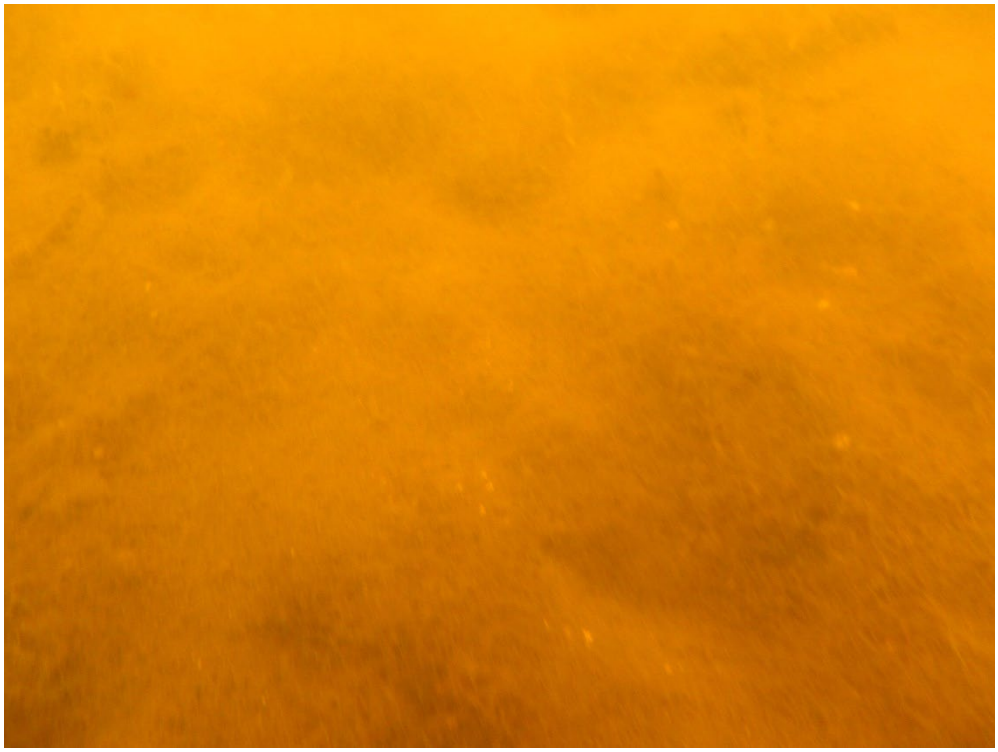


Photo 8: Typical bottom sediment.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

Photo 9: Adjacent dock looking south.

Attachment: Attachment F - HEX Backup Package (27765 : PL20230007149 BD 9380 Gulf Shore Dr Watermark Condominium)

SIGN POSTING INSTRUCTIONS

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s)

NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.

- - - -

Attachment: Attachment G - Public Hearing Sign Posting 12212023 (27765 : PL20230007149 BD 9380 Gulf

02/08/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 27768
Item Summary: Petition No. CU-PL20230012220 – 414 New Market Road West - The Immokalee Water and Sewer District requests the approval of a Conditional Use (CU) to allow an essential service, an administrative office and payment center with drive-thru, pursuant to Section 2.01.03.G of the Land Development Code at 414 New Market Road West for those portions of the 2.23± acre development that are in a Residential Multi-Family-6 (RMF-6) Zoning District. The development is bounded by New Market Road West, Flagler Street, and Madison Avenue West, requiring the CU are Lots 3-6, Newmarket Subdivision, in Section 33, Township 46 South, Range 29 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 5)

Meeting Date: 02/08/2024

Prepared by:
Title: Planner – Zoning
Name: John Kelly
01/19/2024 1:16 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
01/19/2024 1:16 PM

Approved By:

Review:

Growth Management Community Development Department	Diane Lynch		GMD Approver 01/19/2024 5:25 PM	Skipped
Operations & Regulatory Management	Michael Stark	Review Item	Completed	01/23/2024 10:09 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/26/2024 1:57 PM
Zoning	Ray Bellows	Review Item	Completed	01/29/2024 10:06 AM
Zoning	James Sabo	Review Item	Skipped	01/29/2024 11:19 AM
Zoning	Mike Bosi	Division Director	Completed	01/29/2024 11:34 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/08/2024 9:00 AM	

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: FEBRUARY 8, 2024

SUBJECT: CU-PL20230012220, 414 NEW MARKET ROAD WEST - IMMOKALEE WATER & SEWER DISTRICT'S ADMINISTRATIVE OFFICE

PROPERTY OWNER/AGENT:

Owner:
J & B Rentals of Immokalee, LLC
19301 Immokalee Rd.
\Naples, FL 34120

Agent(s):
Amanda Martin, AICP
Johnson Engineering, Inc.
2122 Johnson St
Fort Myers, FL 33901

Contract Purchaser:
Immokalee Water & Sewer District
414 New Market Rd. W.
Immokalee, FL 34142

REQUESTED ACTION:

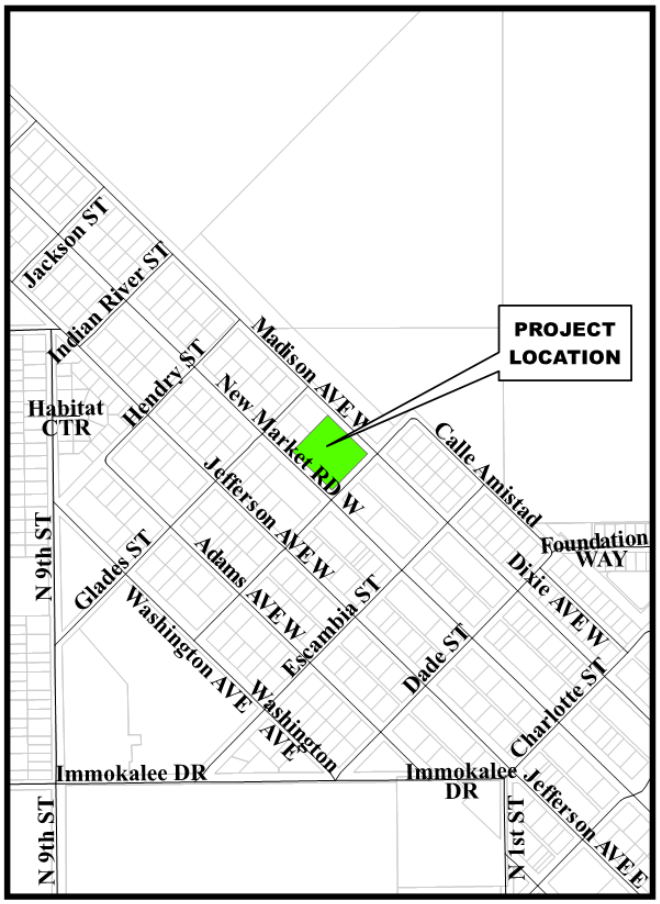
To have the Collier County Hearing Examiner (HEX) consider an application for a Conditional Use (CU) to allow an essential service, an administrative office and payment center with a drive-thru, pursuant to Section 2.01.03.G of the Land Development Code (LDC) for those portions of the 2.23± acre development that are in a Residential Multi-Family-6 (RMF-6) Zoning District.

GEOGRAPHIC LOCATION:

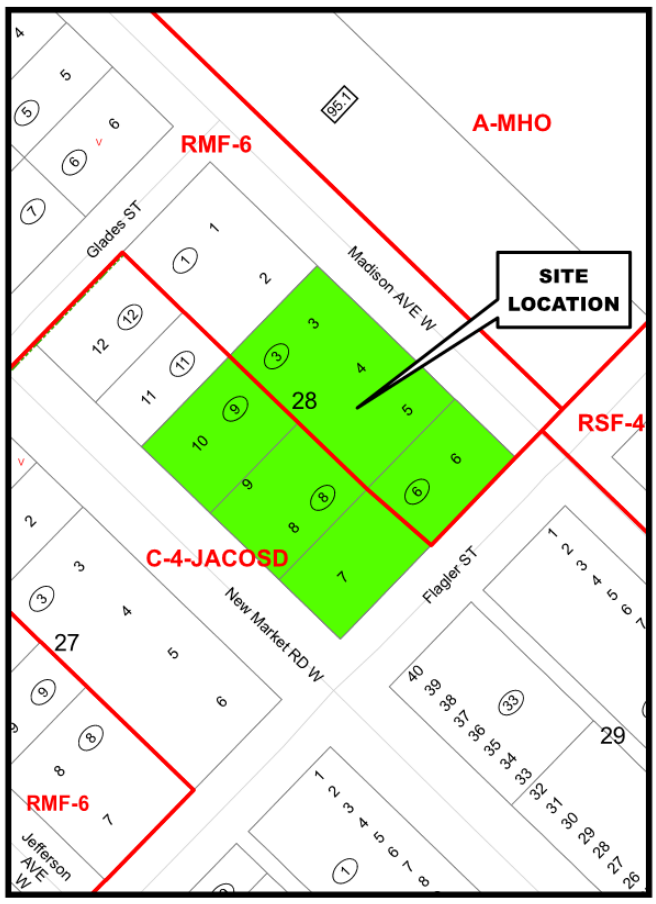
The subject development comprises 2.23± acres located at 414 New Market Road West, which is bounded by New Market Road West, Flagler Street, and Madison Avenue West; requiring the CU are Lots 3-6, Newmarket Subdivision, in Section 33, Township 46 South, Range 29 East, Collier County, Florida. (S*ee Attachment A and the location map on the following page*)

PURPOSE/DESCRIPTION OF PROJECT:

The petitioner requests Conditional Use approval of an essential service identified by LDC section 2.01.03.G.1.e as a government facility to construct an administrative office and payment center with a drive-thru. The subject development consists of four separate parcels with (Continued on Page 4)



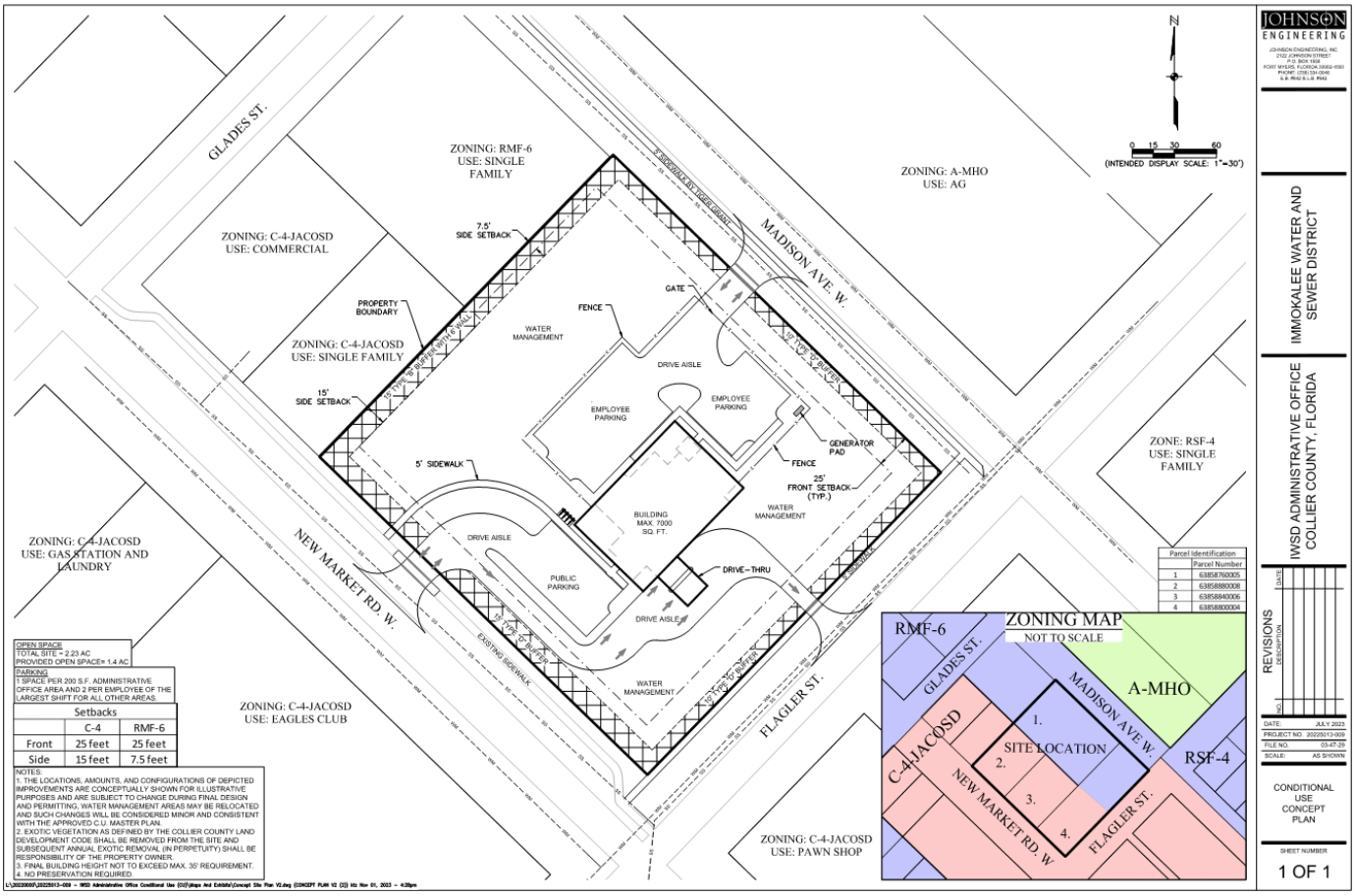
Location Map



Zoning Map

Petition Number: PL20230012220

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414



PURPOSE/DESCRIPTION OF PROJECT

Continued

an approximate total of 2.23 acres. Parcel 63858800004 and half of parcel 63858760005, comprising approximately 1.1 acres, located along Madison Avenue West, are within an RMF-6 Zoning District; the remaining parcels along New Market Road West comprise approximately 1.1 acres and are within a General Commercial (C-4) Zoning District as well as the Jefferson Avenue Commercial Overlay Subdistrict (JACOSD). Although the project lies across all four parcels, the CU request for an essential service use is for only one-and-a-half parcels located in the RMF-6 Zoning District; the use is permitted by right on the propergrammties located in the C-4/JACOSD Zoning District. (See Attachment C – Concept Plan)

The petitioner notes that the Immokalee Water and Sewer District (IWSD)is outgrowing their current site at the wastewater treatment plant and is seeking to increase accessibility, security, and safety for employees and the public. The IWSD hopes to construct a 7,000-square-foot administrative office and payment center with a drive-thru along with associated site improvements such as parking lots, sidewalks, drainage, landscaping, fencing, utilities, lighting, generator, and refuse enclosure as demonstrated upon the provided Concept Plan. The project will need to be further approved through a Site Development Plan (SDP) to demonstrate compliance with the LDC upon approval of the proposed CU on the applicable parcels.

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

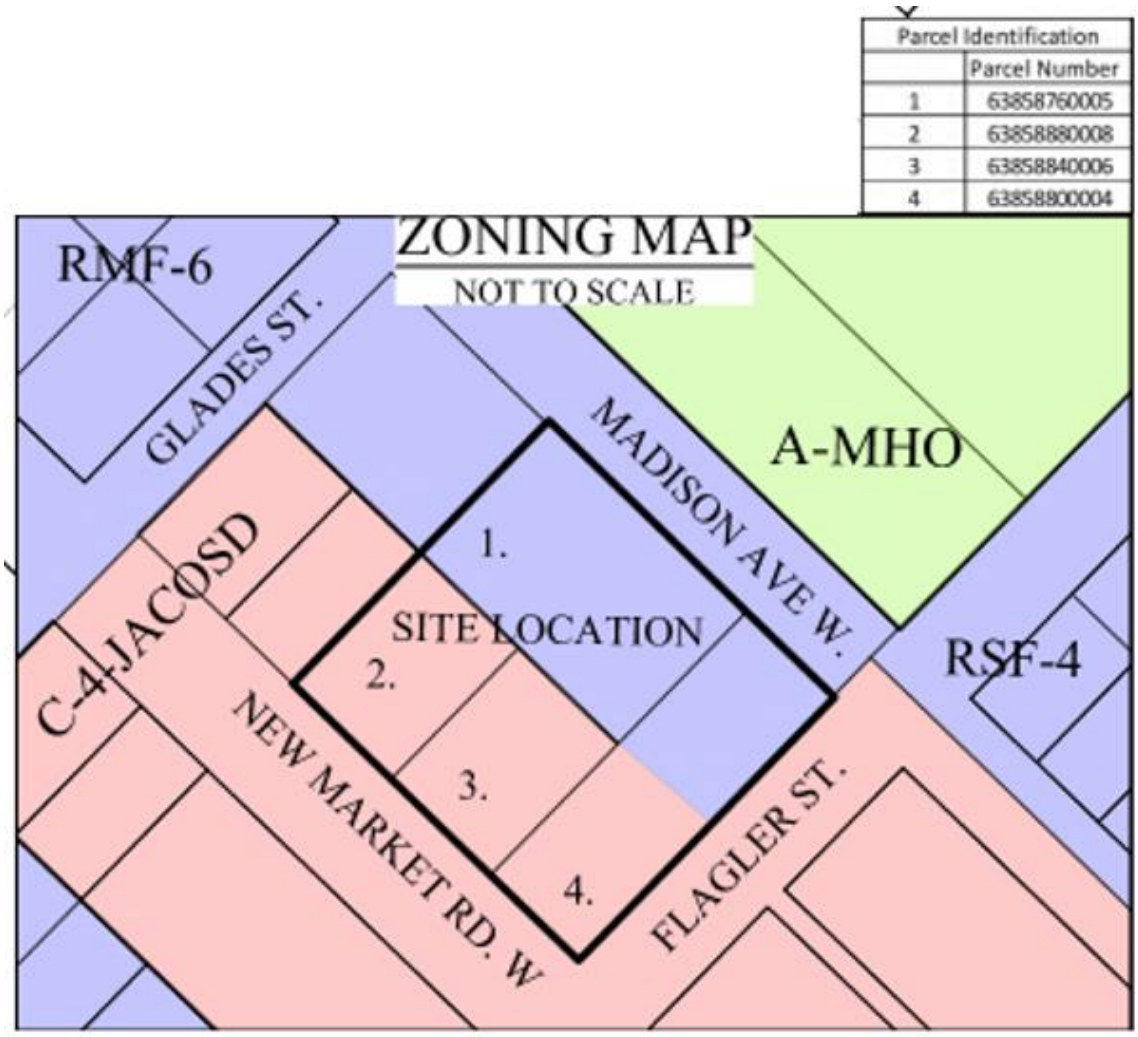
SURROUNDING LAND USE & ZONING:

North: RMF-6 and C-4/JACOSD; Residential

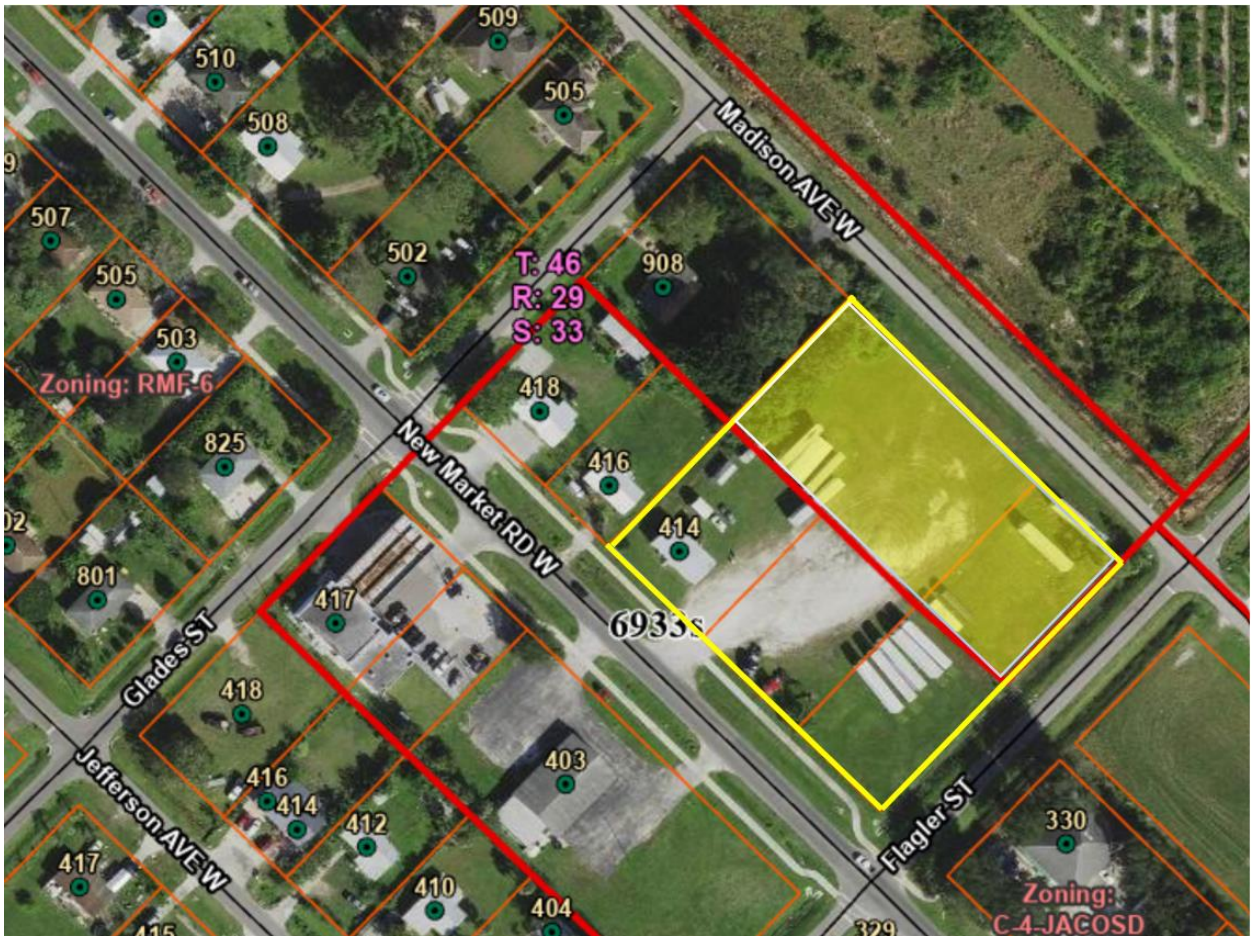
East: Madison Avenue West (Right-of-Way), then Agricultural with a Mobile-Home Overlay (A-MHO); Agricultural

South: Flagler Street (Right-of-Way) then C-4/JACOSD; Commercial – Capital Pawn

West: New Market Road West (Right-of-Way) then C-4/JACOSD; Fraternal Organization Madison Avenue West (Right-of-Way) then Agricultural with a Mobile-Home Overlay (A-MHO); Agricultural



Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414



GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Future Land Use Element (FLUE): The subject property is designated Urban Mixed Use District – Commercial-Mixed Use (C-MU) Subdistrict as identified in the Immokalee Area Master Plan (IAMP) and the Immokalee Master Plan Future Land Use Map supplement of the Collier County Growth Management Plan (GMP).

Though not explicitly listed in the Urban-Mixed Use District for the C-MU Subdistrict or in the C-MU Subdistrict itself, services have been deemed to be allowed in, and consistent with, the C-MU subdistrict. Examples of existing essential services in the C-MU Subdistrict include the Collier County Sheriff's Office Substation, the Collier County Courthouse Annex, and the Collier County EMS station.

In reviewing Policies 5.6 and 7.1 – 7.4 (shown below) of the Future Land Use Element (FLUE), staff provides the following analysis in **[bracketed bold text.]**

FLUE Policy 5.6:
New developments shall be compatible with and complementary to the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004, and effective October 18, 2004, as amended). **[Comprehensive Planning staff leaves this determination to Zoning staff as part of their review of the petition in its entirety to perform the compatibility analysis.]**

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

Policy 7.1:
The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code. **[The site abuts a rural collector road; New Market RD W. Staff defers this analysis to Transportation Staff to determine appropriate site access.]**

Policy 7.2:
The county shall encourage internal access or loop roads to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals. **[The conceptual site drawing demonstrates a loop drive aisle lending two points of entry access: one public access from New Market RD W and one employee entrance on Madison AVE W; and three exit accesses: a public exit on New Market RD W, a public exit on Flagler ST, and an employee exit on Madison AVE W.]**

Policy 7.3:
All new and existing developments shall be encouraged to connect their local streets and interconnection points with adjoining neighborhoods or other developments regardless of land use type. **[This petition is for a small site and proposes a single use by a special purpose government. The subject site abuts three road frontages. It is not feasible nor beneficial to provide an interconnection to the two abutting parcels that are each less than one acre in size.]**

Policy 7.4:
The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities, and a range of housing prices and types. **[The use must comply with open space requirements of the LDC. The facility's site plan demonstrates existing sidewalks and proposed sidewalk improvements on all road frontages. As the proposed usage is not residential in nature, the policy text regarding a range of housing prices and housing types would not apply to this project.]**

Conclusion:
Based on the above analysis, staff finds the subject petition may be deemed consistent with the Immokalee Area Master Plan of the Growth Management Plan.

Transportation Element: In evaluating this project, staff reviewed the applicant's November 2023 Traffic Impact Statement for consistency with Policy 5.1 of the Transportation Element of the Growth Management Plan (GMP) using the 2022 and the current 2023 Annual Update and Inventory Reports (AUIR).

Policy 5.1 of the Transportation Element of the GMP 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

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

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 occur:

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."

Staff finding: According to the TIS provided with this petition, the proposed development will generate a projected total of +/- 147 PM peak hour, 2-way trips on the adjacent roadway segments of State Road 29, New Market Road, and Immokalee Road.

The trips generated by the development will occur on the following adjacent roadway link using the 2022 and 2023 AUIR:

Link/Roadway	Link	2022 AUIR LOS	2023 AUIR LOS	Current Peak Hour Peak Direction Volume/Peak Direction	Projected P.M. Peak Hour/Peak Direction Project Trips (1)	2022 Remaining Capacity	2023 Remaining Capacity
83.0/State Road 29	CR-29A South to Oil Well Road	C	C	900/North	29/NB	302	252
59.0/ New Market Road	SR-29 to Broward St	C	D	900/East	12/EB	202	128 (2)
46.0/Immokalee Road	SR-29 to Oil Well Rd	D	D	900/East	26/EB	138	71 (2)

- (1) The source for P.M. Peak Hour/Peak Direction Project Traffic is from November 2023, and the petitioner provided the Traffic Impact Statement.
- (2) The expected deficiency by trip bank is not due to this development. See State Statute bullet points below.

Florida Statute 163.3180

- Must allow an applicant to enter into a binding agreement to pay or construct their proportionate fair share.
- Facilities determined to be deficient with existing, committed, and vested trips plus projected background traffic from any source other than the development shall be removed from the proportionate share calculation.

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

- The improvement necessary to correct this type of deficiency is the funding responsibility of the maintaining entity.
- Applicant must receive a credit for the anticipated road impact fees.
- The applicant calculated their proportionate share, and it does ***not*** exceed the impact fees anticipated to be collected.

Road Improvement projects within the area of impact: SR-29 Extension (Immokalee bypass). This project is part of the Florida Forward effort and is anticipated to improve the road network capacities and service levels. Based on the TIS, the 2022 AUIR, and Florida Statute 163.3180, the subject PUD can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan. The Traffic Impact Statement (TIS) indicates that the adjacent roadway network has sufficient capacity to accommodate this project within the 5-year planning period.

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.

GMP Conclusion: Based upon the above GMP policy review, the petition is consistent with the GMP and is required to be heard by the Hearing Examiner for approval.

STAFF ANALYSIS:

Staff has completed a comprehensive evaluation of this land use petition, including the criteria for a recommendation. This evaluation is completed as part of the Zoning and Land Development Review provided below. In addition, staff offers the following analyses:

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 (prior to 1973); therefore, no preservation is required. No listed animal species were observed on the property. The property is in Wellfield Risk Management Special Treatment Overlay zones (ST/W-4) and must address groundwater protection in accordance with LDC Section 3.06.12.I.

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

Transportation Review: The Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC. Transportation Planning Staff recommends approval of the proposed "Conditional Use for Immokalee Water & Sewer Districts Administrative Office" (CU).

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

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

The roadway infrastructure, as noted above, has adequate capacity to serve the proposed project at this time and as outlined above, i.e., GMP consistent at the time of rezoning as evaluated as part of the GMP Transportation Element consistency review. Operational impacts will be addressed at the time of the first development order (SDP or Plat). Additionally, the project's development must comply with all other applicable concurrency management regulations when development approvals are sought.

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

The roadway infrastructure, as noted above, is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the first development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. Finally, the project's development must comply with all other applicable concurrency management regulations when development approvals, including but not limited to any plats and or site development plans, are sought.

Landscape Review: During the Site Development Plan review, a landscape plan will be reviewed to ensure compliance with the LDC requirements for perimeter landscape buffers and plantings.

Utilities Review: Collier County Utilities staff defers to the Immokalee Water & Sewer District, which is, in this case, the applicant. The Immokalee Water & Sewer District (IWSD) has reviewed the application and confirmed that the project is within their service area. They state that the site already receives IWSD water and wastewater services and that sufficient water and wastewater treatment capacities are available to support the proposed use. The IWSD issued a letter on August 25, 2023, certifying that they have plant capacities to provide water and sewer to 414 New Market Road West, which is comprised of the following folio numbers: 63858840006, 638588000004, 63858760005, and 63858880008 (see Attachments A and C).

Conditional Use Findings:

When considering a Conditional Use petition, the Hearing Examiner must make a finding that: 1) approval of the Conditional Use will not adversely affect the public interest and will not adversely affect the uses of neighboring properties in the same district; 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.e of the LDC permits certain essential service facilities as conditional uses in the RMF-6 zoning district.**

   The requested use for an Essential Service Government Facility further described as an administrative office and payment center with a drive-thru for the Immokalee Water and Sewer District, is allowed as a conditional use within the RMF-6 zoning district per LDC section 2.01.03.G.1.e.

   2.01.03.G. Conditional uses. The following uses require approval pursuant to section 10.08.00 conditional uses:

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

1. *Conditional essential services in every zoning district, excluding the RFMU district sending lands, CON districts, NRPAs, and RLSA designated HSAs and FSAs. In every zoning district, unless otherwise identified as permitted uses, and excluding RFMU district Sending Lands, CON districts, and NRPAs, the following shall be allowed as conditional uses:*

    e. *Government facilities, including where not identified as a permitted use in this section, safety service facilities such as including law enforcement, fire, emergency medical services: ...*

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

As noted above, this proposal is consistent with the applicable provisions of the FLUE and the Transportation Element; therefore, the petition is consistent with the Immokalee Area Master Plan and the overall GMP.

Comprehensive Planning staff deferred to Zoning staff to determine compliance with FLUE Policy 5.6. The subject project is located within the Immokalee Planning Community, as identified within the GMP. The Immokalee Redevelopment Plan identifies that the site within the Triangle neighborhood is the beneficiary of a multi-million-dollar Federal TIGER grant to help fund sidewalk and lighting improvements, including a 5-foot sidewalk to be constructed along the Madison Avenue West frontage. A new four-lane road is also proposed to route traffic around the Triangle neighborhood to divert heavier traffic off New Market Road and onto the new SR/29 bypass route. This may affect the amount of traffic found on this portion of New Market Road West, thus making this site more appropriate for lower-intensity uses such as the proposed administrative office.

The Immokalee Area Master Plan designation of C-MU is intended to provide for pedestrian-scaled, higher-density residential and mixed-use development, employment and recreational opportunities, cultural and civic activities, and public places to serve residents of and visitors to the Immokalee Urban Area. Nonresidential uses allowed within this subdistrict include those uses allowed in the C-1 through C-4 zoning districts per the LDC. As the proposed use was found allowable by the C-MU subdistrict, it is justifiable to state the proposal is consistent with the Immokalee Area Master Plan. With the conditions of approval included by staff, the proposal may also be consistent with all the applicable provisions of the 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.

Currently, there is only one point of access to the property off New Market Road West, which is both the ingress and egress of the site. The proposal seeks to keep this access and introduce two new points of egress and one point of ingress, all on separate rights-of-way. This design aims to minimize conflict between pedestrians, bicyclists, employees, and customer vehicular traffic to maximize circulation through the site. The primary access off New Market Road West is for pedestrians, bicyclists, and vehicular traffic. The sidewalk will allow both bicyclists and pedestrians direct access to the entrance of the building and the driveway, which connects to a drive-thru lane and public parking lot at the front of the building, providing direct access to the building. The connection to Flagler Street is egress only, allowing only those utilizing the

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

drive-thru to exit the site safely. The third connection point is off Madison Avenue West and is intended only for employees and those with security clearances, such as emergency services, in the fenced and secured area. Emergency services will have access to the site from all bordering rights-of-way. Transportation Planning staff indicates that they have reviewed this petition and determined that there are no outstanding issues concerning vehicular access and traffic control, as shown in the Conceptual Site Plan.

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

   It is anticipated that noise impacts to the surrounding property are minimal, primarily vehicular noise from the public visiting the site to conduct business. The proposed use of an administrative office and payment center with a drive-thru is a low-intensity use, whereas the most intensive activity, the drive-thru and vehicle stacking line, is proposed to be positioned away from residential areas and largely shielded by the building itself. There is no anticipation of odor, glare, or economic impact on the surrounding property.

   Staff believes the project will not generate additional glare, noise, or odors or otherwise create any adverse economic impacts on the neighborhood if staff's recommended conditions of approval are adopted as part of any approval.

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

   The subject development is located within two zoning districts, RMF-6 and C-4/JACOSD, surrounded by various commercial, residential, and agricultural uses and is on the transitional line between multiple zoning districts. The properties to the West and South are zoned C-4 /JACOSD and consist of uses such as a fraternal organization hall, coin laundromat, hair salon, gas station, pawn shop, a strip mall, and other various commercial uses and vacant lots. Properties to the North and East are zoned A-MHO, RSF-4, and RMF-6 and primarily consist of residential homes, agricultural crops, and vacant areas. The proposed use and site are compatible with the surrounding areas and land uses.

   Based upon the findings above, staff believes that the project can be deemed compatible with the neighborhood subject to the conditions of approval. Additionally, the petitioner will need to comply with all Federal, State, and other local regulations governing the use.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

Pursuant to LDC Section 8.06.03 O.1 *Powers and Duties,* the EAC did not review this petition because the site is already developed; therefore, no EIS was required.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant duly noticed the meeting held on October 16, 2023, at 5:30 p.m. at the Immokalee Community Park Conference Room, 321 North 1st Street, Immokalee, FL 34142. Attendance was limited to representatives of Johnson Engineering, the Immokalee Water & Sewer District, and County staff. The meeting was terminated at 6:00 P.M. with no public attendance.

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition **CU-PL20230012220**, subject to the following conditions:

1. The maximum total daily trip generation for the Conditional Use shall not exceed 147 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

2. The administrative building and its drive-thru shall only operate and be open to the public Monday through Saturday from 8:00 am through 5:00 pm. However, monthly Immokalee Water Sewar District board meetings, special workshops, or hearings are allowed until 9:30 pm. The office may operate 24 hours per day in the event of a natural disaster or emergency.

3. Parking lot lighting shall satisfy Land Development Code requirements during SDP.

4. A "Type B" buffer with a 6-foot masonry, concrete, or pre-fabricated concrete wall shall be provided along the northwestern property line where the site abuts existing residential uses.

5. No hazardous materials will be handled, stored, or produced on the site in accordance with Land Development Code Section 3.06.12.

Attachments:

A. Property Information
B. Conditions of Approval
C. Conditional Use Concept Plan
D. Applicant's Backup; Application, Ownership Disclosure, etc.

Attachment: Staff Report PL20230012220 - 01192024 (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

Attachment A: Property Information

Property I.D. Number: 63858800004 **Plat Book:** 1 **Page #:** 105
Section/Township/Range: 33 / 46 / 29
Subdivision: NEWMARKET SUBD **Lot:** 6-7 **Block:** 28
Legal Description: NEWMARKET SUBD BLK 28 LOTS 6-7
Size of Property: 100 ft. X 300 **ft. =** 30,000 **Total Sq. Ft. Acres:** 0.68
Address/ General Location of Subject Property: 414 New Market Road W. Corner of New Market Road W & Flagler Street / Corner of Flagler Street & Madison Avenue W.

Property I.D. Number: 63858760005 **Plat Book:** 1 **Page #:** 105
Section/Township/Range: 33 / 46 / 29
Subdivision: NEWMARKET SUBD **Lot:** 3-5 **Block:** 28
Legal Description: NEWMARKET SUBD BLK 28 LOTS 3-5
Size of Property: 150 ft. X 225 **ft. =** 33,750 **Total Sq. Ft. Acres:** 0.77
Address/ General Location of Subject Property: 414 New Market Road W., Approximately on the corner of Flagler Street and Madison Avenue W.

Additional contiguous property, not a part of the conditional use request

Section/Township/Range: 33 / 46 / 29
Lot: lot 8 & E1/2 of lot 9 **Block:** 28 **Subdivision:** NEWMARKET SUBD
Plat Book: 1 **Page #:** 105 **Property I.D. Number:** 63858840006
Legal Description: NEWMARKET SUBD BLK 28 LOT 8 &+ E1/2 OF LOT 9

Section/Township/Range: 33 / 46 / 29
Lot: W1/2 of lot 9 & lot 10 **Block:** 28 **Subdivision:** NEWMARKET SUBD
Plat Book: 1 **Page #:** 105 **Property I.D. Number:** 63858880008
Legal Description: NEWMARKET SUBD BLK 28 W1/2 OF 9 &+ ALL OF LOT 10

Attachment: Attachment A - Property Information (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

Attachment: Attachment B - Conditions of Approval (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414

Immokalee Water & Sewer District Administration Office (PL20230012220)

Conditions of Approval

The approval of this conditional use is subject to the following condition(s):

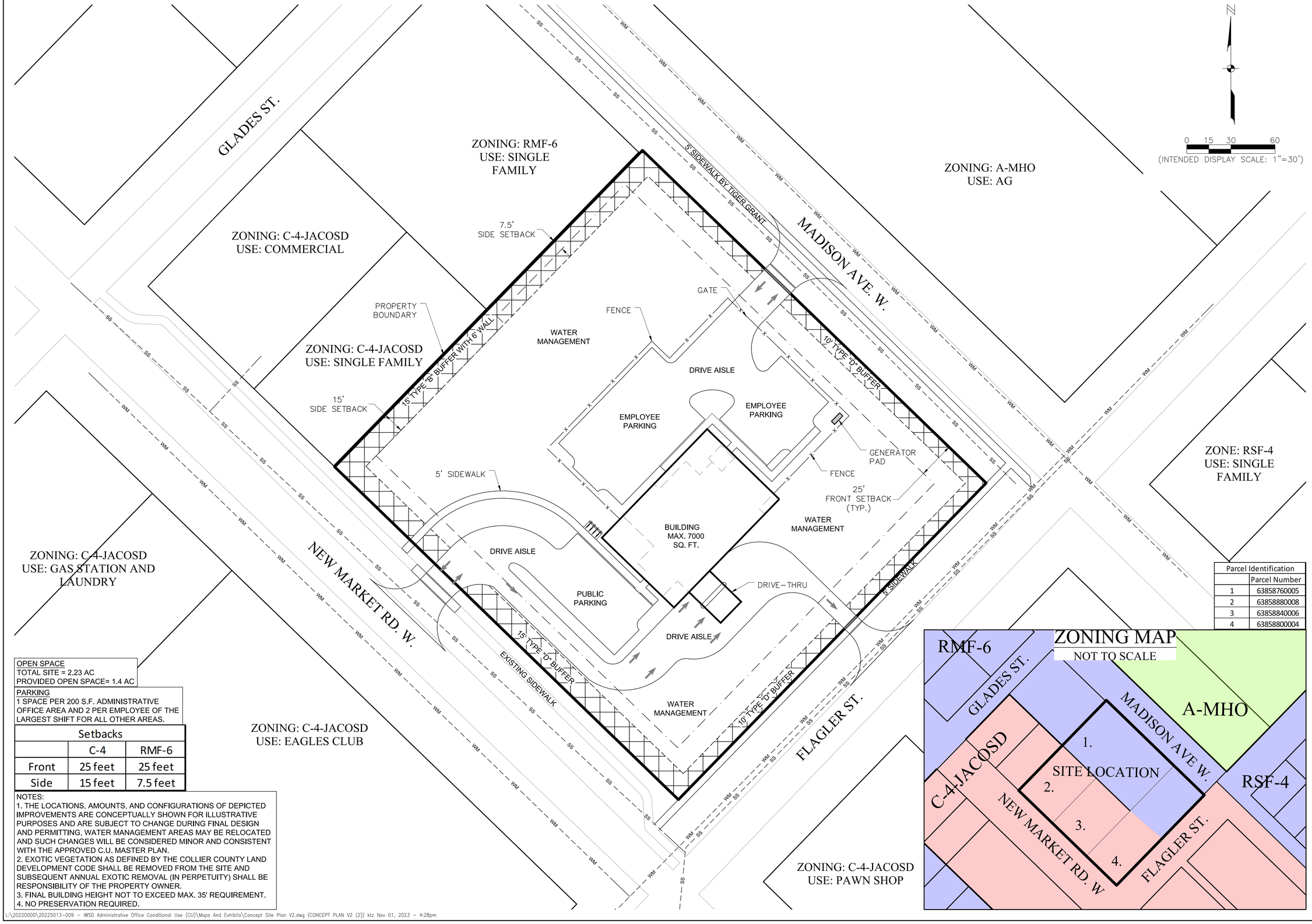
1. The maximum total daily trip generation for the Conditional Use shall not exceed 147 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

2. The administrative building and its drive -thru shall only operate and is open to the public Monday through Saturday from 8:00 am through 5:00 pm. However, monthly Immokalee Water Sewer District board meetings, special workshops or hearings are allowed until 9:30 pm. The office may operate 24-hours per day in the event of a natural disaster or emergency.

3. Parking lot lighting shall satisfy Land Development Code requirements at the time of SDP.

4. A Type B buffer with a 6-foot masonry, concrete or pre-fabricated concrete wall shall be provided along the northwestern property line where the site abuts existing residential uses.

5. No hazardous materials will be handled, stored or produced on the site in accordance with Land Development Code Section 3.06.12.



OPEN SPACE
TOTAL SITE = 2.23 AC
PROVIDED OPEN SPACE= 1.4 AC

PARKING
1 SPACE PER 200 S.F. ADMINISTRATIVE OFFICE AREA AND 2 PER EMPLOYEE OF THE LARGEST SHIFT FOR ALL OTHER AREAS.

Setbacks		
	C-4	RMF-6
Front	25 feet	25 feet
Side	15 feet	7.5 feet

NOTES:
1. THE LOCATIONS, AMOUNTS, AND CONFIGURATIONS OF DEPICTED IMPROVEMENTS ARE CONCEPTUALLY SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN AND PERMITTING, WATER MANAGEMENT AREAS MAY BE RELOCATED AND SUCH CHANGES WILL BE CONSIDERED MINOR AND CONSISTENT WITH THE APPROVED C.U. MASTER PLAN.
2. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
3. FINAL BUILDING HEIGHT NOT TO EXCEED MAX. 35' REQUIREMENT.
4. NO PRESERVATION REQUIRED.

Parcel Identification	
	Parcel Number
1	63858760005
2	63858880008
3	63858840006
4	63858800004

ZONING MAP
NOT TO SCALE

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

IMMOKALEE WATER AND SEWER DISTRICT

IWSD ADMINISTRATIVE OFFICE
COLLIER COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	JULY 2023
PROJECT NO.	20225013-009
FILE NO.	03-47-29
SCALE:	AS SHOWN

CONDITIONAL USE CONCEPT PLAN

SHEET NUMBER

1 OF 1

L:\20220000\20225013-009 - IWSD Administrative Office Conditional Use (CU)\Maps And Exhibits\Concept Site Plan V2.dwg (CONCEPT PLAN V2 (2)) ktz Nov 01, 2023 - 4:28pm

Attachment: Attachment C - CU Concept Plan (27768 : PL20230012220 CU Immokalee Water and Sewer District Administrative Office 414 New Market Road West)

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Application for Public Hearing for Conditional Use

LDC subsection 10

Chapter 3 of the Administrative Code

☐ 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): J&B Rentals of Immokalee LLC

Name of Applicant if different than owner: Immokalee Water & Sewer District

Address: 414 New Market Road W. **City:** Immokalee **State:** FL **ZIP:** 34142

Telephone: 239-658-3630 **Cell:** 239-651-9990 **Fax:**

E-Mail Address: sarahcatala@iw-sd.com

Name of Agent(s): Zachary Karto

Firm: Johnson Engineering, Inc.

Address: 2122 Johnson Street **City:** Fort Myers **State:** FL **ZIP:** 33901

Telephone: 239-461-2464 **Cell:** **Fax:**

E-Mail Address: zkarto@johnsoneng.com

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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ASSOCIATIONS

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

Name of Homeowner Association: Immokalee Civic Association *Civic
Mailing Address: 502 E. New Market Rd **City:** Immokalee **State:** Fl **ZIP:** 34142

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: 63858800004, 63858760005 **Plat Book:** 1 **Page #:** 105
Section/Township/Range: 33 / 46 / 29
Subdivision: NEW MARKET SUBD **Lot:** 3-5 and 6-7 **Block:** 28
Metes & Bounds Description: NEWMARKET SUBD BLK 28 LOTS 6-7
Size of Property: 330 **ft. X** at widest 300 **ft. =** 63580 **Total Sq. Ft. Acres:** 1.1
Address/ General Location of Subject Property:
414 New Market Road W. Corner of New Market Road W & Flagler Street / Corner of Flagler Street & Madison Avenue W

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RMF-6 & C-4-JACOSD	Residential
S	C-4-JACOSD	Vacant/ Commercial Retail
E	A-MHO	Vacant
W	C-4-JACOSD	Fraternal Organization

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: 33 / 46 / 29

Lot: Att. A **Block:** 28 **Subdivision:** NEW MARKET SUBD

Plat Book: 1 **Page #:** 105 **Property I.D. Number:** See Attachment A.

Metes & Bounds Description: See Attachment 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 RMF-6 **zoning district** for Essential Service **(type of use)**.

Present Use of the Property: Parking/Vacant

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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EVALUATION CRITERIA

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

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

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, no public hearing has been held on this property within the last year.

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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STATEMENT OF UTILITY PROVISIONS FOR CONDITIONAL USE REQUEST

APPLICANT INFORMATION

Name of Applicant(s): Sarah Catala

Address: 1020 Sanitation Road **City:** Immokalee **State:** FL **ZIP:** 34142

Telephone: 239-658-3630 **Cell:** 239-651-9990 **Fax:** _____

E-Mail Address: _____

Address of Subject Property (If available): 414 New Market Road W.

City: Immokalee **State:** FL **ZIP:** 34142

LEGAL DESCRIPTION

Section/Township/Range: 33 / 46 / 29

Lot: 6-7 & 3-5 **Block:** 28 **Subdivision:** NEWMARKET SUBD

Plat Book: 1 **Page #:** 105 **Property I.D. Number:** 63858800004, 63858760005

Metes & Bounds Description: NEWMARKET SUBD BLK 28 LOTS 6-7 & 3-5

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

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

Provide Name: IWSD
(GPD Capacity): 1050

TYPE OF WATER SERVICE TO BE PROVIDED

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

PROVIDE NAME IWSD

Total Population to be served: 11

Peak and Average Daily Demands:

A. Water-Peak: 127gph Average Daily: 1050gpd
B. Sewer-Peak: 127 gph Average Daily: 1050gpd

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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: n/a

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.*

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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 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	Required	Not Required
Completed Application	☒	☐
Cover letter briefly explaining the project	☑	☐
Pre-Application Notes	☑	☐
Affidavit of Authorization, signed and notarized	☒	☐
Completed Addressing Checklist	☒	☐
Property Ownership Disclosure Form	☒	☐
Warranty Deed(s)	☑	☐
Boundary Survey	☑	☐
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	☑	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	☑	☐
Statement of utility provisions (with all required attachments & sketches)	☑	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	☑	☐
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.	☑	☐
Traffic Impact Study (TIS) or waiver	☑	☐
Historical and Archeological Survey, or waiver	☐	☑
Electronic copy of all documents and plans	☑	☐

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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 or EMS:
☐	Conservancy of SWFL:	☐	GMD Graphics
☐	City of Naples:	■	Utilities Engineering: y
☐	Parks and Recreation:	■	Immokalee Water/Sewer District:
☐	Other:	☐	School District (Residential Components):

Communication Towers:

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

Commercial Mining:

☐	Impact Fees

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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FEE REQUIREMENTS

- 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) PAID
- 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 - Required By Email
  - 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.

Zachary Karto Digitally signed by Zachary Karto Date: 2023.08.29 11:45:53 -04'00'

Agent/Owner Signature

8/29/2023

Date

Zachary Karto

Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Immokalee Water & Sewer District's Administrative Office
Conditional Use
Request & Evaluation Criteria Narrative

Request

The Immokalee Water & Sewer District (ISWD) is requesting a conditional use approval of an essential service as identified by LDC section 2.01.03 G.1.e. as a government facility in order to construct an administrative office and payment center with drive-thru at 414 New Market Road West (SR 29) in Immokalee, Florida. The subject property consists of four separate parcels with an approximate total of 2.23 acres. Parcel 63858800004 and half of parcel 63858760005 (1.1 acres total) along Madison Ave W. are zoned RMF-6 while the remaining parcels along New Market Road W (1.2 acres) are zoned C-4-JACOSD. Although the project lies across all four parcels, the conditional use (CU) request for an essential service use (IWSD administrative office and payment center) is for only the one and a half parcels, zoned RMF-6. The remaining C-4-JACOSD zoned parcels allows for the administrative office as a permitted use.

The Immokalee Water & Sewer District is outgrowing their current site at the wastewater treatment plant, and is seeking to increase accessibility, security, and safety for both the employees as well as the general public. The IWSD is seeking to construct an approximate 7,000 square foot administrative office and payment center with drive-thru along with associated site improvements such as parking lots, sidewalks, drainage, landscaping, fencing, utilities, lighting, generator, and refuse enclosure.

Conditional Use Evaluation Criteria

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, Collier County 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. Below are responses to demonstrate this request conforms with the stated criteria.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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 subject property is located within the Immokalee Planning Community as identified in the Collier County Growth Management Plan (GMP). The Immokalee Redevelopment Plan identifies that the site within the Triangle neighborhood, which is the beneficiary of a multi-million-dollar Federal TIGER grant to help fund sidewalk and lighting improvements including a proposed 5' sidewalk to be constructed along the Madison Ave. W frontage. A new four-lane road is also proposed to route traffic around the Triangle neighborhood, so that heavier is diverting heavier through-traffic off New Market Road and onto the new SR/29 bypass route. This may affect the amount of through traffic found on this portion of New Market Road W, thus making this site more appropriate for lower intensity uses such as the proposed administrative office.

The subject property is within the Urban Mixed Use – Commercial Mixed Use (CMU) Subdistrict on the Future Land Use Map of the Immokalee Area Master Plan (IAMP) of the GMP. The IAMP designation of CMU is intended to provide for pedestrian-scaled, higher density residential and mixed-use development, employment and recreational opportunities, cultural and civic activities, and public places to serve residents of, and visitors to, the Immokalee Urban Area. Nonresidential uses allowed within this Subdistrict include those uses allowed in the C-1 through C-4 zoning districts per the Collier County LDC. As the proposed use was found allowable by the CMU subdistrict, it is justifiable to state the proposal is consistent with IAMP.

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.**

Currently there is only one point of access onto the property off of New Market Road West, which is both the ingress and egress of the site. The proposal is seeking to keep this access as well as introduce two new points of egress and one point of ingress, all on separate

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

rights-of-way. The purpose of this design is to minimize conflict between pedestrians, bicyclists, employees, and customer vehicular traffic to maximize circulation through the site. The primary access off New Market Road West is for pedestrians, bicyclists, and vehicular traffic. The sidewalk will allow both bicyclists and pedestrians direct access to the entrance of the building and the driveway "connectsto a drive-thru lane and public parking lot at the front of the building providing direct access into the building. The connection to Flagler Street is egress only allowing those utilizing the drive-thru to safely exit the site. The third connection point is off of Madison Ave W and is intended only for employees and those with security clearances, such as emergency services, in the fenced and secured area. Emergency services will have access to the site off of all bordering rights-of-way.

c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.

It is anticipated that noise impacts to surrounding property is very minimal, with primarily vehicular noise from the public visiting the site to conduct business. The proposed use of an administrative office and payment center with drive-thru is a low intensity use whereas the most intensive activity, the drive-thru and vehicle stacking line, is proposed to be positioned away from residential areas and largely shielded by the building itself. There is no anticipation of odor, glare, or economic impact to the surrounding property.

d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

The subject site is divided in two zoning districts, RMF-6 and C-4-JACOSD, surrounded by various commercial, residential and agricultural uses and is on the transitional line between multiple zoning districts. The properties to the West and South are zoned General Commercial with Jefferson Avenue Corridor Overlay Subdistrict (C-4-JACOSD) and consist of uses such as a fraternal organization hall, coin laundromat, hair salon, gas station, pawn shop, a strip mall, and other various commercial uses and vacant lots. Properties to the North and East are zoned A-MHO, RSF4, and RMF-6 and primarily consists of residential homes,

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

agricultural crops, and vacant areas. The proposed use of an administrative office for essential water and sewer services is an appropriate transitional use between commercial and residential areas. The proposed use and site is compatible with the surrounding areas and land uses.

e. Please provide any additional information which you may feel is relevant to this request.

The Immokalee area has a high number of pedestrians and bicyclists and the relocation of the administrative office and payment center to a more centrally located site on a major roadway with sidewalks will dramatically increase accessibility and service for the local population. This will also benefit all within the service area of the Immokalee Water & Sewer District as it allows better vehicular access as well.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Attachment A: Property Information

Property I.D. Number: 63858800004 **Plat Book:** 1 **Page #:** 105
Section/Township/Range: 33 / 46 / 29
Subdivision: NEWMARKET SUBD **Lot:** 6-7 **Block:** 28
Legal Description: Lots 6 and 7, Block 28, Newmarket Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 104, Public Records of Collier County, Florida.
Size of Property: 100 ft. X 300 **ft. =** 30,000 **Total Sq. Ft. Acres:** 0.68
Address/ General Location of Subject Property: 414 New Market Road W. Corner of New Market Road W & Flagler Street / Corner of Flagler Street & Madison Avenue W.

Property I.D. Number: 63858760005 **Plat Book:** 1 **Page #:** 105
Section/Township/Range: 33 / 46 / 29
Subdivision: NEWMARKET SUBD **Lot:** 3-5 **Block:** 28
Legal Description: Lots 3, 4, and 5, Block 28, Newmarket Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 104, Public Records of Collier County, Florida.
Size of Property: 150 ft. X 225 **ft. =** 33,750 **Total Sq. Ft. Acres:** 0.77
Address/ General Location of Subject Property: 414 New Market Road W., Approximately on the corner of Flagler Street and Madison Avenue W.

Additional contiguous property, not a part of the conditional use request

Section/Township/Range: 33 / 46 / 29
Lot: lot 8 & E1/2 of lot 9 **Block:** 28 **Subdivision:** NEWMARKET SUBD
Plat Book: 1 **Page #:** 105 **Property I.D. Number:** 63858840006
Legal Description: Lots 8 and E1/2 of Lot 9, Block 28, Newmarket Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 104, Public Records of Collier County, Florida.

Section/Township/Range: 33 / 46 / 29
Lot: W1/2 of lot 9 & lot 10 **Block:** 28 **Subdivision:** NEWMARKET SUBD
Plat Book: 1 **Page #:** 105 **Property I.D. Number:** 63858880008
Legal Description: Lots 10 and W1/2 of Lot 9, Block 28, Newmarket Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 104, Public Records of Collier County, Florida.

Legal Description as described in Warranty Deed.
Lots 3, 4, 5, 6, 7, 8, 9, and 10, Block 28, Newmarket Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 104, Public Records of Collier County, Florida.
Parcel ID#s: 63858760005; 63858800004; 63858840006; 63858880008

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

INSTR 5505615 OR 5561 PG 1809 RECORDED 2/8/2017 2:57 PM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $1,400.00 REC $18.50
CONS $200,000.00

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is $ 200,000.00

Prepared by:
John Jay Watkins, Esquire
John Jay Watkins, P.A.
P.O. Box 250
LaBelle, FL 33975-0250

$18.50 REC
1,400.00
1,418.50

Parcel ID Number: see legal below

Warranty Deed

This Indenture, Made this 6th day of February , 2017 A.D., **Between**
DAVID H. CARTER, INDIVIDUALLY AND AS TRUSTEE OF THE DAVID H. CARTER TRUST DATED 6/23/19
of the County of **Lee** , State of **Florida** , **grantor,** and
J&B RENTALS OF IMMOKALEE, LLC, a Florida limited liability company

whose address is: **19301 Immokalee Road, Naples, FL 34120**

of the County of **Collier** , State of **Florida** , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

----------**TEN DOLLARS ($10)**---------- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Collier** State of **Florida** to wit:

Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 28, Newmarket Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 104, Public Records of Collier County, Florida.
Parcel ID#s: 63858760005; 63858800004; 63858840006; 63858880008

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.

NOT CERTIFIED COPY

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Warranty Deed - Page 2

Parcel ID Number: see legal below

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

Signed, sealed and delivered in our presence:

David H. Carter (Seal)

DAVID H. CARTER, AS TRUSTEE OF THE DAVID H. CARTER TRUST UTD 6/23/1989

P.O. Address: **21911 Tuckahoe Road, Alva, FL 33920**

Witness #1
Printed name: JOHN JAY WATKINS

Nancy E. Perkins

Witness #2
Printed name: NANCY E. PERKINS

STATE OF Florida
COUNTY OF Hendry

The foregoing instrument was acknowledged before me this 6th day of February , 2017 by **DAVID H. CARTER, AS TRUSTEE OF THE DAVID H. CARTER TRUST DATED 6/23/1989**

who is personally known to me or who has produced his **Florida driver's license** as identification.

Nancy E. Perkins

Printed Name NANCY E. PERKINS
Notary Public
My Commission Expires:

NANCY E. PERKINS
MY COMMISSION # FF 226720
EXPIRES: September 4, 2019
Bonded Thru Notary Public Underwriters

NOT CERTIFIED COPY

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

63858800004, 63858760005, 63858840006, & 63858880008

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

See Attached.

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

414 New Market Rd W, Immokalee, FL 34142

PROJECT INFORMATION

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

CURRENT PROJECT NAME

PROPOSED PROJECT NAME

Conditional Use for Administrative Office with Payment Center

PROPOSED STREET NAME(s)

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
www.colliercountyfl.gov

Collier County

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Collier County

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
Immokalee Water & Sewer District (Sarah Catala Executive Director), 1020 Sanitation Road Immokalee, Florida 34142	100
Board Members, Joseph Brister (Chair), Anne Goodnight (Vice Chair)	
Robert Halman (Treasurer), Bonnie Keen (Secretary)	
Jack Johnson, Jr. (Commissioner), Magda Ayala (Commissioner)	

Date of Contract: July 1, 2023

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: February 26, 2024 or once CU permit is returned

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 Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Agent/Owner Signature

22 AUGUST 2023
Date

SARAH A. CAMPO
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Collier County

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
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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
Jeff Davenport, 19301 Immokalee Rd Naples, FL 34120	50%
Rebecca Davenport 19301 Immokalee Rd Naples, FL 34120	50%

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

Name and Address	% of Ownership

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Collier County

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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

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 Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Agent/Owner Signature

11/9/23
Date

Rebecca Davenport
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Detail by Entity Name

Florida Limited Liability Company
J & B RENTALS OF IMMOKALEE, LLC

Filing Information

Document Number	L09000075168
FEI/EIN Number	27-0687918
Date Filed	08/05/2009
Effective Date	08/04/2009
State	FL
Status	ACTIVE

Principal Address

19301 IMMOKALEE ROAD
NAPLES, FL 34120

Mailing Address

19301 IMMOKALEE ROAD
NAPLES, FL 34120

Registered Agent Name & Address

DAVENPORT, JEFFREY E
19301 IMMOKALEE ROAD
NAPLES, FL 34120

Authorized Person(s) Detail

Name & Address

Title MGRM

DAVENPORT, JEFFREY E
19301 IMMOKALEE ROAD
NAPLES, FL 34120

Title MGRM

DAVENPORT, REBECCA B
19301 IMMOKALEE ROAD
NAPLES, FL 34120

Annual Reports

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Report Year	Filed Date
2021	04/13/2021
2022	01/28/2022
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
03/23/2019 -- ANNUAL REPORT	View image in PDF format
03/21/2018 -- ANNUAL REPORT	View image in PDF format
02/01/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/22/2015 -- ANNUAL REPORT	View image in PDF format
06/23/2014 -- ANNUAL REPORT	View image in PDF format
02/24/2013 -- ANNUAL REPORT	View image in PDF format
02/21/2012 -- ANNUAL REPORT	View image in PDF format
02/07/2011 -- ANNUAL REPORT	View image in PDF format
02/25/2010 -- ANNUAL REPORT	View image in PDF format
08/05/2009 -- Florida Limited Liability	View image in PDF format

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230012220

I, Sarah Catala (print name), as Executive Director (title, if applicable) of Immokalee Water & Sewer District (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 Johnson Engineering 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.

Sarah A. Catala
Signature

15 August 2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 15 day of August, 2023 by (printed name of owner or qualifier) Sarah A. Catala.

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

[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ a sidentification.

Notary Signature: Ofelia Gonzalez

OFELIA GONZALEZ
Notary Public - State of Florida
Commission # GG 910085
My Comm. Expires Sep 3, 2023
Bonded through National Notary Assn.

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230012220

I, Jeffrey E. Davenport (print name), as MGRM (title, if applicable) of J&B Rentals of Immokalee LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✔] applicant [ ] contract purchaser [ ] and that:

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

8/29/23
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✔] physical presence or [ ] online notarization this 29th day of August, 2023, by (printed name of owner or qualifier) Jeffrey E. Davenport

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: Campbell

CRISTA CAMPBELL
Notary Public - State of Florida
Commission # HH 028508
My Comm. Expires Aug 5, 2024
Bonded through National Notary Assn.

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Immokalee Water & Sewer District Administrative Office
Conditional Use (CU)-PL20220012220
Neighborhood Information Meeting Summary

Date: Monday, October 16, 2023

Time: 5:30 pm

Location: Immokalee Community Park Conference Room
321 N. 1st Street, Immokalee, FL 34142

Attendees: Amanda Martin, AICP and Kaitlyn Zindle of Johnson Engineering, Inc.
John Kelley, Collier County
Misty Smith and Anne Goodnight (IWSD)

Meeting Summary:

The meeting started at approximately 5:30 p.m. No public attendees were present. No presentation was given and no recording is provided due to no public attendance. The staff and applicant representatives are documented on the attached sign-in sheet. The meeting concluded at 6:00.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Sign-In Sheet
Conditional Use for IWSD Administrative Office
Neighborhood Information Meeting

Meeting Location: Immokalee Community Park Conference Center **Meeting Date:** October 16, 2023

Name- Print	Address	Email
1. Misty Smith	1020 Sanitation Road, Immokalee	
2. Anne Goodnight		
3. JOHN KELLY	2800 N HORSESHOE DR 34104	JOHN.KELLY@COLLIERCOUNTYFL.GOV
4. Kaitlyn Zindle		KZindle@Johnsoneng.
5. Amanda Martin	Johnson Engineering	Amartin@johnsoneng.com
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Neighborhood Information Meeting Affidavit of Compliance

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

Amanda Martin

(Signature of Applicant)

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online registration this 9th day of October, 20 23, by Amanda Martin who is ☑ personally known to me or ☐ has produced _____ as identification.

DEBRA L PENDLEBURY
Notary Public-State of Florida
Commission # HH 285559
My Commission Expires
August 20, 2026

D L Pendlebury

Signature of Notary Public

Debra Pendlebury

Print Name of Notary Public

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

330 NEW MARKET LLC
% LEMAC LLC
4001 SANTA BARBARA BLVD #364
NAPLES, FL 34104---0

4108 AERIE IMMOKALEE, FOE, INC
PO BOX 5063
IMMOKALEE, FL 34143---5063

ALVEREZ EST, MARIA OLGA
305 CALLE AMISTAD
IMMOKALEE, FL 34142---3220

ANGELICA HERNANDEZ REV TRUST
313 CALLE AMISTAD
IMMOKALEE, FL 33324---0

AVALOS, ALICIA
405 JEFFERSON AVE W
IMMOKALEE, FL 34142---3131

AYALA, CLARA
3465 10TH AVE SE
NAPLES, FL 34117---4520

AYALA, MATEO
AYALA, CLARA
207 WASHINGTON AVE
IMMOKALEE, FL 34142---3133

AYALA, MATEO F
855 MONROE ST
IMMOKALEE, FL 34142---2877

B & B CASH GROCERY STORES INC
% HANDY #50
PO BOX 1808
TAMPA, FL 33601---1808

B & B GROCERY STORES INC
% HANDY #50/ADJ TENANT
PO BOX 1808
TAMPA, FL 33601---1808

C & C PROPERTIES
OF IMMOKALEE INC
PO BOX 970
IMMOKALEE, FL 34143---970

CASTRO, LETICIA BECERRA
510 NEW MARKET ROAD W
IMMOKALEE, FL 34143---0

CENDEJAS INVESTMENT LLC
4673 SW BULL POND ST
ARCADIA, FL 34266---3697

CHENEY, LINDA
314 MADISON AVE W
IMMOKALEE, FL 34142---3227

CINTRON EST, CARMEN B
908 GLADES ST
IMMOKALEE, FL 34142---3028

COLLIER LAND HOLDINGS LTD
999 VANDERBILT BEACH RD #507
NAPLES, FL 34108---0

DEWRELL, TRACEY & MARA
336 S ESPLANADE
ALPHARETTA, GA 30009---0

ESCAMILLA, IRENE HUAPILLA
309 CALLE AMISTAD
IMMOKALEE, FL 34142---0

GARCIA, MARGARITO
509 MADISON AVE W
IMMOKALEE, FL 34142---3041

GARCIA, MARY ANN
1213 LEE ST
IMMOKALEE, FL 34142---2825

GARCIA, MARY ANN
1213 LEE ST
IMMOKALEE, FL 34142---2825

GOMEZ, NEIVIO F
801 GLADES ST
IMMOKALEE, FL 34142---3001

GONZALEZ, GLENDA
307 CALLE AMISTAD
IMMOKALEE, FL 34142---3220

GONZALEZ, JOSHUA JAVIER
513 MADISON AVE W
IMMOKALEE, FL 34142---3041

GORDILLO, SAMUEL J & MARIA M
505 NEW MARKET RD W
IMMOKALEE, FL 34142---3055

HERNANDEZ, LIVIA GUZMAN
503 NEW MARKET RD W
IMMOKALEE, FL 34142---0

HUAPILLA JR, GENARO
GENARO HUAPILLA SR
ROSA M HUAPILLA
1304 CAMELLIA AVE
IMMOKALEE, FL 34142---0

IXCOY, NICOLAS CAPRIEL
MARIA E IXCOY ARGUENTA
414 JEFFERSON AVE
IMMOKALEE, FL 34142---0

J&B RENTALS OF IMMOKALEE LLC
19301 IMMOKALEE ROAD
NAPLES, FL 34120---0

J&B RENTALS OF IMMOKALEE LLC
19301 IMMOKALEE ROAD
NAPLES, FL 34120---0

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J&B RENTALS OF IMMOKALEE LLC
19301 IMMOKALEE ROAD
NAPLES, FL 34120---0

J&B RENTALS OF IMMOKALEE LLC
19301 IMMOKALEE ROAD
NAPLES, FL 34120---0

K & B COMMERCIAL RENTALS #1
1303 NEW MARKET RD W
IMMOKALEE, FL 34142---2253

K & B COMMERCIAL RENTALS #1
1303 NEW MARKET RD W
IMMOKALEE, FL 34142---2253

L&M RENTALS OF IMMOKALEE LLC
119 N 9TH ST
IMMOKALEE, FL 34142---0

LOPEZ, HERMITANIO FIGUEROA
RICARDA BALTAZAR
1122 BUSH ST E
IMMOKALEE, FL 34142---0

LOPEZ, HERMITANIO FIGUEROA
RICARDA BALTAZAR
1122 BUSH ST E
IMMOKALEE, FL 34142---0

LUNA, JACINTO
ANGELA VICKERY
631 N 9TH ST
IMMOKALEE, FL 34142---2902

MANDUJANO, JESUS
JOSE ANTONIO MANDUJANO
825 GLADES ST
IMMOKALEE, FL 34142---0

MARTINEZ, LORENZO
803 MANATEE STREET
IMMOKALEE, FL 34142---0

MEDRANO, JOSEFINA
MELISSA MANCHA
306 MADISON AVE W
IMMOKALEE, FL 34142---3227

MENDOZA, GRACIANO
1310 LAKE TRAFFORD RD
IMMOKALEE, FL 34142---2847

MUNOZ RENTALS LLC
1703 IMMOKALEE DR
IMMOKALEE, FL 34142---0

MUNOZ RENTALS LLC
1703 IMMOKALEE DR
IMMOKALEE, FL 34142---0

NAVARRETE, PABLO & MARIA
403 JEFFERSON AVE W
IMMOKALEE, FL 34142---3131

NODAL, ELVIRA
PO BOX 776
LEHIGH ACRES, FL 33970---0

NODAL, ELVIRA
PO BOX 776
LEHIGH ACRES, FL 33970---0

PIERRE, CARMELIA
303 CALLE AMISTAD
IMMOKALEE, FL 34142---0

RAMIREZ, ROBERTO P & MAGDA O
PO BOX 3466
IMMOKALEE, FL 34143---3466

RAMOS, HECTOR L & NYDIA E
1216 JEFFERSON AVE W
IMMOKALEE, FL 34142---0

RIOS, ISABEL RAMIREZ
310 WEEKS TERRACE
IMMOKALEE, FL 34142---0

SANCHEZ, DAVID
ERNESTINA PEREZ
% JOSE SANCHEZ
304 MADISON AVE W
IMMOKALEE, FL 34142---3227

SANCHEZ, JOSE
304 MADISON AVE W
IMMOKALEE, FL 34142---3227

VCRAF PGIM GOPHER RIDGE LLC
% PRUDENTIAL AGRICULTURAL INV
201 S ORANGE AVE
STE 795
ORLANDO, FL 32801---0

VILLA, ADOLFO & CLAUDIA
811 JEFFERSON AVE W
IMMOKALEE, FL 34142---2205

VILLARREAL, MARIA
517 MADISON AVE W
IMMOKALEE, FL 34142---3041

WE BROTHERS ENTERPRISE INC
8480 MAN O WAR RD
PALM BEACH GARDE, FL 33418---0

YZAGUIRRE, ARMANDO
505 MADISON AVE W
IMMOKALEE, FL 34142---0

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

October 1, 2023

Dear Property Owner:

Please be advised that Johnson Engineering, Inc. on behalf of the Immokalee Water and Sewer District has submitted petition PL20230012220 to Collier County for a Conditional Use (CU) approval for the following described property:

> The property consists of four separate parcels on 2.23 acres located at 414 New Market Road West at the northwest corner of the intersection of New Market Road West and Flagler Street in eastern Collier County in Immokalee, FL.

The Immokalee Water and Sewer District (IWSD) is requesting a Conditional Use (CU) approval from Collier County in order to construct an administrative office and payment center with drive-thru, an essential service use, at said location. [PL20230012220]

A Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of the petition and to give you an opportunity to ask questions and provide comments. The Neighborhood Information Meeting will be held on:

Monday, October 16 at 5:30 p.m. at
Immokalee Community Park Conference Room
321 N. 1st Street, Immokalee, FL 34142

If you have questions prior to the meeting or if you want to participate remotely, please contact Amanda Martin at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin, AICP
amartin@johnsoneng.com
(239) 461-2487

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Final Publication Date
9/27/2023

Ad Number
GCI1109353

Publication
Naples Daily News

Market
Naples

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
amartin@johnsoneng.com

Customer Name
Immokalee Water Sewer District

Customer Phone Number
(239) 658-3630

Customer Address
1020 Sanitation Rd
Immokalee, FL 34142

Account Number (If Known)
530443

Name
Immokalee Water Sewer District

Street
1020 Sanitation Rd

City
Immokalee

State
FL

ZIP Code
34142

Your Name
Alice Coleman

Email Address
AColeman1@localiq.com

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Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

IMMOKALEE WATER SEWER DIST
1020 SANITATION RD
IMMOKALEE, FL 34142
ATTN

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a PUBLIC NOTICE, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

Issue(s) dated: 9/27/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 27th, 2023:

Notary, State of WI, County of Brown

My commission expires: 5.15.27

Publication Cost: $959.52
Ad No: GCI1109353-01
Customer No: 530443
PO #: PUBLIC NOTICE
# of Affidavits: 1

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

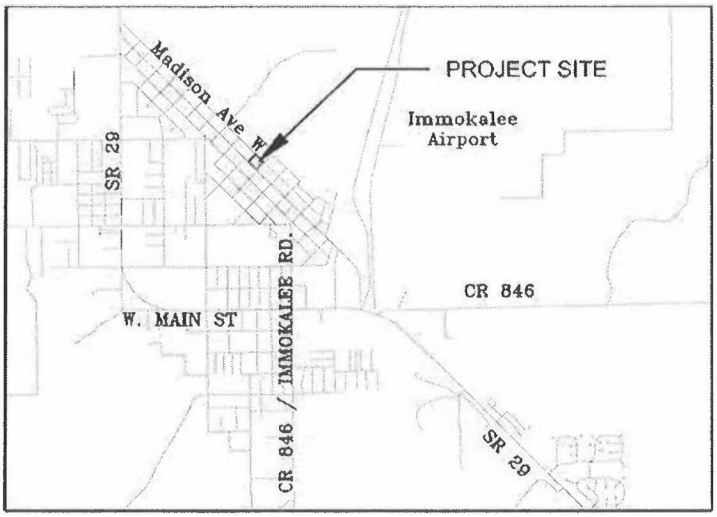
PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting hosted on behalf of the Immokalee Water and Sewer District on:

Monday, October 16 at 5:30 p.m. at
Immokalee Community Park Conference Room
321 N. 1st Street, Immokalee, FL 34142

Subject Property: The property consists of four separate parcels on 2.23 acres located at 414 New Market Road West at the northwest corner of the intersection of New Market Road West and Flagler Street in eastern Collier County in Immokalee, FL.



The Immokalee Water and Sewer District (IWSD) is requesting a Conditional Use (CU) approval from Collier County in order to construct an administrative office and payment center with drive-thru, an essential service use, at said location. [PL20230012220]

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/ developer. If you have questions prior to the meeting or if you want to participate remotely, please contact Amanda Martin at (239) 461-2487 or amartin@johnsoneng.com.

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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: PL20230012220 | Buffer: 500' | Date: 9/20/2023 | Site Location: 63858800004

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	DDRESSTYP
330 NEW MARKET LLC	% LEMAC LLC	4001 SANTA BARBARA BLVD #364			NAPLES, FL 34104---0	NEWMARKET SUBD BLK 29 LOTS 33-	40			63859080001	U
4108 AERIE IMMOKALEE, FOE, INC	PO BOX 5063				IMMOKALEE, FL 34143—5063	NEWMARKET SUBD BLK 27 LOTS 3-6				63858440008	U
ALVEREZ EST, MARIA OLGA	305 CALLE AMISTAD				IMMOKALEE, FL 34142—3220	33 46 29 COMM AT NW CNR LOT 1	BLK 29 NEWMKT, N 44 DEG E	200FT, S 45 DEG E 285FT TO	POB, S 45 DEG E 70FT, N 44	00086120001	U
ANGELICA HERNANDEZ REV TRUST	313 CALLE AMISTAD				IMMOKALEE, FL 33324—0	33 46 29 COMM AT NW CNR OF	LOT 1 BLK 29 NEWMKT SUBD, N	44 DEG E 200FT TO POB, CONT N	44 DEG E 180FT, S 45 DEG E	00085920008	U
AVALOS, ALICIA	405 JEFFERSON AVE W				IMMOKALEE, FL 34142—3131	NEWMARKET SUBD BLK 26 LOT 4				63858120108	U
AYALA, CLARA	3465 10TH AVE SE				NAPLES, FL 34117—4520	NEWMARKET SUBD BLK 27 LOT 10				63858600000	U
AYALA, MATEO	AYALA, CLARA	207 WASHINGTON AVE			IMMOKALEE, FL 34142—3133	NEWMARKET SUBD BLK 29 LOTS 1-	20			63859000007	U
AYALA, MATEO F	855 MONROE ST				IMMOKALEE, FL 34142—2877	NEWMARKET SUBD BLK 30 LOTS 37	& 38			63859400005	U
B & B CASH GROCERY STORES INC	% HANDY #50	PO BOX 1808			TAMPA, FL 33601---1808	NEWMARKET SUBD BLK 27 LOT 1				63858360007	U
B & B GROCERY STORES INC	% HANDY #50/ADJ TENANT	PO BOX 1808			TAMPA, FL 33601---1808	NEWMARKET SUBD BLK 27 LOT 2				63858400006	U
C & C PROPERTIES	OF IMMOKALEE INC	PO BOX 970			IMMOKALEE, FL 34143—970	NEWMARKET SUBD BLK 28 LOT 11				63858920007	U
CASTRO, LETICIA BECERRA	510 NEW MARKET ROAD W				IMMOKALEE, FL 34143—0	NEWMARKET SUBD BLK 19 LOT 10				63856400008	U
CENDEJAS INVESTMENT LLC	4673 SW BULL POND ST				ARCADIA, FL 34266---3697	NEWMARKET SUBD BLK 30 LOTS 1-	10			63859120000	U
CHENEY, LINDA	314 MADISON AVE W				IMMOKALEE, FL 34142—3227	33 46 29 COMM AT NE CNR OF	LOT 20 BLK 29 NEWMKT SUBD, N	44 DEG E 80FT, N 45 DEG W	355FT TO POB, CONT N 45 DEG W	00085840007	U
CINTRON EST, CARMEN B	908 GLADES ST				IMMOKALEE, FL 34142—3028	NEWMARKET SUBD BLK 28 LOTS 1-2				63858720003	U
COLLIER LAND HOLDINGS LTD	999 VANDERBILT BEACH RD #507				NAPLES, FL 34108---0	33 46 29 COMM AT NE CNR SEC 33	S 38 DEG W 2776.14FT TO POB, S	45 DEG 1619.89FT, S 44 DEG W	150FT, N 45 DEG W 1619.89FT	00087480009	U
DEWRELL, TRACEY & MARA	336 S ESPLANADE				ALPHARETTA, GA 30009—0	33 46 29 COMM AT NW CNR OF	LOT 1 BLK 29 NEWMARKET SUBD,	N 44 DEG E 80FT TO POB, N 44	DEG E 120FT, S 45 DEG E 75FT,	00085880009	U
ESCAMILLA, IRENE HUAPILLA	309 CALLE AMISTAD				IMMOKALEE, FL 34142—0	33 46 29 COMM AT NW CNR OF	LOT 1 BLK 29 NEWMKT, N 44 DEG	E 200FT, SE 145FT TO POB, SE	70FT, N 44 DEG E 180FT, NW	00086040000	U
GARCIA, MARGARITO	509 MADISON AVE W				IMMOKALEE, FL 34142—3041	NEWMARKET SUBD BLK 19 LOT 5				63856240006	U
GARCIA, MARY ANN	1213 LEE ST				IMMOKALEE, FL 34142—2825	NEWMARKET SUBD BLK 26	LOT 6			63858120250	U
GARCIA, MARY ANN	1213 LEE ST				IMMOKALEE, FL 34142—2825	NEWMARKET SUBD BLK 28 LOT 12				63858960009	U
GOMEZ, NEIVIO F	801 GLADES ST				IMMOKALEE, FL 34142—3001	NEWMARKET SUBD BLK 20 LOT 7				63856720005	U
GONZALEZ, GLENDA	307 CALLE AMISTAD				IMMOKALEE, FL 34142—3220	33 46 29 COMM NW CNR OF LOT 1	BLK 29 NEW MARKET, N 44 DEG E	200FT, S 45 DEG E 215FT TO	POB, S 45 DEG E 70FT, N 44	00086200002	U
GONZALEZ, JOSHUA JAVIER	513 MADISON AVE W				IMMOKALEE, FL 34142—3041	NEWMARKET SUBD BLK 19 LOT 4				63856200004	U
GORDILLO, SAMUEL J & MARIA M	505 NEW MARKET RD W				IMMOKALEE, FL 34142—3055	NEWMARKET SUBD BLK 20 LOT 4				63856600109	U
HERNANDEZ, LIVIA GUZMAN	503 NEW MARKET RD W				IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 20 LOT 5				63856640004	U
HUAPILLA JR, GENARO	GENARO HUAPILLA SR	ROSA M HUAPILLA	1304 CAMELLIA AVE		IMMOKALEE, FL 34142---0	NEWMARKET SUBD BLK 31 LOTS 1-4				63859480009	U
IXCOY, NICOLAS CAPRIEL	MARIA E IXCOY ARGUENTA	414 JEFFERSON AVE			IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 27 LOT 11				63858640002	U
J&B RENTALS OF IMMOKALEE LLC	19301 IMMOKALEE ROAD				NAPLES, FL 34120—0	NEWMARKET SUBD BLK 28 LOTS 3-5				63858760005	U
J&B RENTALS OF IMMOKALEE LLC	19301 IMMOKALEE ROAD				NAPLES, FL 34120—0	NEWMARKET SUBD BLK 28 LOTS 6-7				63858800004	U
J&B RENTALS OF IMMOKALEE LLC	19301 IMMOKALEE ROAD				NAPLES, FL 34120—0	NEWMARKET SUBD BLK 28 LOT 8 &+	E1/2 OF LOT 9			63858840006	U
J&B RENTALS OF IMMOKALEE LLC	19301 IMMOKALEE ROAD				NAPLES, FL 34120—0	NEWMARKET SUBD BLK 28 W1/2 OF	9 &+ ALL OF LOT 10			63858880008	U
K & B COMMERCIAL RENTALS #1	1303 NEW MARKET RD W				IMMOKALEE, FL 34142—2253	NEWMARKET SUBD BLK 29 LOTS 21-	32			63859040009	U
K & B COMMERCIAL RENTALS #1	1303 NEW MARKET RD W				IMMOKALEE, FL 34142—2253	NEWMARKET SUBD BLK 30 LOTS 16	& 17 & E 15FT OF LOT 15 & W	15FT OF LOT 18		63859200001	U
L&M RENTALS OF IMMOKALEE LLC	119 N 9TH ST				IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 30 LOTS 25-	29			63859280005	U
LOPEZ, HERMITANIO FIGUEROA	RICARDA BALTAZAR	1122 BUSH ST E			IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 27 LOTS 7 &	8			63858520009	U
LOPEZ, HERMITANIO FIGUEROA	RICARDA BALTAZAR	1122 BUSH ST E			IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 27 LOT 9				63858560001	U
LUNA, JACINTO	ANGELA VICKERY	631 N 9TH ST			IMMOKALEE, FL 34142—2902	NEWMARKET SUBD BLK 30 LOTS 30-	32			63859320004	U
MANDUJANO, JESUS	JOSE ANTONIO MANDUJANO	825 GLADES ST			IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 20 LOT 6				63856680006	U
MARTINEZ, LORENZO	803 MANATEE STREET				IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 30 LOTS 39	& 40			63859440007	U
MEDRANO, JOSEFINA	MELISSA MANCHA	306 MADISON AVE W			IMMOKALEE, FL 34142—3227	33 46 29 COMM AT NE CNR OF	LOT 20 BLK 29 NEWMKT, N 44	DEG E 80FT, N 45 DEG W 215FT	TO POB, N 45 DEG W 70FT, N 44	00086160003	U
MENDOZA, GRACIANO	1310 LAKE TRAFFORD RD				IMMOKALEE, FL 34142—2847	NEWMARKET SUBD BLK 30 LOT 14	& W 10FT OF LOT 15			63859181007	U
MUNOZ RENTALS LLC	1703 IMMOKALEE DR				IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 30 LOTS	11 & 12			63859160002	U
MUNOZ RENTALS LLC	1703 IMMOKALEE DR				IMMOKALEE, FL 34142—0	NEWMARKET SUB BLK 30 LOT 13				63859180008	U
NAVARRETE, PABLO & MARIA	403 JEFFERSON AVE W				IMMOKALEE, FL 34142—3131	NEWMARKET SUBD BLK 26 LOT 5	1643 PG 65			63858120205	U
NODAL, ELVIRA	PO BOX 776				LEHIGH ACRES, FL 33970—0	NEWMARKET SUBD BLK 19 LOT 7				63856320007	U
NODAL, ELVIRA	PO BOX 776				LEHIGH ACRES, FL 33970—0	NEWMARKET SUBD BLK 19 LOTS 8 &	9			63856360009	U
PIERRE, CARMELIA	303 CALLE AMISTAD				IMMOKALEE, FL 34142—0	33 46 29 COM NE CR OF LOT 20	BLK 29 NEW MARKET SUBD,	THENCE NELY ALG N LI OF	ESCAMBIA ST, EXTENDED 80FT TO	00085680005	U
RAMIREZ, ROBERTO P & MAGDA O	PO BOX 3466				IMMOKALEE, FL 34143—3466	33 46 29 COMM AT NE CNR OF	LOT 20, BLK 29 NEWMKT, N 44	DEG E 80FT, N 45 DEG W 285FT	TO POB, CONT N 45 DEG W 70FT,	00086080002	U
RAMOS, HECTOR L & NYDIA E	1216 JEFFERSON AVE W				IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 26 LOT 3				63858080109	U
RIOS, ISABEL RAMIREZ	310 WEEKS TERRACE				IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 27 LOT 12				63858680004	U
SANCHEZ, DAVID	ERNESTINA PEREZ	% JOSE SANCHEZ	304 MADISON AVE W		IMMOKALEE, FL 34142—3227	33 46 29 COMM AT NE CNR OF	LOT 20 BLK 29 NEWMARKET SUBD,	N 44 DEG E 80FT, N 45 DEG W	145FT TO POB, CONT N 45 DEG W	00085800005	U
SANCHEZ, JOSE	304 MADISON AVE W				IMMOKALEE, FL 34142—3227	33 46 29 COMM AT NE CNR OF	LOT 20 BLK 29 NEWMARKET SUBD,	N 44 DEG E 80FT, N 45 DEG W	75FT TO POB, N 45 DEG W 70FT,	00085760006	U
VCRAF PGIM GOPHER RIDGE LLC	% PRUDENTIAL AGRICULTURAL INV	201 S ORANGE AVE	STE 795		ORLANDO, FL 32801---0	33 46 29 GOPHER RIDGE I DESC	IN OR 1270 PG 925-933			00087440007	U
VILLA, ADOLFO & CLAUDIA	811 JEFFERSON AVE W				IMMOKALEE, FL 34142—2205	33 46 29 COMM AT NW CNR OF	LOT 1 BLK 29 NEWMKT SUBD, N	44 DEG E 200FT, S 45 DEG E	75FT TO POB, CONT S 45 DEG E	00085960000	U
VILLARREAL, MARIA	517 MADISON AVE W				IMMOKALEE, FL 34142—3041	NEWMARKET SUBD BLK 19 LOTS 2 &	3			63856160005	U
WE BROTHERS ENTERPRISE INC	8480 MAN O WAR RD				PALM BEACH GARDE, FL 33418—0	NEWMARKET SUBD BLK 30 LOTS 33-	36			63859360006	U
YZAGUIRRE, ARMANDO	505 MADISON AVE W				IMMOKALEE, FL 34142—0	NEWMARKET SUBD BLK 19 LOT 6				63856280008	U

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Foreclosure | Foreclosure

NOTICE OF APPLICATION FOR TAX DEED

Notice is hereby given that: JUDY HARMON the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number, the description of the property, and the names in which it was assessed are as follows:
Tax Deed Application # 23128
Certificate Number: 2016/468
Description of Property: 7 50 30 UNRECD TR 9 DESC AS: COMM N1/4 CNR SEC 7, S 88 DEG W 497.9FT TO POB, S 88 DEG W 350.58FT, S 663.64FT, N 88 DEG E 350.58FT, N 663.64FT TO POB, LESS N 30FT ACCESS + UTILITY 5.1 AC OR 1061 PG 1289 OR 1203 PG 1384
Parcel ID# 00522720004
Property Address: N/A
Name in Which Assessed: GATEWAY SHOPPES II LLC
Name on Last Tax Roll if Different: N/A
All of said property being in the county of Collier, State of Florida.

Unless the property described in said certificate shall be redeemed according to law, the property will be sold to the highest bidder at the Collier County Courthouse, 1st Floor, Multi-Purpose Room , at 1:00 P.M. on **Monday, October 16, 2023 .**

(SEAL)

Crystal K. Kinzel
CLERK OF THE CIRCUIT COURT & COMPTROLLER
COLLIER COUNTY, FLORIDA

Dated: 7/21/2023
Date of Publication: **September 6, 13, 20, 27, 2023**

BY:
Donna A. Rutherford, DEPUTY CLERK

5808861

Public Notices | Public Notices

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2024 MEETINGS

The Board of Supervisors "(Board") of the Naples Reserve Community Development District ("District") will hold Regular Meetings for Fiscal Year 2024 at 10:30 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114 on the following dates:

October 5, 2023
December 7, 2023
February 1, 2024
March 7, 2024
May 2, 2024
June 6, 2024
August 1, 2024
September 5, 2024

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://naplesreservecdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Pub Date: September 27, 2023 5833886

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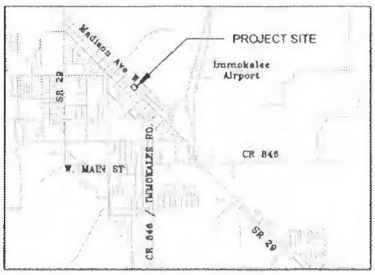
PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting hosted on behalf of the Immokalee Water and Sewer District on:

Monday, October 16 at 5:30 p.m. at
Immokalee Community Park Conference Room
321 N. 1st Street, Immokalee, FL 34142

Subject Property: The property consists of four separate parcels on 2.23 acres located at 414 New Market Road West at the northwest corner of the intersection of New Market Road West and Flagler Street in eastern Collier County in Immokalee, FL.



The Immokalee Water and Sewer District (IWSD) is requesting a Conditional Use (CU) approval from Collier County in order to construct an administrative office and payment center with drive-thru, an essential service use, at said location. [PL20230012220]

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer. If you have questions prior to the meeting or if you want to participate remotely, please contact Amanda Martin at (239) 461-2487 or amartin@johnsoneng.com.

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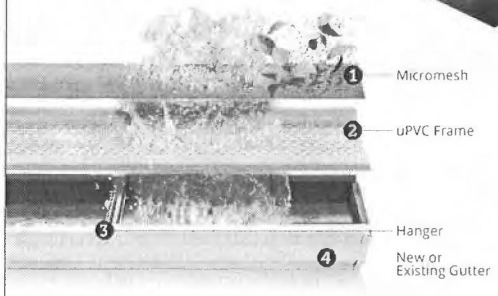

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AR #0366920922, CA #1053795, CT #HIC.0649105, FL #CBC056674, IN #RCE-51604, IA #C127230, LA #555544, Suffolk HIC License #H-52229, NJ # 13072129B6, #26200027, #26280403, #2106212946, MD #MHIC111225, MA #176447, NT #226192, MN #IR731804, NE #50145, NM #408693, NJ #13VH09953900, NH#19114, OR #218794, PA #PA069383, RI #41354, TN #7656, UT #423330, VA #2705169445, WA #LEAFFNW822JZ, WV #WV0056912

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

TRAFFIC IMPACT STUDY

FOR

IMMOKALEE WATER AND SEWER DISTRICT

(Note: $500 TIS Methodology review fee due with 1st submittal)

NOVEMBER 2023

Prepared for:

Immokalee Water and Sewer District
414 New Market Road
Immokalee, FL 34142

Prepared by:

JOHNSON ENGINEERING
2350 Stanford Court
Naples, Florida 34112
(239) 280-4321
EB 642

20225013-009

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

STATEMENT OF CERTIFICATION

I certify that this TRAFFIC IMPACT STUDY has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.

Leah M. Holmes, P.E.
Florida License No. 85359
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, Florida 33901

Collaborators:

Jessica Boardman, E.I.

Digitally signed by Leah M. Holmes, P.E.
Date: 2023.11.09 18:41:02 -05'00'

Leah M. Holmes, P.E.
Florida License No. 85

Date

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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Table 6-1	P.M. Peak Hour Trip Assignment
Table 7-1	Capacity Analysis

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

1.0 INTRODUCTION

The purpose of this traffic analysis is to assess the potential transportation impacts associated with the proposed development of the Immokalee Water and Sewer District. The proposed project will consist of 7,000 sqft of office space for the Immokalee Water and Sewer District including drive-through lanes for bill payments. The project site is located on the north side of New Market Road. A copy of the site plan is provided in **Appendix A**. This report documents the estimated traffic impacts resulting from a total site build-out of 7,000 sqft of office space. A methodology statement outlining the parameters of the study is provided in **Appendix B**.

2.0 PROPOSED DEVELOPMENT

The proposed project includes 7,000 sqft of office space. The project is located on an approximately 2.23-acre parcel of land in Section 33, Township 46 South, Range 29 East in Collier County, see **Figure 2-1**. The project has an anticipated build-out for year 2025.

The project study area limits were determined based on the 2%, 2%, 3% rule in accordance with Collier County's TIS Guidelines and Procedures (Resolution No. 2006-299). As defined by Collier County, the significantly impacted links and intersections are defined as:

- *Trips distributed on links directly accessed by the project where the project traffic by direction is equal to or exceeds 2% of the peak hour service volume for the adopted LOS standard.*
- *Trips on one link adjacent to the link directly accessed by the project where the project traffic by direction is equal to or greater than 2% the peak hour service volume for the adopted LOS standard.*
- *Trips on all subsequent links where the project traffic by direction is equal to or greater than 3% the peak hour service volume for the adopted LOS standard.*

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Figure 2-1: Project Location Map

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

3.0 AREA CONDITION

3.1 Site Access

There is currently existing site access along New Market Road. The physical property is currently vacant land on the north side of New Market Road. Proposed roadway access to the site will be from a single driveway connection onto New Market Road, a single driveway connection on Madison Avenue, and an egress only on Flagler Street.

3.2 Surrounding Roadway Network

New Market Road

Located south of the project site, New Market Road is a northwest-southeast two-lane undivided major collector with a 45-mph posted speed limit.

Madison Avenue

Located north of the project, Madison Avenue is a northwest-southeast two-lane undivided local street with a 30-mph posted speed limit. Madison Avenue terminates at Broward Street to the east and Pinellas Street to the west.

Flagler Street

Located east of the project, Flagler Street is a northeast-southwest two-lane undivided local street with a 30-mph posted speed limit. Flagler Street terminates at Calle Amistad to the east and Washington Avenue to the west.

3.3 Committed Improvements

There are currently no planned committed improvements in the project vicinity.

4.0 PROJECTED TRAFFIC

4.1 Site Traffic

The A.M. peak hour, P.M. peak hour, and daily trip generations for the project were estimated using trip generation equations obtained from the ITE *Trip Generation (11th Edition)*. Three Land Use Codes (LUC) were analyzed to determine the most conservative A.M. peak hour, P.M. peak hour, and daily trip. Based on the three separate considerations, it was determined that LUC 912 (Drive-in Bank) is the most conservative option. The ITE trip generation estimates are summarized in **Table 4-1** and included in **Appendix C**.

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Table 4-1: ITE Trip Generation Summary for the Proposed Development

Proposed Building	Land Use Code	Land Use	ITE Rate[1]	Area (sqft)	A.M. Peak Hour			P.M. Peak Hour			Daily
					In	Out	Total	In	Out	Total	
Office Building	912	Drive-in Bank	AM: 9.95 PM: 15.13 Daily: 68.62	7,000	40	30	70	74	73	147	702
Net Total					**40**	**30**	**70**	**74**	**73**	**147**	**702**
Office Building	911	Walk-in Bank	AM: * PM: 12.13 Daily: *	7,000	*	*	*	37	48	85	*
Net Total					*	*	*	**37**	**48**	**85**	*
Office Building	730	Government Office Building	AM: 3.34 PM: Ln(T) =0.97Ln(X)+0.62 Daily: 22.59	7,000	18	5	23	3	9	12	158
Net Total					**18**	**5**	**23**	**3**	**9**	**12**	**158**
Net New Total					**40**	**30**	**70**	**74**	**73**	**147**	**702**

Footnote:

(1) Obtained from ITE Trip Generation (11th Edition)

* *Data not available*

5.0 DATA COLLECTION

To establish base traffic conditions and trip distributions, data was obtained from the sources listed herein. Existing roadway volumes were determined by the traffic counts performed by Johnson Engineering.

5.1 24-Hr Bi-Directional Traffic Counts

Bi-directional 24-Hr traffic counts were conducted from Monday, August 28, 2023 to Friday, September 8, 2023 along New Market Road, Madison Avenue, and Flagler Street. Data from these counts is available in **Appendix D**.

In order to adjust the collected data to peak season, Peak Season Correction Factors (PSCF) were obtained from the FDOT 2022 Peak Season Factor Category Report (see **Appendix E**).

6.0 TRIP DISTRIBUTION

The project trip distributions were estimated from existing traffic patterns of the surrounding roadway network and logical assumptions based on the surrounding communities. Existing traffic patterns were determined from the peak hour bi-directional 24-Hr traffic counts collected by Johnson Engineering staff from August 29, 2023 from 7:00 A.M. to 8:00 A.M and 4:00 P.M. to 5:00 P.M. (see Figure 6-1 and 6-2) and FDOT traffic data from count stations 0029, 0205, and 4122 (see **Appendix F**).

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Additionally, traffic data from the 2022 Collier County Annual Update and Inventory Report (AUIR) (see **Appendix G**) was utilized to estimate traffic distributions and the capacity for each of the segments to be analyzed in this report. The A.M. and P.M. peak hour project percent trip distributions are depicted in Figure 6-3.

Based on the trip distributions, the project's A.M. and P.M. peak hour estimated traffic volumes were assigned to the surrounding road network and are shown in Figure 6-4 and Figure 6-5.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

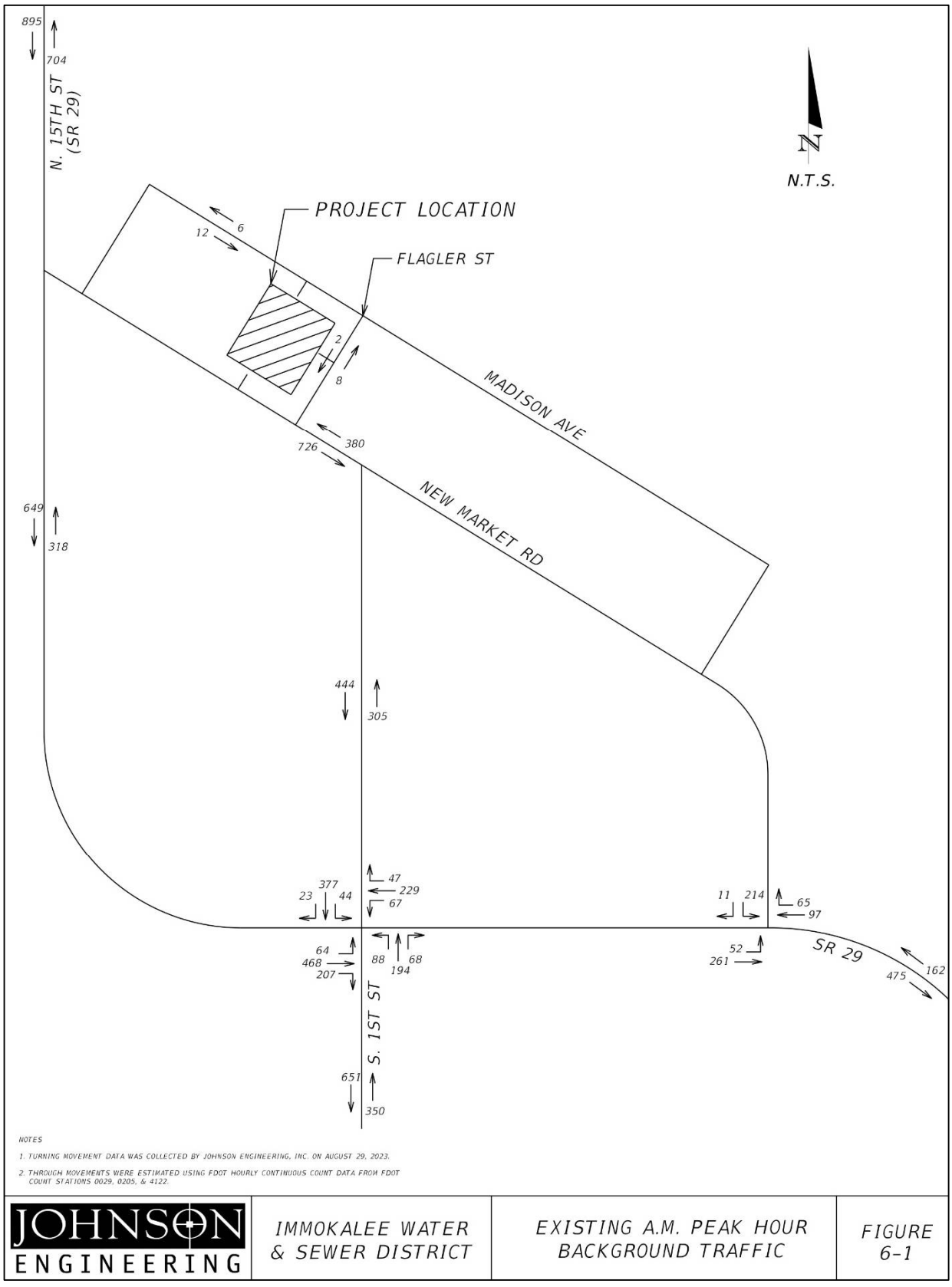


Figure 6-1: Existing A.M. Peak Hour Background Traffic

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

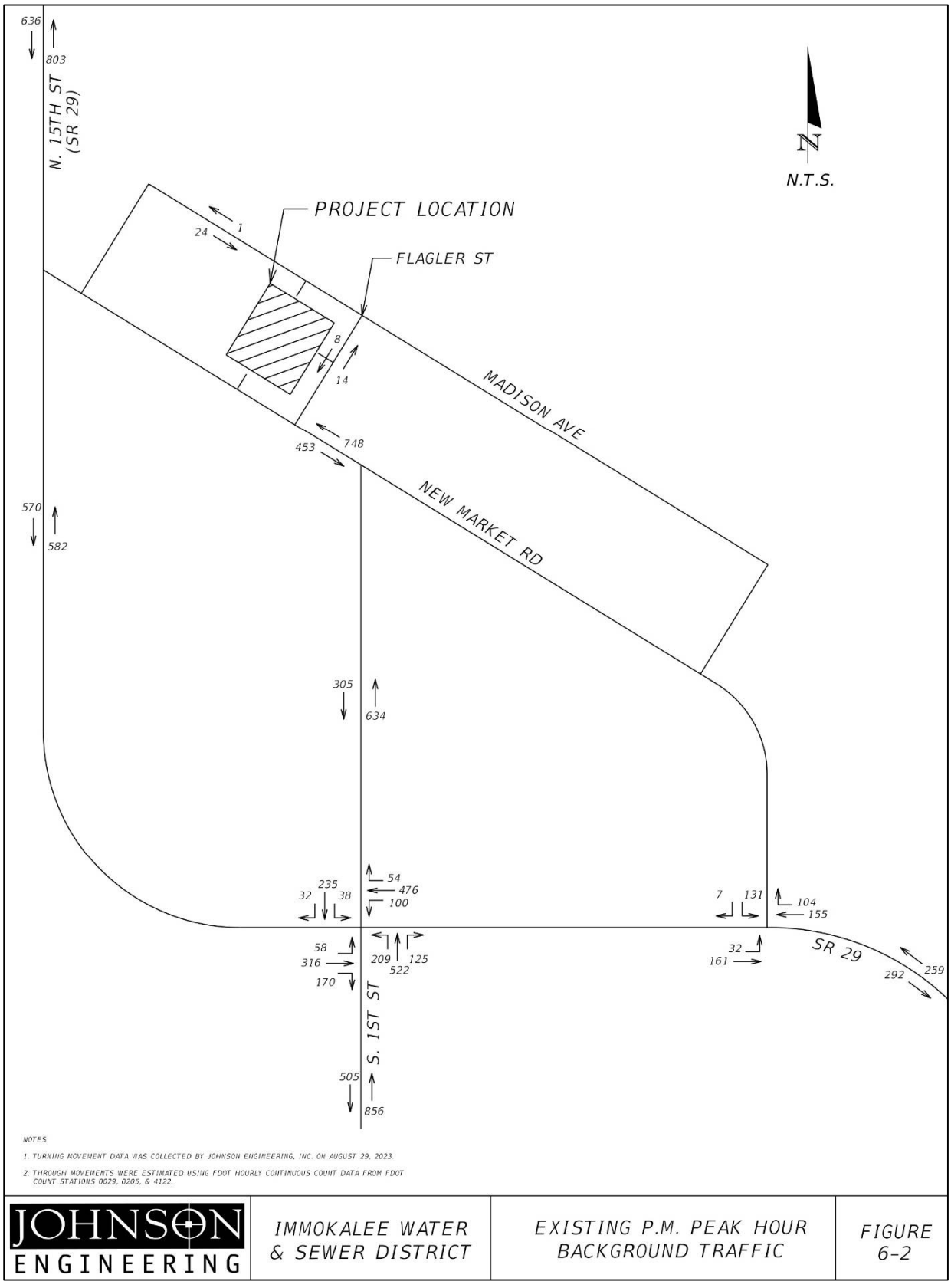


Figure 6-2: Existing P.M. Peak Hour Background Traffic

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

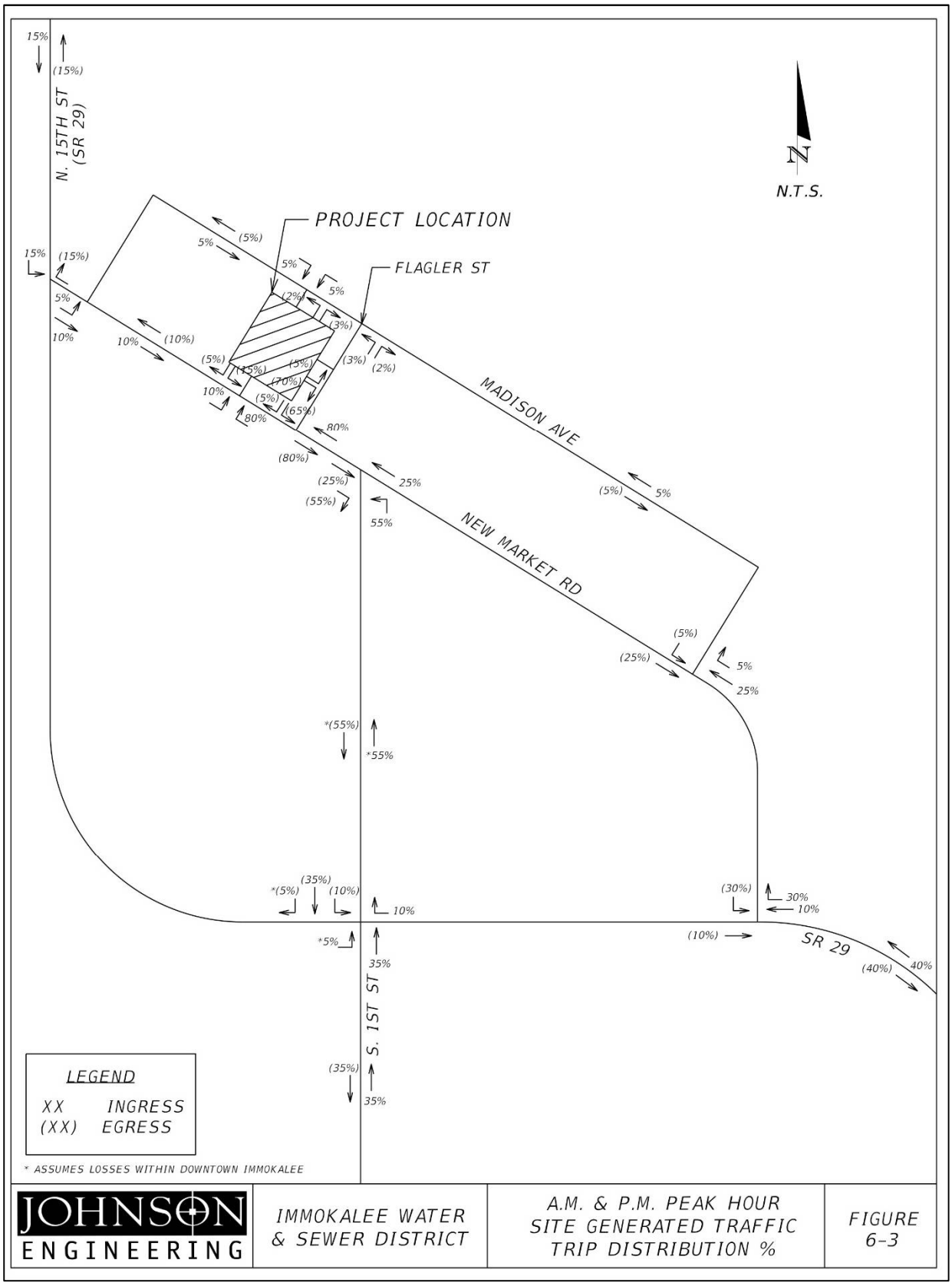


Figure 6-3: A.M. & P.M. Peak Hour Site Generated Traffic Trip Distribution %

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

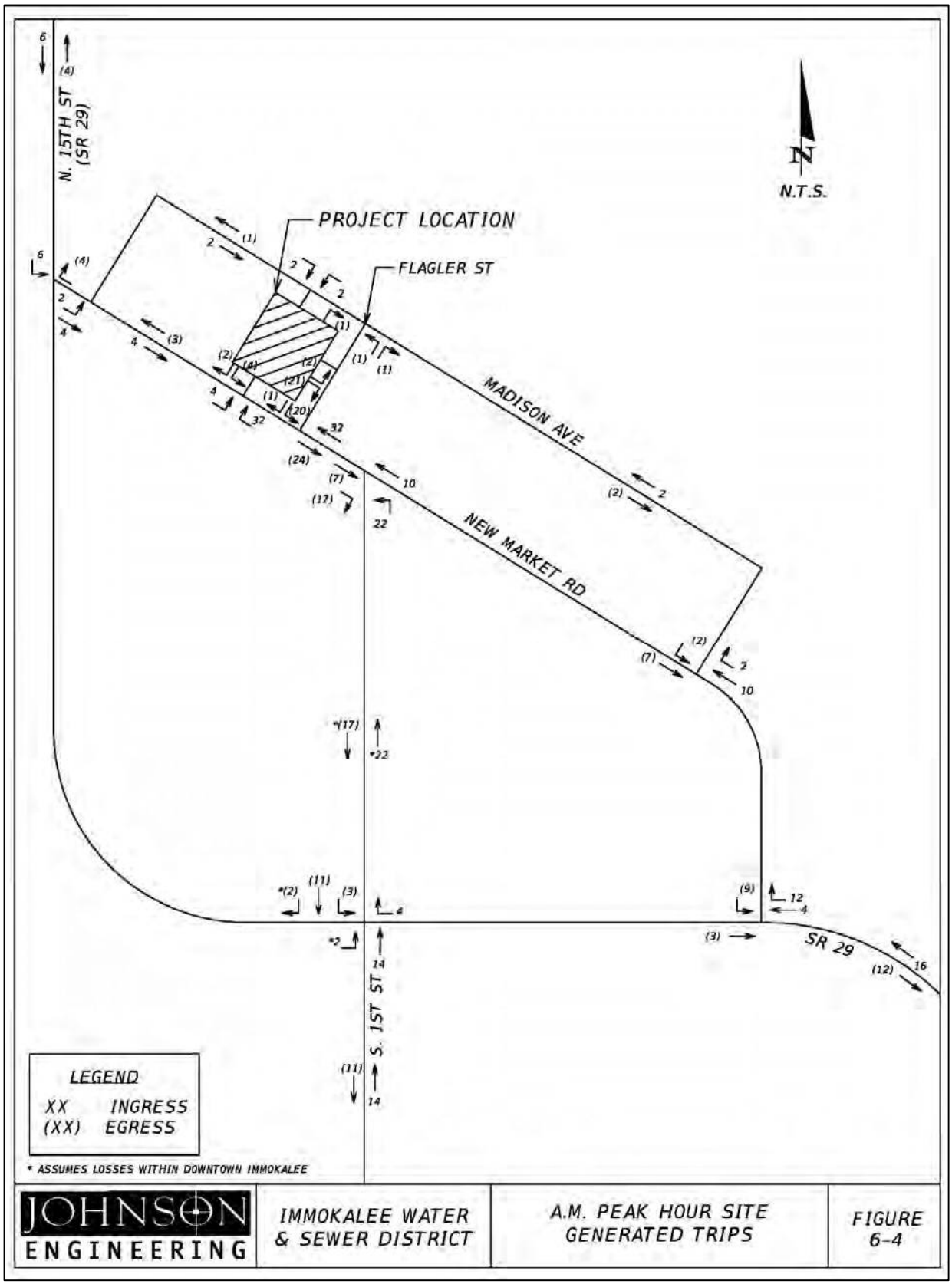


Figure 6-4: A.M. Peak Hour Site Generated Trips

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

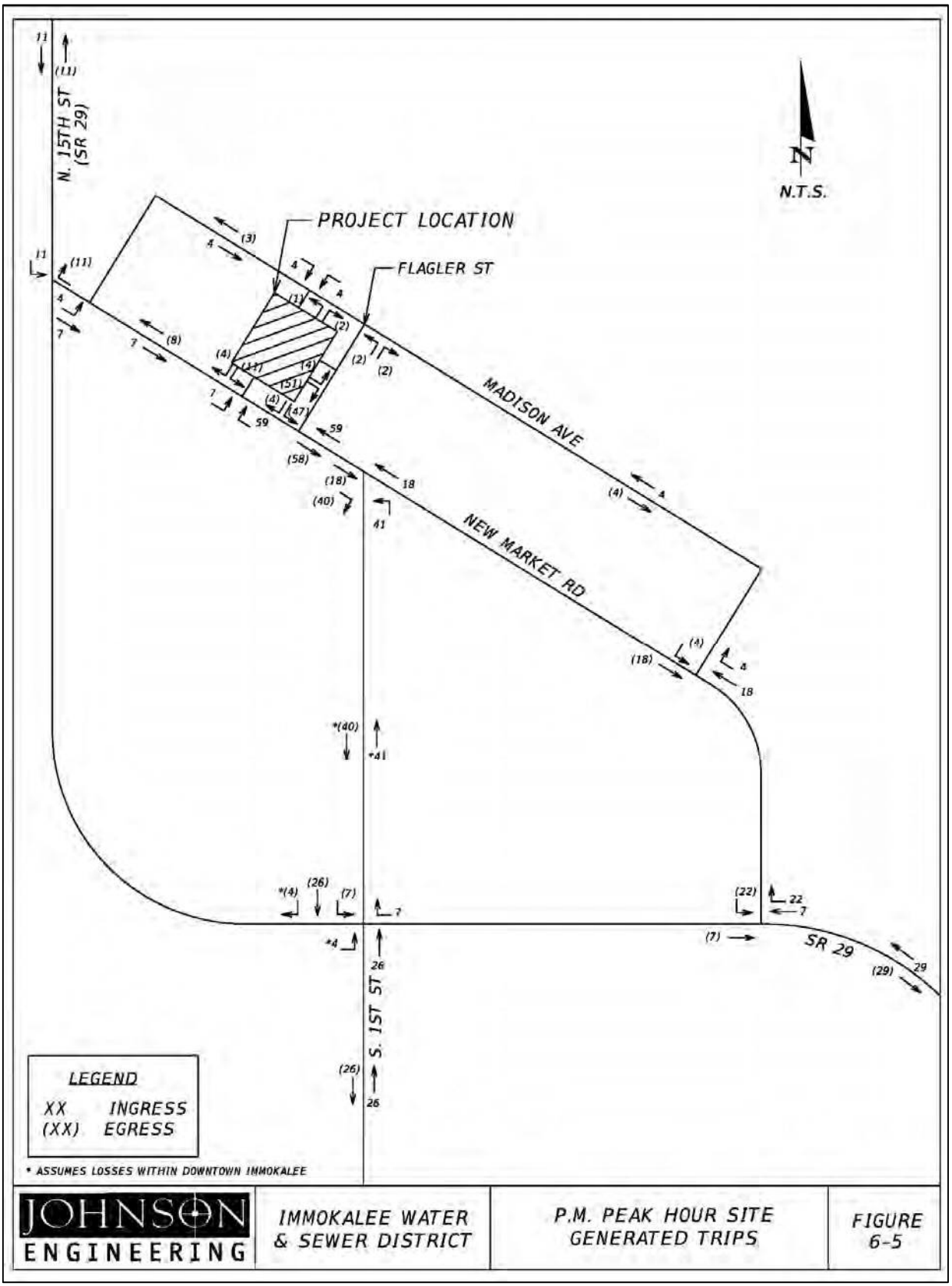


Figure 6-5: P.M. Peak Hour Site Generated Trips

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

This analysis is provided for the purpose of assessing the peak hour and peak direction Level of Service (LOS) on the Collier County maintained roadway segments, as identified in the 2022 AUIR, directly serving the project site. Results based on the PM peak hour are shown in Table 6-1.

Table 6-1: P.M. Peak Hour Trip Assignment

Segment Number	Roadway Name	From/To (Segment)	Trip Distribution (Enter - Exit)	PM Peak Project Trips (Enter - Exit)	Service Volume(1)	% Service Volume (Enter - Exit)
N/A	Madison Ave	Broward St to Pinellas St	5% - 5%	4 – 4	660	0.61% - 0.61%
N/A	Flagler St	New Market Rd to Calle Amistad	0% - 70%	0 – 51	660	0.00% - 7.73%
45	Immokalee Rd (CR 846)	Wilson Boulevard to Oil Well Rd	35% - 35%	26 - 26	3,300	0.79% - 0.79%
46	Immokalee Rd (CR 846)	Oil Well Rd to SR 29	35% - 35%	26 – 26	900	2.89% - 2.89%
59	New Market Rd	Broward St to SR 29	80% - 80%	59 – 58	900	6.56% - 6.44%
82	SR 29	I-75 to Oil Well Rd	5% - 5%	4 – 4	900	0.44% - 0.44%
83	SR 29	Oil Well Rd to CR 29A South	40% - 40%	29 – 29	900	3.22% - 3.22%
84	SR 29	CR 29A South to 9th St	10% - 10%	7 – 7	1,700	0.41% - 0.41%
85	SR 29	9th Street to CR 29A North	5% - 5%	4 – 4	900	0.44% - 0.44%
86	SR 29	CR 29A North to SR 82	15% - 15%	11 – 11	900	1.22% - 1.22%
87	SR 29	SR 82 to Hendry County Line	5% - 5%	4 – 4	800	0.50% - 0.50%
88	SR 82	Lee County Line to SR 29	10% - 10%	7 – 7	800	0.88% - 0.88%
121.2	Oil Well Rd	Oil Well Grade to Ave Maria Blvd	20% - 20%	15 – 15	2,000	0.75% - 0.75%
122	Oil Well Rd	Ave Maria Blvd to SR 29	20% - 20%	15 - 15	800	1.88% - 1.88%

Footnote:
(1) Collier County 2022 AUIR

7.0 TRAFFIC ANALYSIS

7.1 Capacity

A capacity analysis was performed by subtracting the site generated trips from the 2022 remaining capacity found in the 2022 AUIR. Table 7-1 of this report displays the remaining capacity available on each roadway segment in accordance with Collier County Concurrency Management rules. According to the 2022 AUIR, SR 82 is currently deficient without project trips added.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Table 7-1: Capacity Analysis

Segment Number	Roadway Name	From/To (Segment)	Service Volume[1]	2022 Peak Hour Peak Direction Volume	2022 Trip Bank	2022 Remaining Capacity	Site Generated Trips	Remaining Trips
45	Immokalee Rd (CR 846)	Wilson Boulevard to Oil Well Rd	3,300	2020	498	782	26	756
46	Immokalee Rd (CR 846)	Oil Well Rd to SR 29	900	510	252	138	26	112
59	New Market Rd	Broward St to SR 29	900	670	28	202	59	143
82	SR 29	I-75 to Oil Well Rd	900	170	67	663	4	659
83	SR 29	Oil Well Rd to CR 29A South	900	480	118	302	29	273
84	SR 29	CR 29A South to 9th St	1,700	610	204	886	7	879
85	SR 29	9th Street to CR 29A North	900	660	93	147	4	143
86	SR 29	CR 29A North to SR 82	900	660	68	172	11	161
87	SR 29	SR 82 to Hendry County Line	800	300	10	490	4	486
88	SR 82	Lee County Line to SR 29	800	958	55	-213	7	-220
121.2	Oil Well Rd	Oil Well Grade to Ave Maria Blvd	2,000	450	177	1373	15	1358
122	Oil Well Rd	Ave Maria Blvd to SR 29	800	210	177	413	15	398

Footnotes:
(1) Collier County 2022 AUIR

7.2 Turn Lane Analysis

Per the Collier County Construction Standards Handbook for Work within the Public Right-of-Way, left turn lanes are required on two lane roads when the peak hour left turning movement is greater than 20 vehicles. Right turn lanes are required on two lane roads when the right turning movement is greater than 40 vehicles during the peak hour. On multilane roads, left turn lanes are required at all median openings and right turn lanes are required at all driveways.

Based on the estimated project trips, one right turn lane is warranted at the project entrance on New Market Road.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

8.0 CONCLUSIONS

The following conclusions have been based on the analyses in this traffic study:

1. The project may generate an estimated net new 70 A.M. peak hour trips, 147 P.M. peak hour trips, and 702 daily trips.

2. All roadway segments surrounding the project site are anticipated to operate at an acceptable LOS at project build-out, with the exception of the currently deficient segment of SR 82.

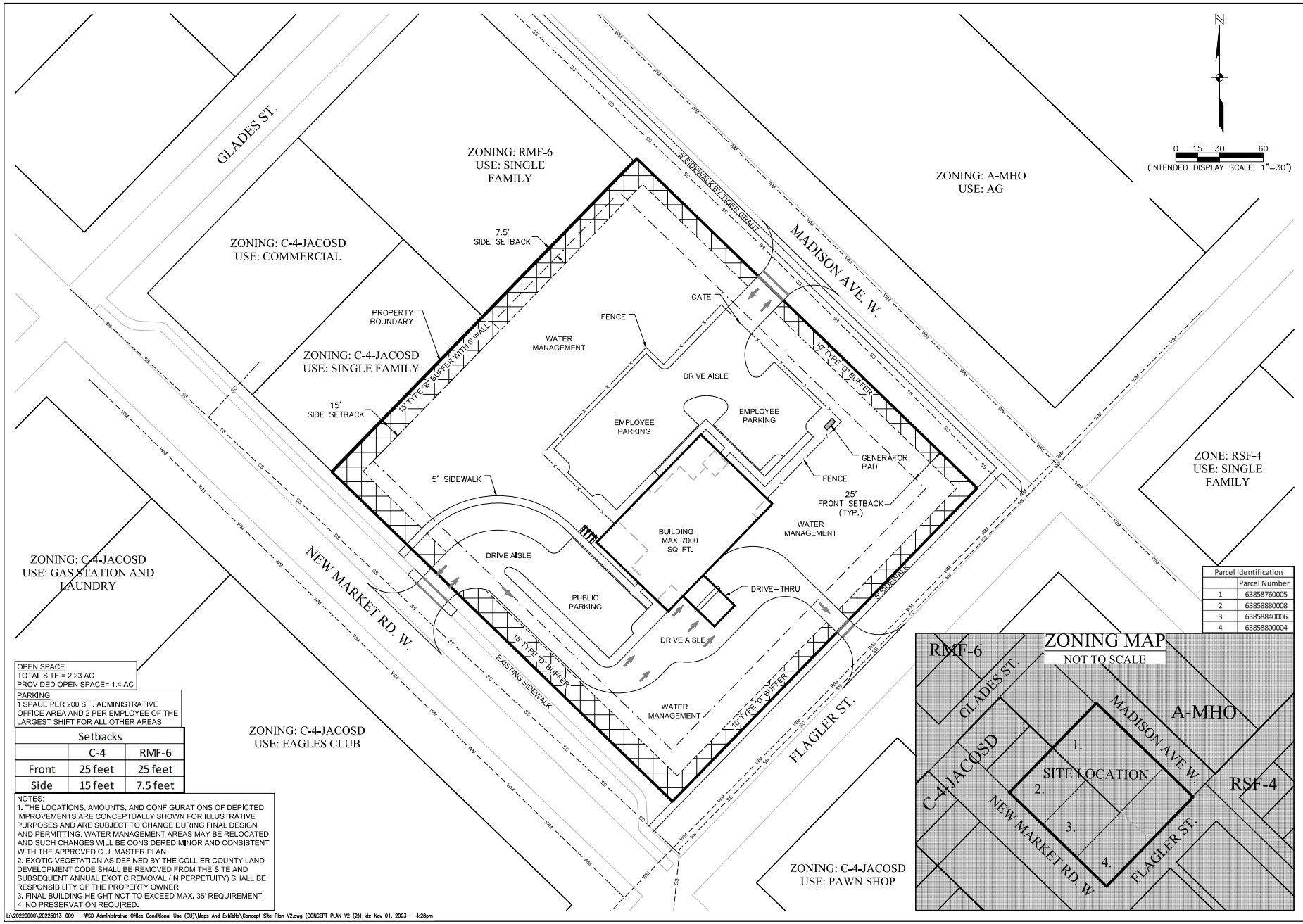
3. Right turn lane warrants were met at the project entrance on New Market Road.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

APPENDIX A

CONCEPTUAL SITE PLAN

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District



Parcel Identification	
	Parcel Number
1	63858760005
2	63858880008
3	63858840006
4	63858800004

OPEN SPACE
TOTAL SITE = 2.23 AC
PROVIDED OPEN SPACE= 1.4 AC

PARKING
1 SPACE PER 200 S.F. ADMINISTRATIVE OFFICE AREA AND 2 PER EMPLOYEE OF THE LARGEST SHIFT FOR ALL OTHER AREAS.

Setbacks		
	C-4	RMF-6
Front	25 feet	25 feet
Side	15 feet	7.5 feet

NOTES:
1. THE LOCATIONS, AMOUNTS, AND CONFIGURATIONS OF DEPICTED IMPROVEMENTS ARE CONCEPTUALLY SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN AND PERMITTING. WATER MANAGEMENT AREAS MAY BE RELOCATED AND SUCH CHANGES WILL BE CONSIDERED MINOR AND CONSISTENT WITH THE APPROVED C.U. MASTER PLAN.
2. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
3. FINAL BUILDING HEIGHT NOT TO EXCEED MAX. 35' REQUIREMENT.
4. NO PRESERVATION REQUIRED.

L:\20220000\20225013-009 - IWSD Administrative Office Conditional Use (CU)\Maps And Exhibits\Concept Site Plan V2.dwg (CONCEPT PLAN V2 (2)) ktz Nov 01, 2023 - 4:28pm

JOHNS
ENGINEE
JOHNSON ENGINE
2122 JOHNSON
P.O. BOX
FORT MYERS, FLORI
PHONE: (239)
E.B. #642 & L

IMMOKALEE WATER AND SEWER DISTRICT

IWSD ADMINISTRATIVE OFFICE
COLLIER COUNTY, FLORIDA

REVISIONS
NO. | DESCRIPTION | DATE

DATE: JULY 202
PROJECT NO. 20225013-00
FILE NO. 03-47-2
SCALE: AS SHOWI

CONDITIONAL USE CONCEPT PLAN

SHEET NUMBER
1 OF 1

APPENDIX B

TRAFFIC IMPACT STUDY METHODOLOGY STATEMENT

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

MEETING

Date: 8/18/2023 Time: N/A

Location: VIA Email

People Attending:
Name, Organization, and Telephone Numbers

1) Mike Sawyer, Collier County Transportation Planning / (239) 252-2926
2) Leah Holmes, P.E., Johnson Engineering / 239-334-0046
4) Josh Hildebrand, P.E. PTOE, Johnson Engineering /(239) 434-0333

Study Preparer:
Preparer's Name and Title: Joshua J. Hildebrand, P.E. PTOE, Transportation Engineer / Leah Holmes, P.E., Transportation Engineer
Organization: Johnson Engineering, Inc.
Address & Telephone Number: 2350 Stanford Court / Naples, FL 34112 / (239) 434-0333

Reviewer(s):
Reviewer's Name & Title: Mike Sawyer, Transportation Planning Project Manager

Organization & Telephone Number: Collier County Transportation Planning Department / (239) 252-2926

Applicant:
Applicant's Name: Immokalee Water and Sewer District
Address: 414 New Market Road
Telephone Number: 239-651-9990

Proposed Development:
Name: Immokalee Water and Sewer District
Location: The proposed project is located within Section 33, Township 46 South and Range 29 East in Collier County, Florida. The physical property is currently vacant land. Roadway access to the site is from a single driveway connection onto New Market Road, a single driveway connection on Madison Avenue, and an egress only on Flagler Street.
Land Use Type: Commercial/ Government Office
ITE Code #: LUC 730
Proposed number of development units: 7,000 sqft
Other: N/A
Description: The proposed project will consist of 7,000 sqft of office space for the Immokalee Water and Sewer District including drive through lanes for bill payments.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Zoning
Existing: RMF-6 & C-4-JACOSD
Comprehensive plan recommendation: Within the Urban Mixed Use – Commercial Mixed Use (CMU) Subdistrict, for higher density residential and mixed-use development, employment and recreational opportunities, cultural and civic activities, and public places.
Requested: RMF-6 & C-4-JACOSD, no change in Zoning.
Findings of the Preliminary Study:

Study Type:

Small Scale TIS ☒ ~~Minor TIS~~ ☐

~~Major TIS~~ ☐

Study Area:
Boundaries: See attached prior TIS

Additional intersections to be analyzed: T.B.D. based on the updated TIS

Horizon Year(s): Project Build-out is anticipated to be 2025

Analysis Time Period(s): Weekday A.M. and P.M. Peak Hour

Future Off-Site Developments: T.B.D.

Source of Trip Generation Rates: Institute of Transportation Engineers (ITE) Trip Generation (11th Edition)

~~**Reductions in Trip Generation Rates:**~~
~~None: N/A~~
~~Pass-by trips: N/A~~
~~Internal trips (PUD): N/A~~
~~Transmit use: N/A~~
~~Other: N/A~~

Horizon Year Roadway Network Improvements:
T.B.D.

Methodology & Assumptions:
Non-site traffic estimates: AUIR, Traffic Data Collection and FDOT Historic Traffic Information
Site-trip generation: Institute of Transportation Engineers (ITE) Trip Generation (11th Edition)
Trip distribution method: Manual Method
Traffic assignment method: Manual Method
Traffic growth rate: Determined from Historic Traffic Data provided in AUIR and/or FDOT Count Stations

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Special Features: (from preliminary study or prior experience)
~~Accidents locations: N/A~~
Sight distance: T.B.D
Queuing: T.B.D.
Access location & configuration: One full access location provided to New Market Road. One full access location provided to Madison Avenue. One exit only along Flagler Street.
Traffic control: Stop condition at exiting approaches.
~~Signal system location & progression needs: N/A~~
~~On-site parking needs: N/A~~
Data Sources: Collier County AUIR, FDOT Historic Traffic Data, and Current Traffic Counts.
Base maps: Roadway Network & Collector Network Scenario
Prior study reports:
policy and jurisdiction: Collier County and the Florida Department of Transportation (FDOT)
Review process: SPD
Requirements: T.B.D.
Miscellaneous:
N/A

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Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

APPENDIX C

ITE TRIP GENERATION

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Land Use: 730
Government Office Building

Description

A government office building is an individual building containing either the entire function or simply one agency of a city, county, state, federal, or other governmental unit.

Additional Data

Each study site in the current database serves a municipal or county agency.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 2000s and the 2010s in Oregon and Texas.

Source Numbers

579, 889

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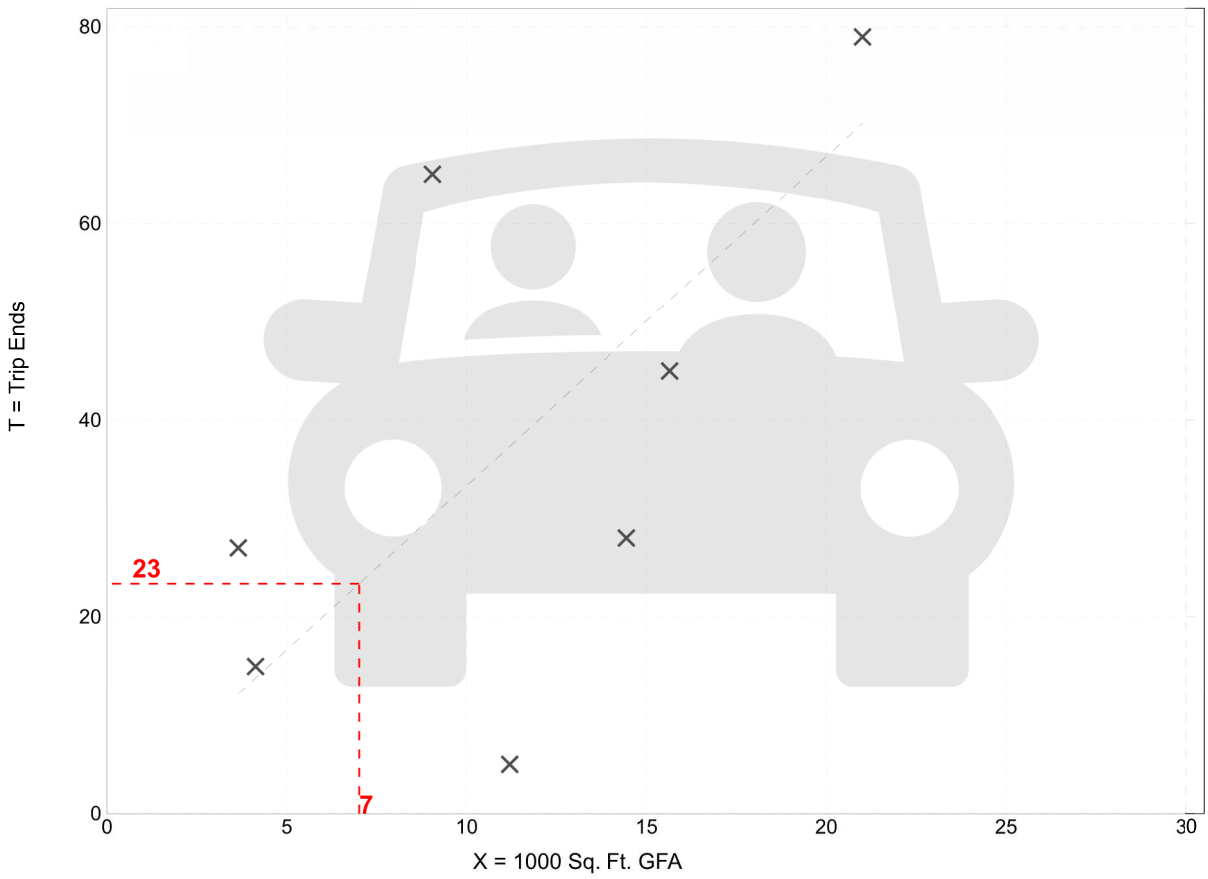
Government Office Building
(730)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 75% entering, 25% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.34	0.45 - 7.38	2.18

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

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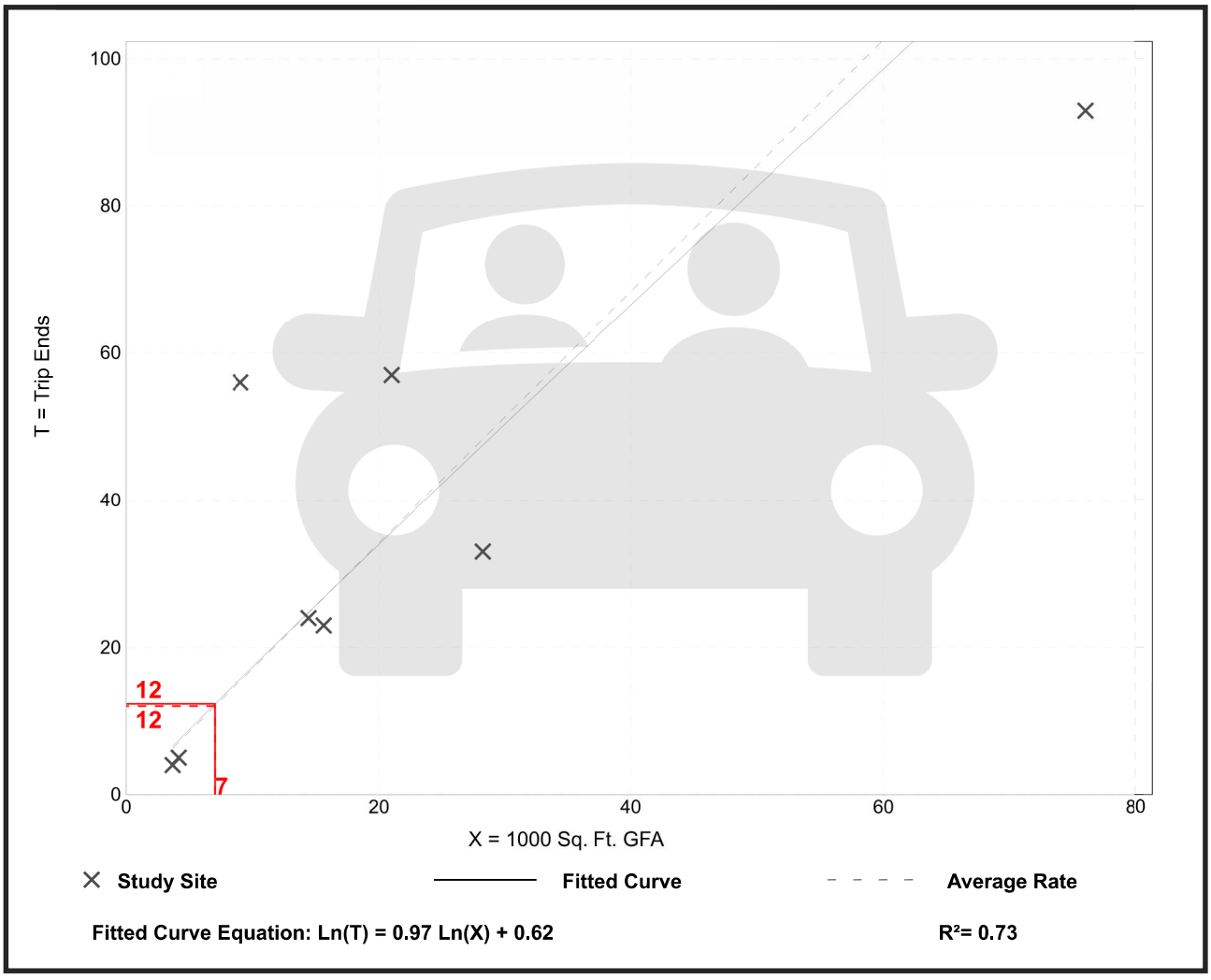
Government Office Building
(730)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 22
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	1.09 - 6.19	1.24

Data Plot and Equation



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Government Office Building
(730)

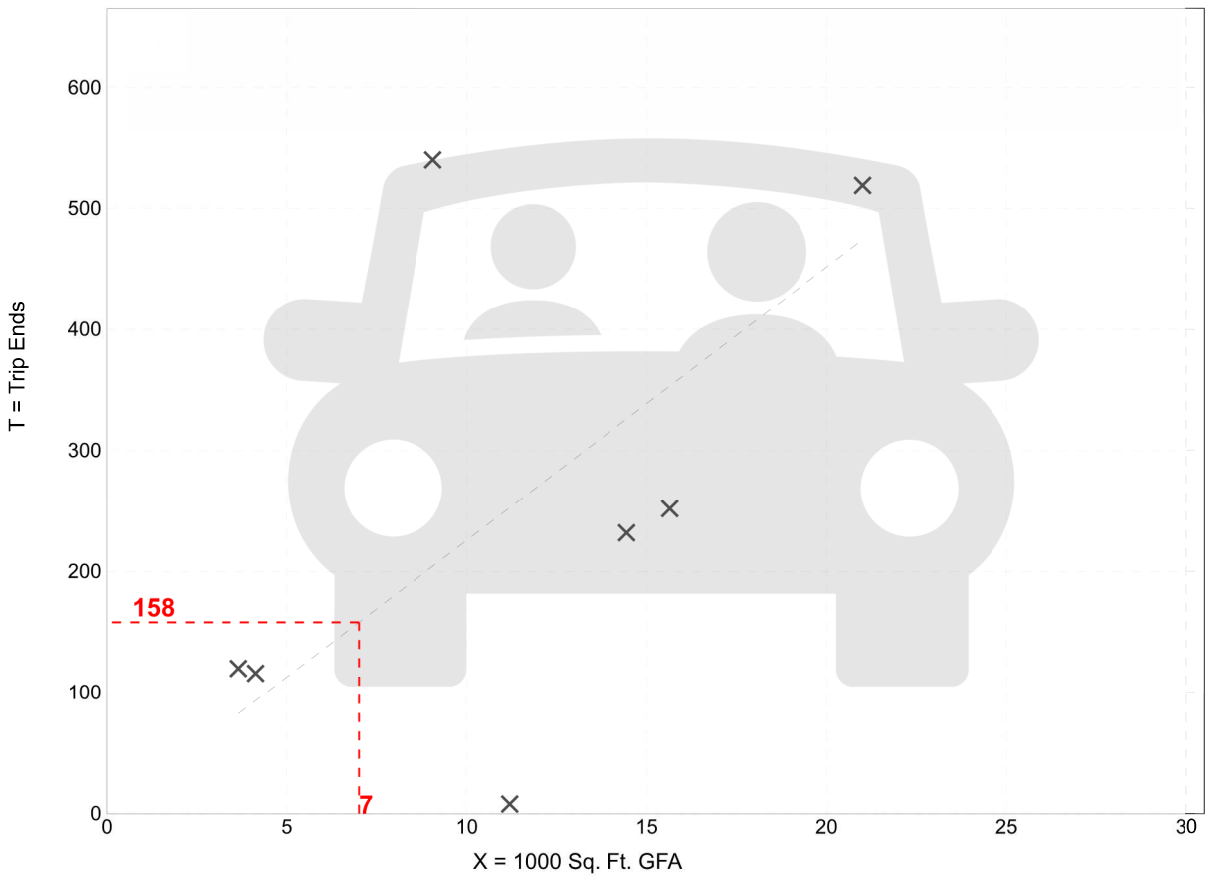
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
22.59	0.71 - 59.66	17.03

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

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Land Use: 911
Walk-in Bank

Description

A bank is a financial institution that that can offer a wide variety of financial services. A walk-in bank does not have drive-in lanes but typically has a non-drive-through automatic teller machine (ATM). A walk-in bank can be free-standing with its own parking lot or part of a larger retail complex. Drive-in bank (Land Use 912) is a related use.

Additional Data

The sites were surveyed in the 1980s and the 2000s in Alberta (CAN) and California.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period.

Source Numbers

594, 976

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Walk-in Bank
(911)

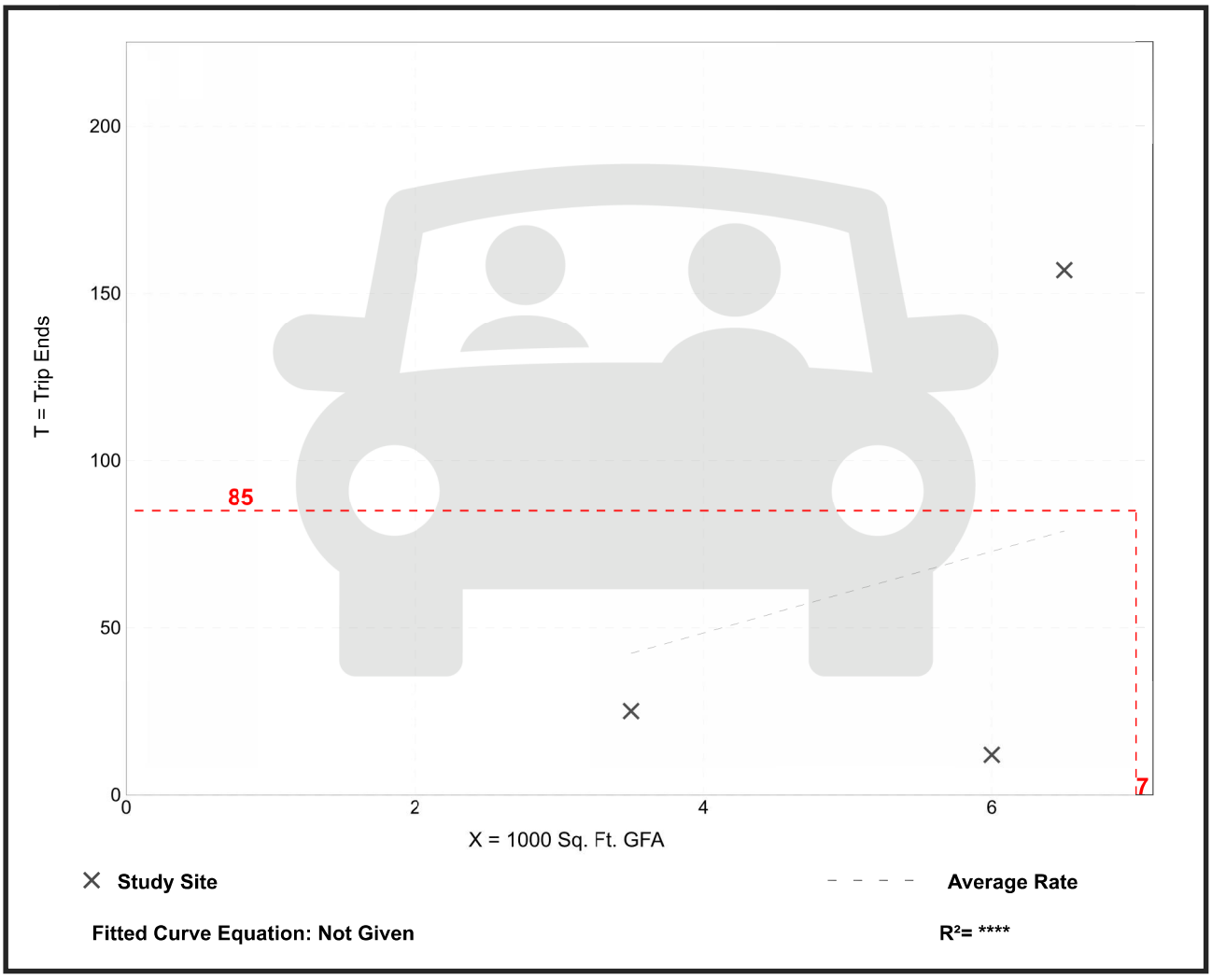
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.13	2.00 - 24.15	12.41

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

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Land Use: 912
Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

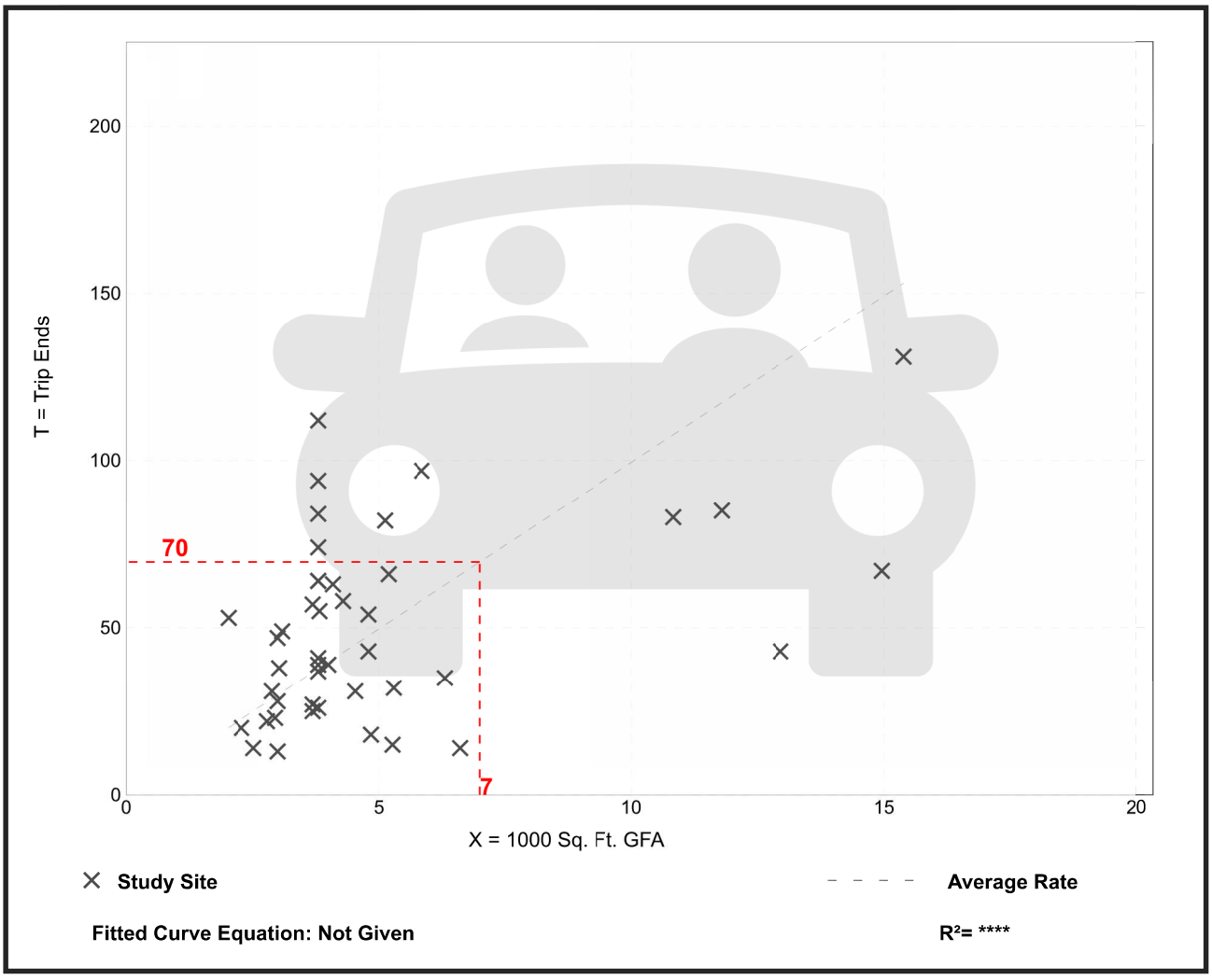
Drive-in Bank
(912)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



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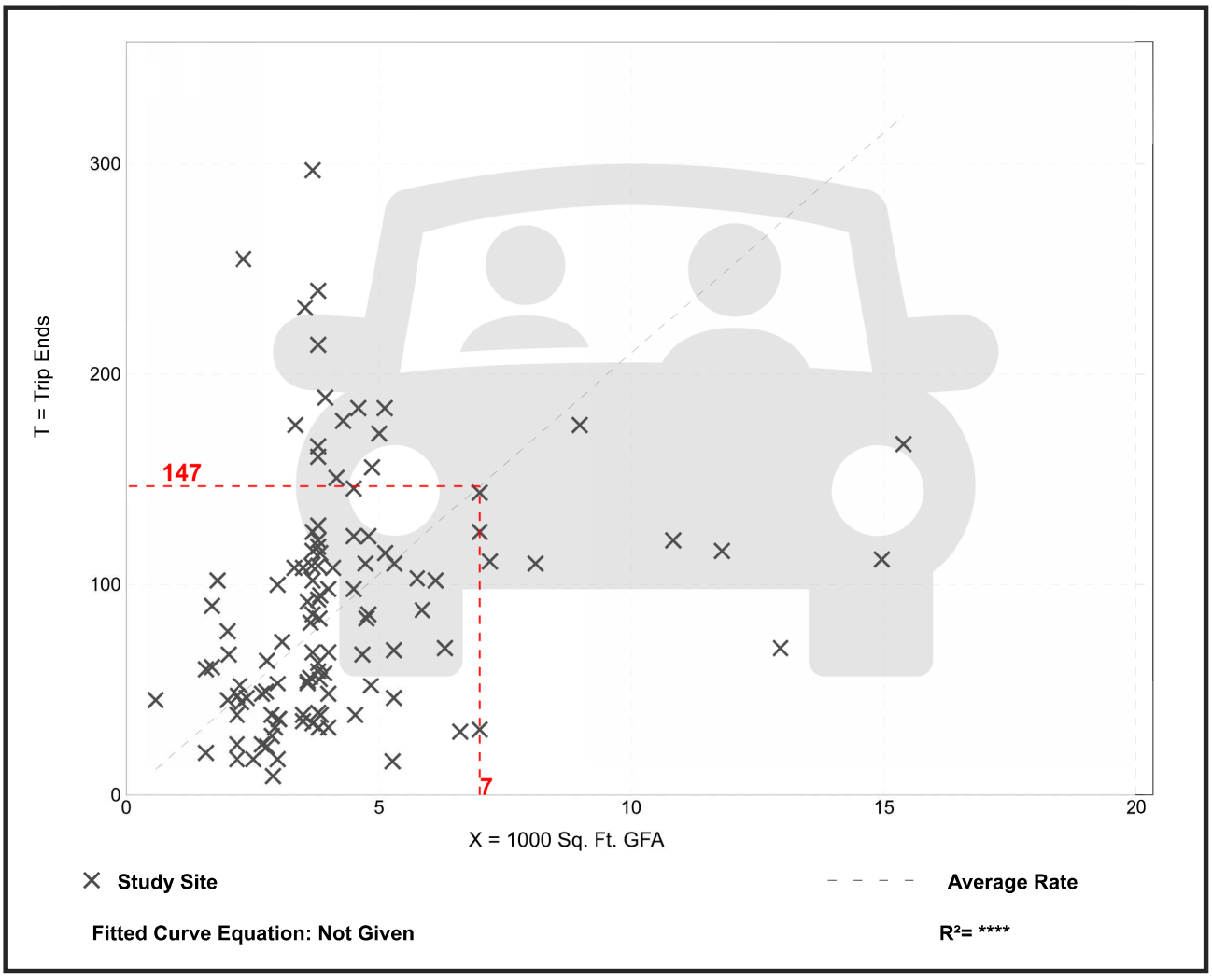
Drive-in Bank
(912)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 114
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

Data Plot and Equation



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Drive-in Bank
(912)

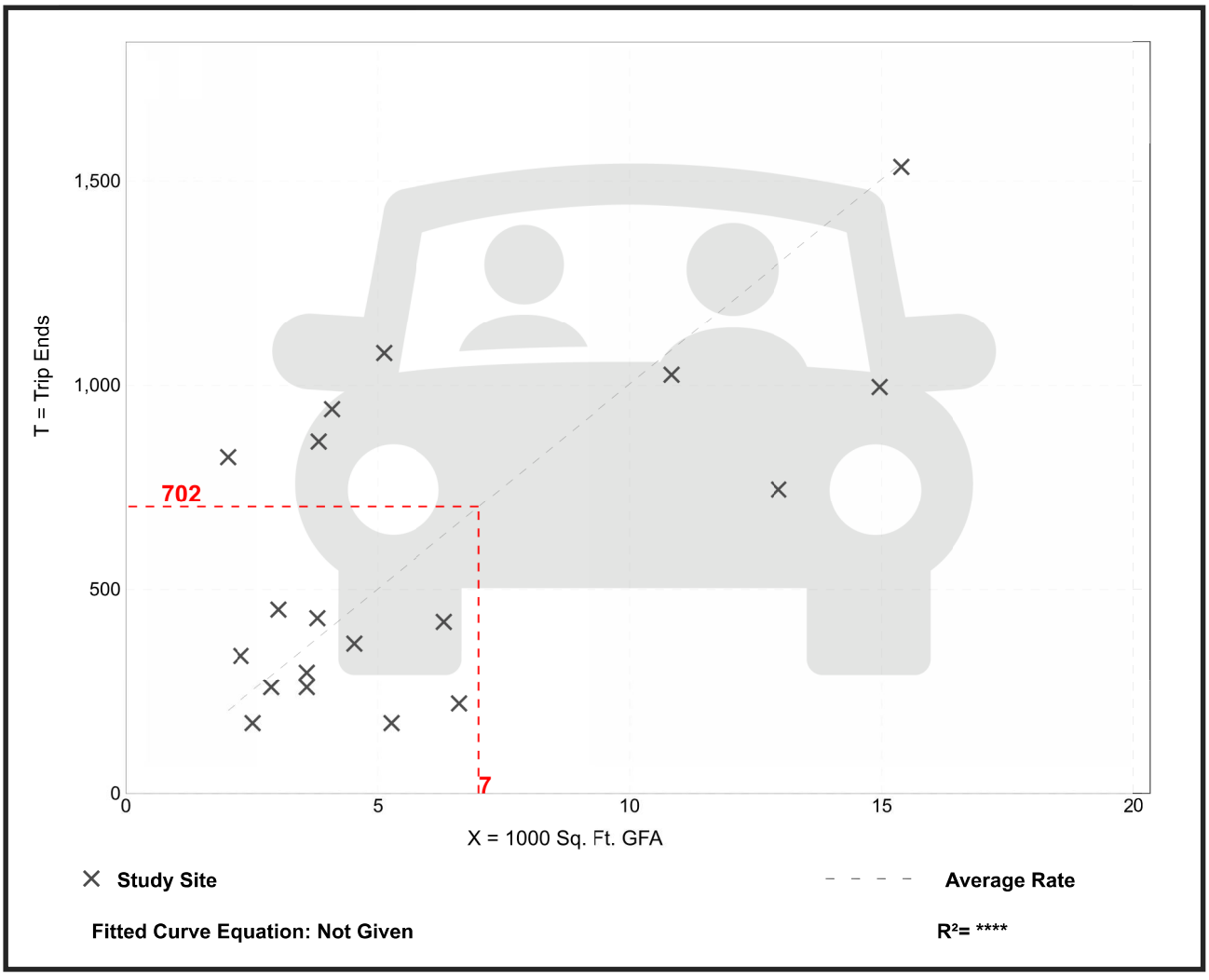
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



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APPENDIX D

BI-DIRECTIONAL TRAFFIC COUNTS

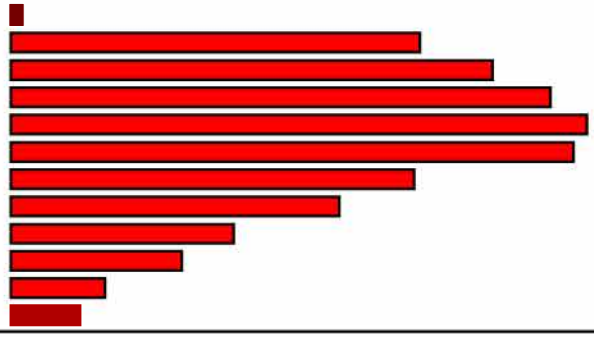
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/28/2023 Monday	Southbound	Northbound	Combined Total
12:00 AM		*	*	0
01:00		*	*	0
02:00		*	*	0
03:00		*	*	0
04:00		*	*	0
05:00		*	*	0
06:00		*	*	0
07:00		*	*	0
08:00		*	*	0
09:00		*	*	0
10:00		*	*	0
11:00		*	*	0
12:00 PM		14	9	23
01:00		396	432	828
02:00		462	512	974
03:00		476	617	1093
04:00		430	736	1166
05:00		472	668	1140
06:00		356	460	816
07:00		266	399	665
08:00		206	244	450
09:00		159	188	347
10:00		92	99	191
11:00		48	93	141
Total		3377	4457	7834
Percent		43.1%	56.9%	



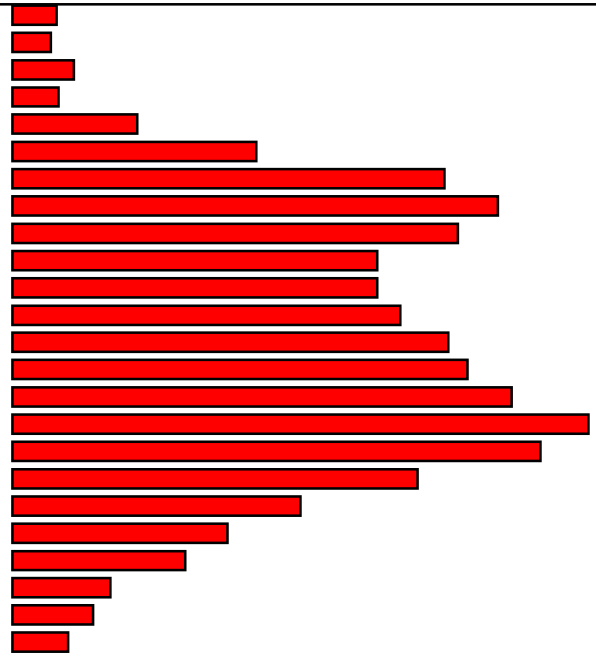
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/29/2023 Tuesday	Southbound	Northbound	Combined Total
12:00 AM		33	59	92
01:00		32	46	78
02:00		61	67	128
03:00		39	57	96
04:00		160	98	258
05:00		321	184	505
06:00		616	276	892
07:00		660	345	1005
08:00		576	346	922
09:00		432	323	755
10:00		435	317	752
11:00		406	396	802
12:00 PM		456	445	901
01:00		480	462	942
02:00		473	558	1031
03:00		492	698	1190
04:00		412	680	1092
05:00		347	488	835
06:00		272	322	594
07:00		250	196	446
08:00		182	176	358
09:00		106	98	204
10:00		69	99	168
11:00		62	52	114
Total		7372	6788	14160
Percent		52.1%	47.9%	



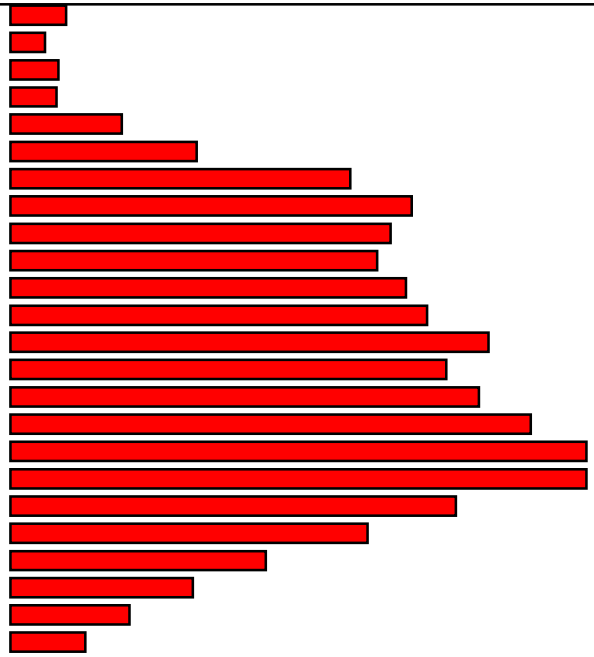
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/30/2023 Wednesday	Southbound	Northbound	Combined Total
12:00 AM		42	48	90
01:00		36	20	56
02:00		40	38	78
03:00		44	30	74
04:00		164	16	180
05:00		300	0	300
06:00		544	1	545
07:00		643	2	645
08:00		612	0	612
09:00		591	0	591
10:00		636	0	636
11:00		670	0	670
12:00 PM		769	0	769
01:00		702	0	702
02:00		754	0	754
03:00		838	0	838
04:00		926	0	926
05:00		922	3	925
06:00		717	0	717
07:00		574	0	574
08:00		412	0	412
09:00		292	0	292
10:00		192	0	192
11:00		120	0	120
Total		11540	158	11698
Percent		98.6%	1.4%	



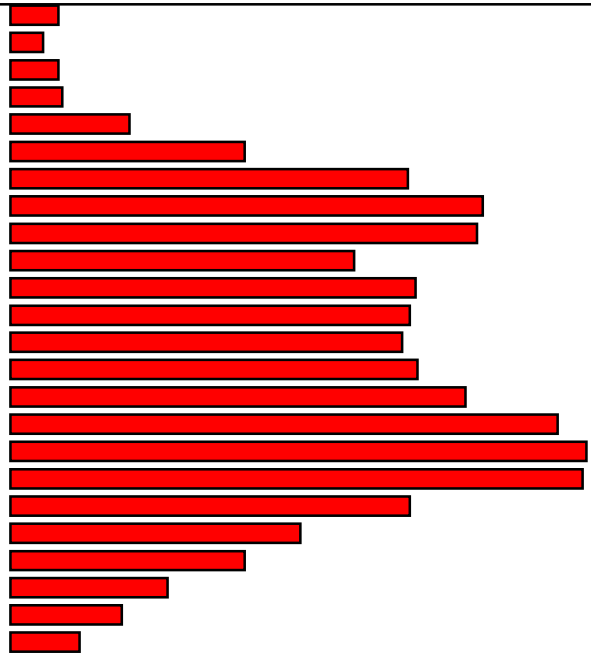
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/31/2023 Thursday	Southbound	Northbound	Combined Total
12:00 AM		107	0	107
01:00		73	0	73
02:00		106	0	106
03:00		114	0	114
04:00		260	0	260
05:00		514	0	514
06:00		874	0	874
07:00		1038	0	1038
08:00		1024	0	1024
09:00		755	0	755
10:00		891	0	891
11:00		877	0	877
12:00 PM		862	0	862
01:00		894	0	894
02:00		1001	0	1001
03:00		1204	0	1204
04:00		1266	0	1266
05:00		1257	0	1257
06:00		877	0	877
07:00		638	0	638
08:00		516	0	516
09:00		348	0	348
10:00		244	0	244
11:00		154	0	154
Total		15894	0	15894
Percent		100.0%	0.0%	



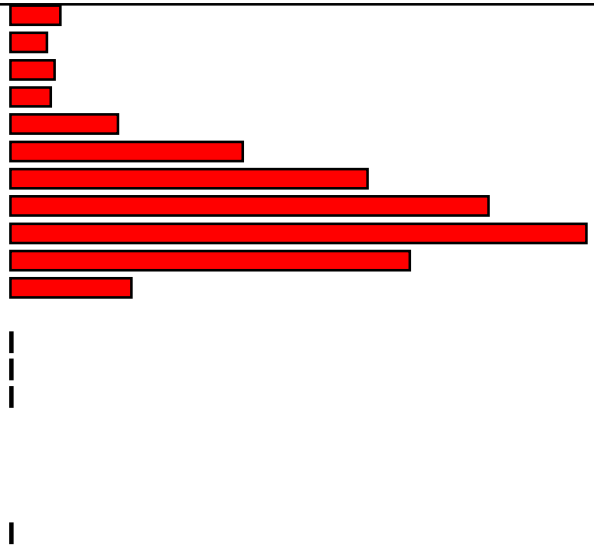
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/1/2023 Friday	Southbound	Northbound	Combined Total
12:00 AM		120	0	120
01:00		88	0	88
02:00		106	0	106
03:00		98	0	98
04:00		257	0	257
05:00		554	0	554
06:00		856	0	856
07:00		1142	0	1142
08:00		1375	2	1377
09:00		954	0	954
10:00		288	1	289
11:00		0	0	0
12:00 PM		6	0	6
01:00		2	1	3
02:00		3	0	3
03:00		1	0	1
04:00		2	0	2
05:00		0	0	0
06:00		0	0	0
07:00		6	0	6
08:00		2	0	2
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		5860	4	5864
Percent		99.9%	0.1%	



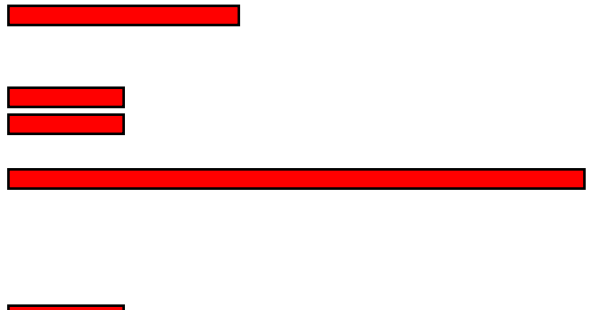
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/2/2023 Saturday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		4	0	4
09:00		0	0	0
10:00		0	0	0
11:00		2	0	2
12:00 PM		1	1	2
01:00		0	0	0
02:00		8	2	10
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		2	0	2
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		17	3	20
Percent		85.0%	15.0%	



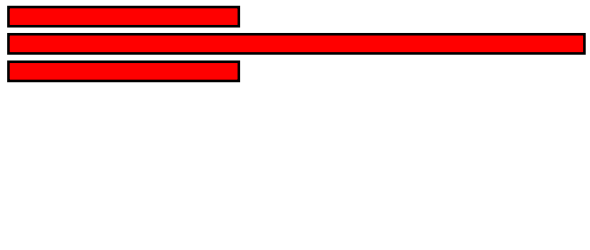
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/3/2023 Sunday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		2	0	2
10:00		3	2	5
11:00		2	0	2
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		2	0	2
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		9	2	11
Percent		81.8%	18.2%	



Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/4/2023 Monday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		4	0	4
12:00 PM		3	0	3
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		2	0	2
11:00		0	0	0
Total		9	0	9
Percent		100.0%	0.0%	

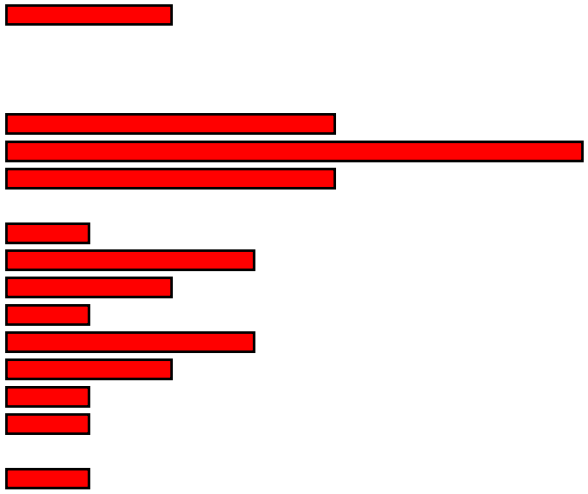
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/5/2023 Tuesday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		2	0	2
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		4	0	4
08:00		5	2	7
09:00		3	1	4
10:00		0	0	0
11:00		1	0	1
12:00 PM		2	1	3
01:00		2	0	2
02:00		1	0	1
03:00		1	2	3
04:00		2	0	2
05:00		0	1	1
06:00		0	1	1
07:00		0	0	0
08:00		1	0	1
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		24	8	32
Percent		75.0%	25.0%	



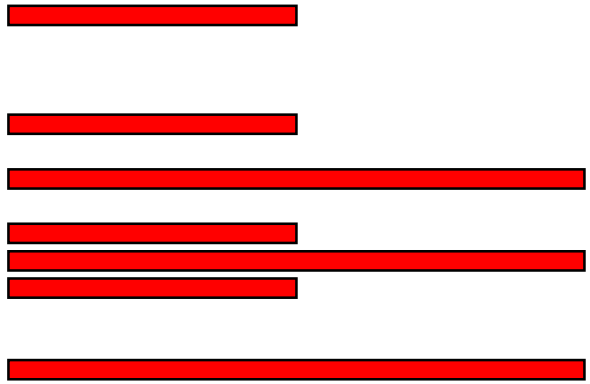
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/6/2023 Wednesday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		1	0	1
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		1	0	1
01:00		0	0	0
02:00		1	1	2
03:00		0	0	0
04:00		0	1	1
05:00		2	0	2
06:00		1	0	1
07:00		0	0	0
08:00		0	0	0
09:00		1	1	2
10:00		0	0	0
11:00		0	0	0
Total		7	3	10
Percent		70.0%	30.0%	



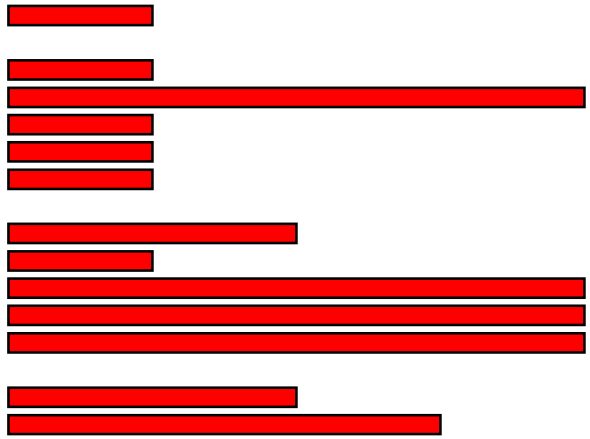
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/7/2023 Thursday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		1	0	1
06:00		0	0	0
07:00		0	1	1
08:00		4	0	4
09:00		0	1	1
10:00		1	0	1
11:00		0	1	1
12:00 PM		0	0	0
01:00		2	0	2
02:00		0	1	1
03:00		4	0	4
04:00		4	0	4
05:00		4	0	4
06:00		0	0	0
07:00		2	0	2
08:00		2	1	3
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		24	5	29
Percent		82.8%	17.2%	



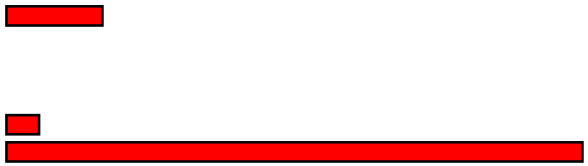
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: New Market Road

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/8/2023 Friday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		3	0	3
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		1	0	1
07:00		10	8	18
08:00		*	*	0
09:00		*	*	0
10:00		*	*	0
11:00		*	*	0
12:00 PM		*	*	0
01:00		*	*	0
02:00		*	*	0
03:00		*	*	0
04:00		*	*	0
05:00		*	*	0
06:00		*	*	0
07:00		*	*	0
08:00		*	*	0
09:00		*	*	0
10:00		*	*	0
11:00		*	*	0
Total		14	8	22
Percent		63.6%	36.4%	
Grand Total		44147	11436	55583
Percent		79.4%	20.6%	
ADT		ADT: 5,161		AADT: 5,161



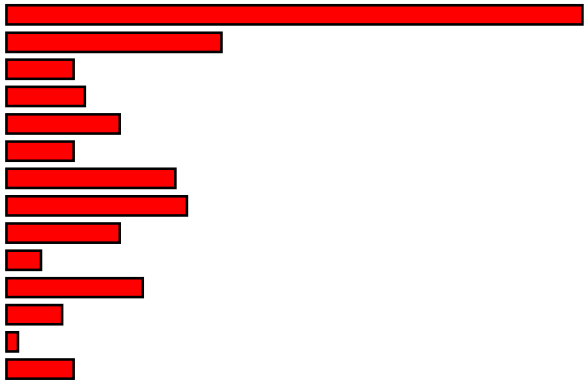
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/28/2023 Monday	Southeast	Northwest	Combined Total
12:00 AM		*	*	0
01:00		*	*	0
02:00		*	*	0
03:00		*	*	0
04:00		*	*	0
05:00		*	*	0
06:00		*	*	0
07:00		*	*	0
08:00		*	*	0
09:00		*	*	0
10:00		27	24	51
11:00		8	11	19
12:00 PM		3	3	6
01:00		2	5	7
02:00		2	8	10
03:00		2	4	6
04:00		7	8	15
05:00		6	10	16
06:00		6	4	10
07:00		0	3	3
08:00		6	6	12
09:00		3	2	5
10:00		0	1	1
11:00		2	4	6
Total		74	93	167
Percent		44.3%	55.7%	



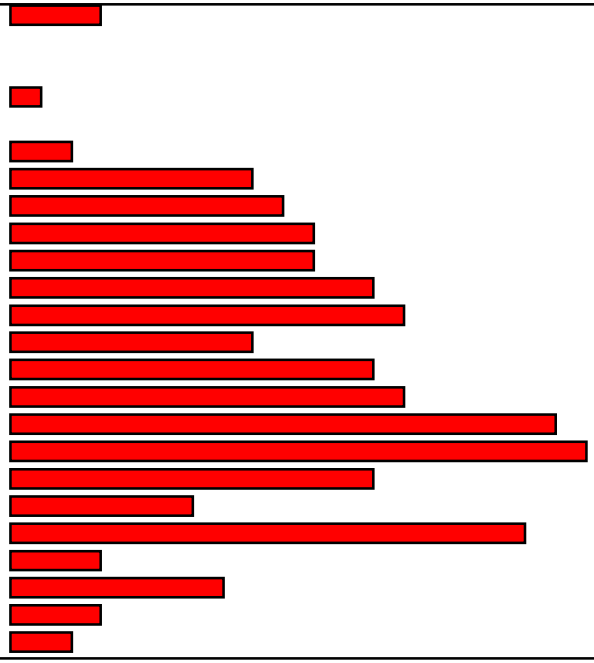
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/29/2023 Tuesday	Southeast	Northwest	Combined Total
12:00 AM		0	3	3
01:00		0	0	0
02:00		0	0	0
03:00		0	1	1
04:00		0	0	0
05:00		0	2	2
06:00		4	4	8
07:00		2	7	9
08:00		6	4	10
09:00		4	6	10
10:00		5	7	12
11:00		7	6	13
12:00 PM		1	7	8
01:00		4	8	12
02:00		3	10	13
03:00		11	7	18
04:00		7	12	19
05:00		6	6	12
06:00		2	4	6
07:00		6	11	17
08:00		0	3	3
09:00		5	2	7
10:00		1	2	3
11:00		1	1	2
Total		75	113	188
Percent		39.9%	60.1%	



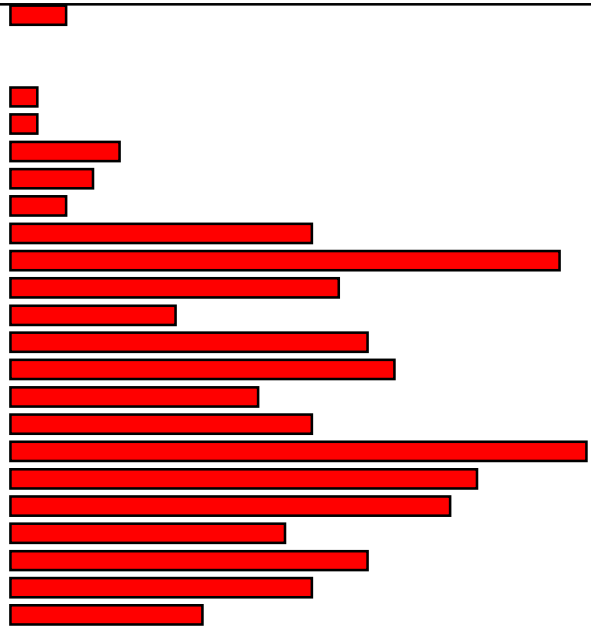
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/30/2023 Wednesday	Southeast	Northwest	Combined Total
12:00 AM		0	2	2
01:00		0	0	0
02:00		0	0	0
03:00		0	1	1
04:00		0	1	1
05:00		3	1	4
06:00		1	2	3
07:00		1	1	2
08:00		4	7	11
09:00		8	12	20
10:00		4	8	12
11:00		0	6	6
12:00 PM		5	8	13
01:00		4	10	14
02:00		3	6	9
03:00		3	8	11
04:00		9	12	21
05:00		8	9	17
06:00		8	8	16
07:00		2	8	10
08:00		6	7	13
09:00		6	5	11
10:00		4	3	7
11:00		0	0	0
Total		79	125	204
Percent		38.7%	61.3%	



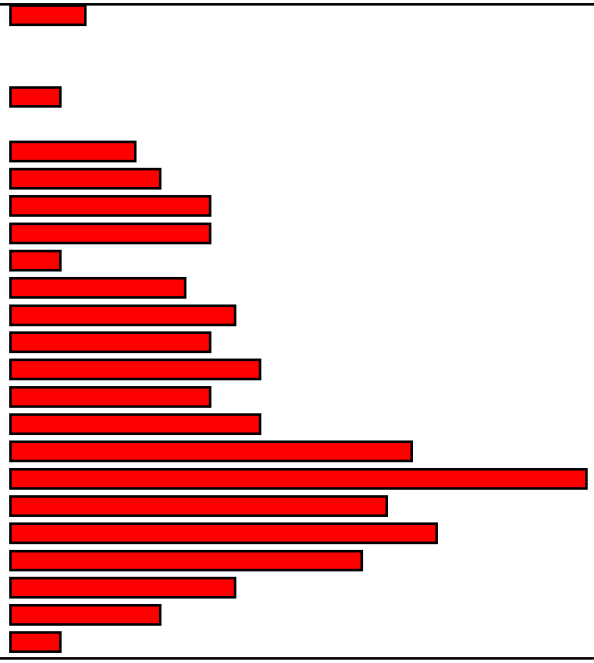
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/31/2023 Thursday	Southeast	Northwest	Combined Total
12:00 AM		2	1	3
01:00		0	0	0
02:00		0	0	0
03:00		1	1	2
04:00		0	0	0
05:00		2	3	5
06:00		2	4	6
07:00		3	5	8
08:00		4	4	8
09:00		1	1	2
10:00		4	3	7
11:00		4	5	9
12:00 PM		2	6	8
01:00		7	3	10
02:00		5	3	8
03:00		4	6	10
04:00		9	7	16
05:00		11	12	23
06:00		5	10	15
07:00		7	10	17
08:00		8	6	14
09:00		6	3	9
10:00		4	2	6
11:00		1	1	2
Total		92	96	188
Percent		48.9%	51.1%	



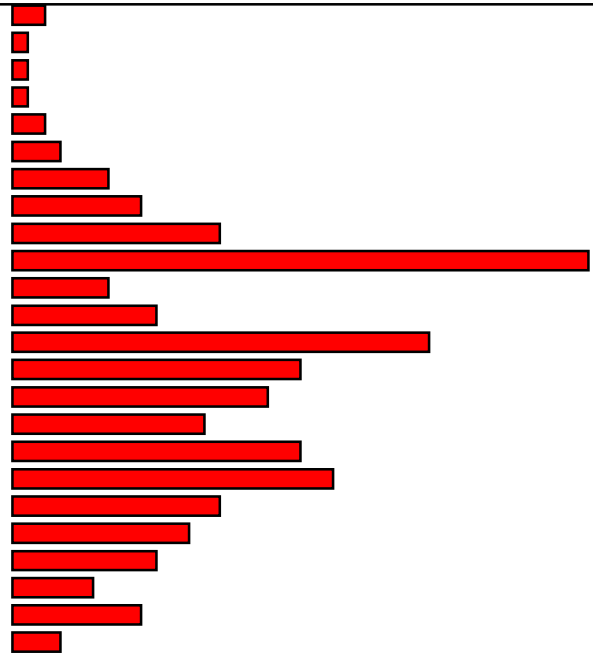
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/1/2023 Friday	Southeast	Northwest	Combined Total
12:00 AM		2	0	2
01:00		0	1	1
02:00		0	1	1
03:00		0	1	1
04:00		0	2	2
05:00		1	2	3
06:00		0	6	6
07:00		4	4	8
08:00		6	7	13
09:00		18	18	36
10:00		1	5	6
11:00		8	1	9
12:00 PM		8	18	26
01:00		8	10	18
02:00		8	8	16
03:00		5	7	12
04:00		10	8	18
05:00		7	13	20
06:00		8	5	13
07:00		4	7	11
08:00		4	5	9
09:00		2	3	5
10:00		4	4	8
11:00		1	2	3
Total		109	138	247
Percent		44.1%	55.9%	

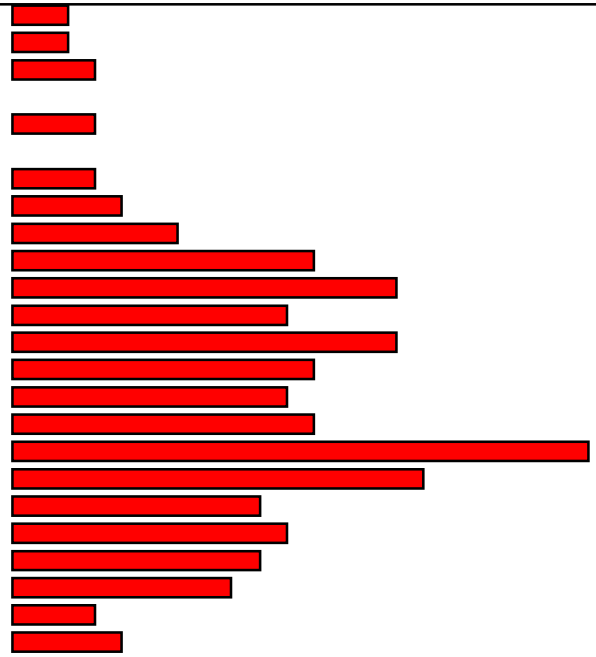


Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/2/2023 Saturday	Southeast	Northwest	Combined Total
12:00 AM		0	2	2
01:00		1	1	2
02:00		3	0	3
03:00		0	0	0
04:00		1	2	3
05:00		0	0	0
06:00		0	3	3
07:00		0	4	4
08:00		2	4	6
09:00		5	6	11
10:00		6	8	14
11:00		4	6	10
12:00 PM		4	10	14
01:00		3	8	11
02:00		2	8	10
03:00		4	7	11
04:00		11	10	21
05:00		5	10	15
06:00		4	5	9
07:00		4	6	10
08:00		3	6	9
09:00		3	5	8
10:00		2	1	3
11:00		2	2	4
Total		69	114	183
Percent		37.7%	62.3%	



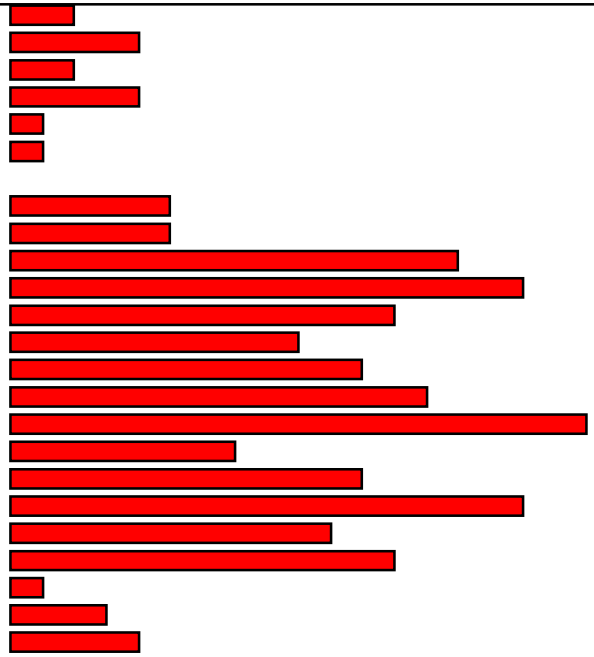
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/3/2023 Sunday	Southeast	Northwest	Combined Total
12:00 AM		1	1	2
01:00		2	2	4
02:00		2	0	2
03:00		3	1	4
04:00		0	1	1
05:00		1	0	1
06:00		0	0	0
07:00		1	4	5
08:00		0	5	5
09:00		6	8	14
10:00		6	10	16
11:00		2	10	12
12:00 PM		3	6	9
01:00		5	6	11
02:00		6	7	13
03:00		8	10	18
04:00		2	5	7
05:00		3	8	11
06:00		5	11	16
07:00		2	8	10
08:00		8	4	12
09:00		1	0	1
10:00		0	3	3
11:00		4	0	4
Total		71	110	181
Percent		39.2%	60.8%	



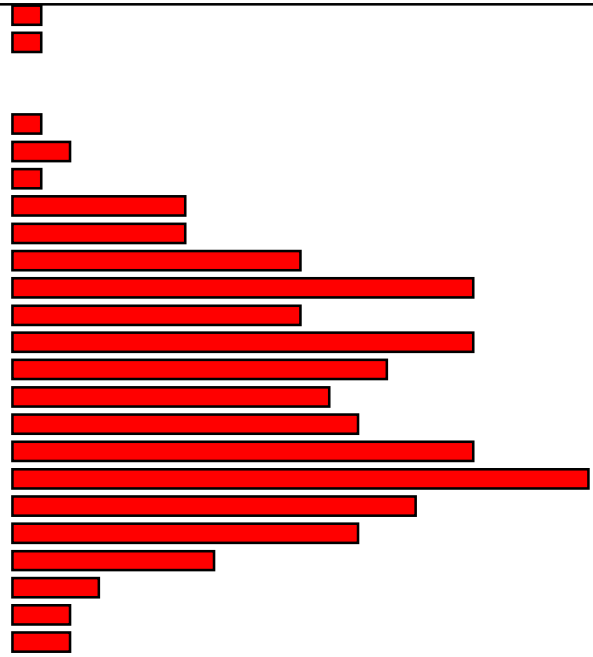
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/4/2023 Monday	Southeast	Northwest	Combined Total
12:00 AM		0	1	1
01:00		1	0	1
02:00		0	0	0
03:00		0	0	0
04:00		1	0	1
05:00		0	2	2
06:00		1	0	1
07:00		0	6	6
08:00		2	4	6
09:00		4	6	10
10:00		6	10	16
11:00		4	6	10
12:00 PM		6	10	16
01:00		4	9	13
02:00		6	5	11
03:00		6	6	12
04:00		5	11	16
05:00		8	12	20
06:00		8	6	14
07:00		6	6	12
08:00		4	3	7
09:00		0	3	3
10:00		0	2	2
11:00		2	0	2
Total		74	108	182
Percent		40.7%	59.3%	



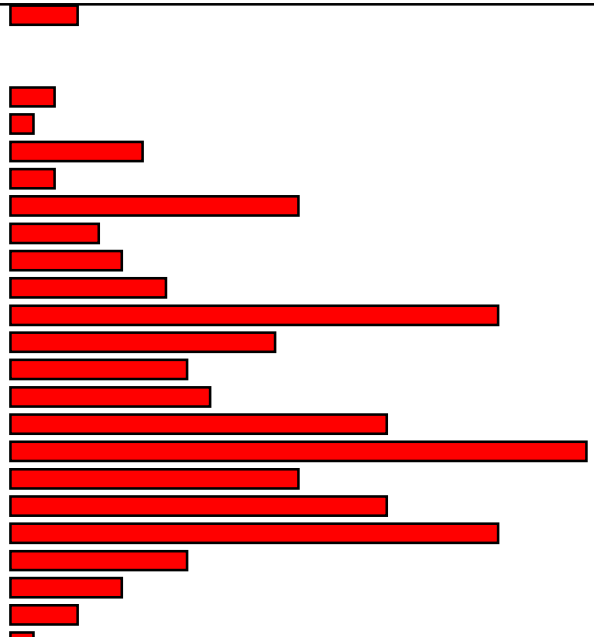
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/5/2023 Tuesday	Southeast	Northwest	Combined Total
12:00 AM		1	2	3
01:00		0	0	0
02:00		0	0	0
03:00		1	1	2
04:00		0	1	1
05:00		4	2	6
06:00		0	2	2
07:00		5	8	13
08:00		2	2	4
09:00		4	1	5
10:00		3	4	7
11:00		12	10	22
12:00 PM		4	8	12
01:00		0	8	8
02:00		5	4	9
03:00		4	13	17
04:00		7	19	26
05:00		5	8	13
06:00		6	11	17
07:00		12	10	22
08:00		3	5	8
09:00		3	2	5
10:00		2	1	3
11:00		0	1	1
Total		83	123	206
Percent		40.3%	59.7%	



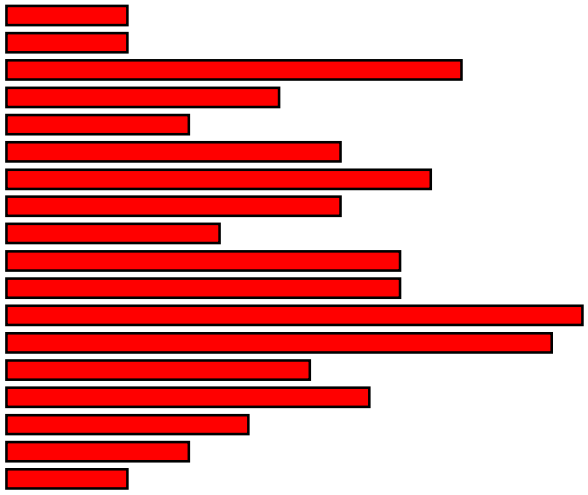
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/6/2023 Wednesday	Southeast	Northwest	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		2	2	4
06:00		0	4	4
07:00		4	11	15
08:00		3	6	9
09:00		2	4	6
10:00		3	8	11
11:00		4	10	14
12:00 PM		3	8	11
01:00		1	6	7
02:00		4	9	13
03:00		7	6	13
04:00		5	14	19
05:00		8	10	18
06:00		4	6	10
07:00		6	6	12
08:00		5	3	8
09:00		3	3	6
10:00		1	3	4
11:00		0	0	0
Total		65	119	184
Percent		35.3%	64.7%	



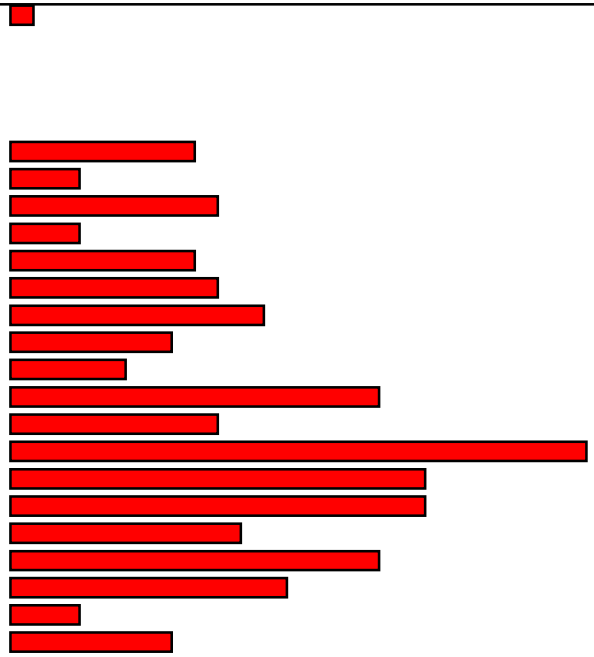
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/7/2023 Thursday	Southeast	Northwest	Combined Total
12:00 AM		0	1	1
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		4	4	8
06:00		1	2	3
07:00		3	6	9
08:00		1	2	3
09:00		2	6	8
10:00		3	6	9
11:00		6	5	11
12:00 PM		2	5	7
01:00		3	2	5
02:00		4	12	16
03:00		3	6	9
04:00		10	15	25
05:00		8	10	18
06:00		10	8	18
07:00		6	4	10
08:00		6	10	16
09:00		6	6	12
10:00		2	1	3
11:00		4	3	7
Total		84	114	198
Percent		42.4%	57.6%	



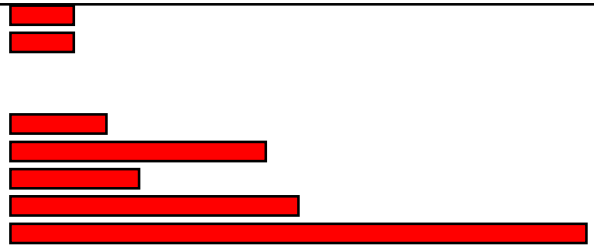
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Flagler Street

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/8/2023 Friday	Southeast	Northwest	Combined Total
12:00 AM		1	1	2
01:00		1	1	2
02:00		0	0	0
03:00		0	0	0
04:00		0	3	3
05:00		4	4	8
06:00		0	4	4
07:00		3	6	9
08:00		12	6	18
09:00		*	*	0
10:00		*	*	0
11:00		*	*	0
12:00 PM		*	*	0
01:00		*	*	0
02:00		*	*	0
03:00		*	*	0
04:00		*	*	0
05:00		*	*	0
06:00		*	*	0
07:00		*	*	0
08:00		*	*	0
09:00		*	*	0
10:00		*	*	0
11:00		*	*	0
Total		21	25	46
Percent		45.7%	54.3%	
Grand Total		896	1278	2174
Percent		41.2%	58.8%	
ADT		ADT: 198		AADT: 198



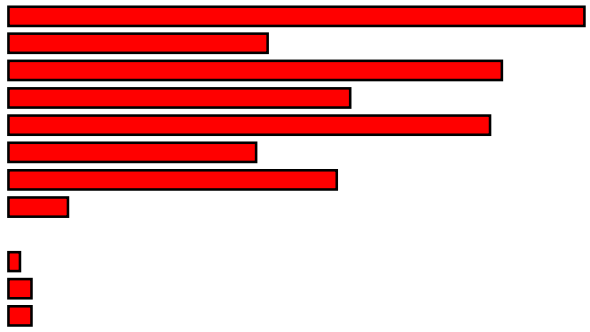
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/28/2023 Monday	Southbound	Northbound	Combined Total
12:00 AM		*	*	0
01:00		*	*	0
02:00		*	*	0
03:00		*	*	0
04:00		*	*	0
05:00		*	*	0
06:00		*	*	0
07:00		*	*	0
08:00		*	*	0
09:00		*	*	0
10:00		*	*	0
11:00		25	24	49
12:00 PM		11	11	22
01:00		16	26	42
02:00		10	19	29
03:00		18	23	41
04:00		20	1	21
05:00		18	10	28
06:00		5	0	5
07:00		0	0	0
08:00		1	0	1
09:00		0	2	2
10:00		0	2	2
11:00		0	0	0
Total		124	118	242
Percent		51.2%	48.8%	



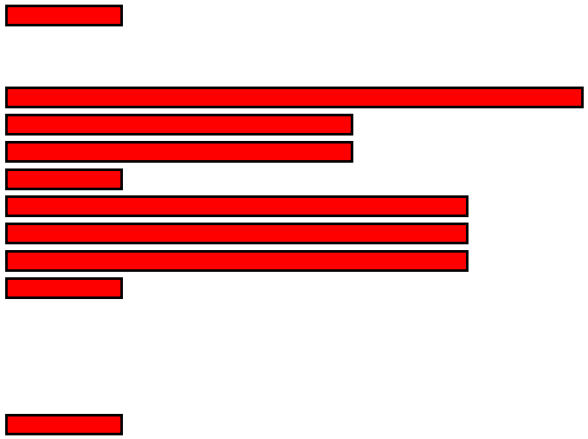
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/29/2023 Tuesday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	1	1
06:00		0	0	0
07:00		0	0	0
08:00		5	0	5
09:00		3	0	3
10:00		2	1	3
11:00		0	1	1
12:00 PM		0	4	4
01:00		0	4	4
02:00		0	4	4
03:00		0	1	1
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	1	1
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		10	17	27
Percent		37.0%	63.0%	



Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/30/2023 Wednesday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		1	0	1
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		1	0	1
Percent		100.0%	0.0%	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	8/31/2023 Thursday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/1/2023 Friday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/2/2023 Saturday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/3/2023 Sunday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/4/2023 Monday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/5/2023 Tuesday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/6/2023 Wednesday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/7/2023 Thursday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
12:00 PM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		0	0	0
Percent		-	-	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Collier County
Location: Madison Avenue

JOHNSON ENGINEERING

Start Date: 8/28/2023
End Date: 9/8/2023

Time	9/8/2023 Friday	Southbound	Northbound	Combined Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		0	0	0
07:00		10	5	15
08:00		*	*	0
09:00		*	*	0
10:00		*	*	0
11:00		*	*	0
12:00 PM		*	*	0
01:00		*	*	0
02:00		*	*	0
03:00		*	*	0
04:00		*	*	0
05:00		*	*	0
06:00		*	*	0
07:00		*	*	0
08:00		*	*	0
09:00		*	*	0
10:00		*	*	0
11:00		*	*	0
Total		10	5	15
Percent		66.7%	33.3%	
Grand Total		145	140	285
Percent		50.9%	49.1%	
ADT		ADT: 26		AADT: 26

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

APPENDIX E

PEAK SEASON CORRECTION FACTOR

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 0300 COLLIER COUNTYWIDE

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	0.97	1.08
2	01/02/2022 - 01/08/2022	0.97	1.08
3	01/09/2022 - 01/15/2022	0.98	1.09
4	01/16/2022 - 01/22/2022	0.96	1.07
* 5	01/23/2022 - 01/29/2022	0.94	1.04
* 6	01/30/2022 - 02/05/2022	0.92	1.02
* 7	02/06/2022 - 02/12/2022	0.90	1.00
* 8	02/13/2022 - 02/19/2022	0.88	0.98
* 9	02/20/2022 - 02/26/2022	0.87	0.97
*10	02/27/2022 - 03/05/2022	0.87	0.97
*11	03/06/2022 - 03/12/2022	0.87	0.97
*12	03/13/2022 - 03/19/2022	0.87	0.97
*13	03/20/2022 - 03/26/2022	0.89	0.99
*14	03/27/2022 - 04/02/2022	0.91	1.01
*15	04/03/2022 - 04/09/2022	0.92	1.02
*16	04/10/2022 - 04/16/2022	0.94	1.04
*17	04/17/2022 - 04/23/2022	0.96	1.07
18	04/24/2022 - 04/30/2022	0.98	1.09
19	05/01/2022 - 05/07/2022	1.00	1.11
20	05/08/2022 - 05/14/2022	1.02	1.13
21	05/15/2022 - 05/21/2022	1.04	1.16
22	05/22/2022 - 05/28/2022	1.05	1.17
23	05/29/2022 - 06/04/2022	1.07	1.19
24	06/05/2022 - 06/11/2022	1.08	1.20
25	06/12/2022 - 06/18/2022	1.10	1.22
26	06/19/2022 - 06/25/2022	1.08	1.20
27	06/26/2022 - 07/02/2022	1.07	1.19
28	07/03/2022 - 07/09/2022	1.05	1.17
29	07/10/2022 - 07/16/2022	1.04	1.16
30	07/17/2022 - 07/23/2022	1.04	1.16
31	07/24/2022 - 07/30/2022	1.04	1.16
32	07/31/2022 - 08/06/2022	1.04	1.16
33	08/07/2022 - 08/13/2022	1.04	1.16
34	08/14/2022 - 08/20/2022	1.04	1.16
35	08/21/2022 - 08/27/2022	1.06	1.18
36	08/28/2022 - 09/03/2022	1.08	1.20
37	09/04/2022 - 09/10/2022	1.10	1.22
38	09/11/2022 - 09/17/2022	1.12	1.24
39	09/18/2022 - 09/24/2022	1.11	1.23
40	09/25/2022 - 10/01/2022	1.10	1.22
41	10/02/2022 - 10/08/2022	1.09	1.21
42	10/09/2022 - 10/15/2022	1.08	1.20
43	10/16/2022 - 10/22/2022	1.06	1.18
44	10/23/2022 - 10/29/2022	1.05	1.17
45	10/30/2022 - 11/05/2022	1.03	1.14
46	11/06/2022 - 11/12/2022	1.01	1.12
47	11/13/2022 - 11/19/2022	1.00	1.11
48	11/20/2022 - 11/26/2022	0.99	1.10
49	11/27/2022 - 12/03/2022	0.98	1.09
50	12/04/2022 - 12/10/2022	0.97	1.08
51	12/11/2022 - 12/17/2022	0.97	1.08
52	12/18/2022 - 12/24/2022	0.97	1.08
53	12/25/2022 - 12/31/2022	0.98	1.09

* PEAK SEASON

23-FEB-2023 09:11:17 830UPD 1_0300_PKSEASON.TXT

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 0302 SR82 & 29, N OF I-75

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	0.96	1.02
2	01/02/2022 - 01/08/2022	1.01	1.07
3	01/09/2022 - 01/15/2022	1.05	1.12
4	01/16/2022 - 01/22/2022	1.02	1.09
* 5	01/23/2022 - 01/29/2022	0.99	1.05
* 6	01/30/2022 - 02/05/2022	0.97	1.03
* 7	02/06/2022 - 02/12/2022	0.94	1.00
* 8	02/13/2022 - 02/19/2022	0.91	0.97
* 9	02/20/2022 - 02/26/2022	0.90	0.96
*10	02/27/2022 - 03/05/2022	0.90	0.96
*11	03/06/2022 - 03/12/2022	0.89	0.95
*12	03/13/2022 - 03/19/2022	0.88	0.94
*13	03/20/2022 - 03/26/2022	0.91	0.97
*14	03/27/2022 - 04/02/2022	0.94	1.00
*15	04/03/2022 - 04/09/2022	0.96	1.02
*16	04/10/2022 - 04/16/2022	0.99	1.05
*17	04/17/2022 - 04/23/2022	1.00	1.06
18	04/24/2022 - 04/30/2022	1.01	1.07
19	05/01/2022 - 05/07/2022	1.02	1.09
20	05/08/2022 - 05/14/2022	1.03	1.10
21	05/15/2022 - 05/21/2022	1.04	1.11
22	05/22/2022 - 05/28/2022	1.05	1.12
23	05/29/2022 - 06/04/2022	1.06	1.13
24	06/05/2022 - 06/11/2022	1.07	1.14
25	06/12/2022 - 06/18/2022	1.08	1.15
26	06/19/2022 - 06/25/2022	1.05	1.12
27	06/26/2022 - 07/02/2022	1.03	1.10
28	07/03/2022 - 07/09/2022	1.01	1.07
29	07/10/2022 - 07/16/2022	0.99	1.05
30	07/17/2022 - 07/23/2022	0.99	1.05
31	07/24/2022 - 07/30/2022	0.99	1.05
32	07/31/2022 - 08/06/2022	0.99	1.05
33	08/07/2022 - 08/13/2022	0.99	1.05
34	08/14/2022 - 08/20/2022	0.99	1.05
35	08/21/2022 - 08/27/2022	1.01	1.07
36	08/28/2022 - 09/03/2022	1.03	1.10
37	09/04/2022 - 09/10/2022	1.05	1.12
38	09/11/2022 - 09/17/2022	1.07	1.14
39	09/18/2022 - 09/24/2022	1.07	1.14
40	09/25/2022 - 10/01/2022	1.08	1.15
41	10/02/2022 - 10/08/2022	1.09	1.16
42	10/09/2022 - 10/15/2022	1.10	1.17
43	10/16/2022 - 10/22/2022	1.08	1.15
44	10/23/2022 - 10/29/2022	1.06	1.13
45	10/30/2022 - 11/05/2022	1.04	1.11
46	11/06/2022 - 11/12/2022	1.02	1.09
47	11/13/2022 - 11/19/2022	1.00	1.06
48	11/20/2022 - 11/26/2022	0.99	1.05
49	11/27/2022 - 12/03/2022	0.98	1.04
50	12/04/2022 - 12/10/2022	0.97	1.03
51	12/11/2022 - 12/17/2022	0.96	1.02
52	12/18/2022 - 12/24/2022	1.01	1.07
53	12/25/2022 - 12/31/2022	1.05	1.12

* PEAK SEASON

23-FEB-2023 09:11:17 830UPD 1_0302_PKSEASON.TXT

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

APPENDIX F

FDOT COUNT STATIONS

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

COUNTY: 03
STATION: 0029
DESCRIPTION: SR 29, WEST OF CR 846/1ST STREET CC664
START DATE: 09/07/2022
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	8	4	6	7	25	21	11	22	18	72	97
0100	4	9	6	5	24	10	10	11	8	39	63
0200	6	7	3	6	22	3	16	7	14	40	62
0300	4	11	7	19	41	7	8	11	7	33	74
0400	22	28	61	50	161	8	7	10	18	43	204
0500	74	98	175	188	535	31	41	49	63	184	719
0600	200	174	171	198	743	66	66	78	86	296	1039
0700	156	189	196	198	739	100	80	75	85	340	1079
0800	157	137	120	127	541	97	89	104	81	371	912
0900	116	84	93	121	414	77	68	100	69	314	728
1000	124	114	104	127	469	79	94	89	79	341	810
1100	107	110	129	115	461	98	97	97	119	411	872
1200	126	122	117	140	505	116	112	98	96	422	927
1300	117	124	121	113	475	111	90	107	88	396	871
1400	125	113	113	105	456	114	113	116	122	465	921
1500	139	139	144	126	548	118	115	181	177	591	1139
1600	144	145	117	138	544	176	177	185	179	717	1261
1700	145	167	121	138	571	228	185	172	201	786	1357
1800	117	132	129	136	514	159	152	154	125	590	1104
1900	108	113	117	83	421	120	114	129	97	460	881
2000	77	66	71	65	279	99	91	73	70	333	612
2100	61	61	55	40	217	90	73	66	39	268	485
2200	35	20	29	16	100	36	42	29	28	135	235
2300	12	19	15	11	57	19	23	25	18	85	142
24-HOUR TOTALS:					8862					7732	16594

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	740	745	375	645	1080
P.M.	1645	571	1700	786	1700	1357
DAILY	600	743	1700	786	1700	1357

TRUCK PERCENTAGE 7.65 7.45 7.56

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	8	5237	2939	48	398	19	3	166	41	3	0	0	0	0	0	678	8862
W	4	4620	2532	47	327	27	1	138	35	0	0	0	1	0	0	576	7732

GENERATED BY SPS 5.0.59P

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

COUNTY: 03
STATION: 0205
DESCRIPTION: SR 29, NORTH OF FARM WORKER'S VILLAGE CC665
START DATE: 09/07/2022
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	5	4	8	2	19	10	3	5	6	24	43
0100	3	7	5	3	18	3	2	8	3	16	34
0200	1	5	3	2	11	4	8	5	4	21	32
0300	1	3	3	8	15	6	4	7	4	21	36
0400	7	8	8	13	36	6	12	21	15	54	90
0500	14	29	22	39	104	22	44	58	52	176	280
0600	32	35	38	59	164	73	88	70	86	317	481
0700	50	39	46	96	231	83	109	89	89	370	601
0800	66	40	47	48	201	82	54	48	44	228	429
0900	24	29	37	37	127	57	44	44	47	192	319
1000	23	49	41	41	154	52	38	51	44	185	339
1100	34	40	34	35	143	45	44	43	42	174	317
1200	51	36	39	46	172	67	39	36	60	202	374
1300	33	54	39	52	178	47	39	43	47	176	354
1400	40	49	58	53	200	49	63	58	75	245	445
1500	53	89	77	55	274	62	69	63	56	250	524
1600	106	79	75	56	316	49	70	51	58	228	544
1700	79	83	108	83	353	86	63	67	61	277	630
1800	75	84	68	71	298	70	62	64	57	253	551
1900	50	55	43	31	179	54	52	34	38	178	357
2000	36	35	25	23	119	35	32	35	25	127	246
2100	26	25	24	12	87	30	30	29	28	117	204
2200	13	13	17	15	58	11	14	13	10	48	106
2300	9	17	7	14	47	7	13	8	9	37	84
24-HOUR TOTALS:					3504					3916	7420

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	249	700	370	715	616
P.M.	1700	353	1700	277	1700	630
DAILY	1700	353	700	370	1700	630

TRUCK PERCENTAGE 13.84 14.50 14.19

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	5	2054	960	39	233	26	5	72	106	3	0	0	1	0	0	485	3504
S	5	2282	1061	43	246	24	3	91	137	22	0	1	1	0	0	568	3916

GENERATED BY SPS 5.0.59P

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

COUNTY: 03
STATION: 4122
DESCRIPTION: N 1ST ST, 150 FT N OF SR-29/MAIN ST
START DATE: 09/07/2022
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	8	8	10	7	33	3	2	3	5	13	46
0100	4	5	7	8	24	2	2	1	5	10	34
0200	8	13	20	20	61	4	4	6	2	16	77
0300	8	5	10	10	33	6	8	3	4	21	54
0400	17	7	8	10	42	9	22	34	16	81	123
0500	26	35	43	36	140	31	27	58	93	209	349
0600	41	54	58	80	233	69	73	110	103	355	588
0700	67	67	82	89	305	132	97	109	106	444	749
0800	87	63	81	55	286	84	77	89	82	332	618
0900	62	47	54	60	223	85	56	54	60	255	478
1000	55	72	57	51	235	61	68	52	67	248	483
1100	50	71	57	62	240	45	59	55	67	226	466
1200	73	77	65	86	301	60	62	73	67	262	563
1300	73	83	77	66	299	60	72	52	51	235	534
1400	84	77	94	94	349	68	87	94	79	328	677
1500	87	86	112	162	447	80	98	92	81	351	798
1600	157	149	167	161	634	80	81	82	62	305	939
1700	169	150	145	130	594	79	77	88	83	327	921
1800	145	131	103	101	480	65	73	67	73	278	758
1900	77	52	47	52	228	66	68	42	48	224	452
2000	43	38	44	36	161	35	39	31	19	124	285
2100	27	27	25	22	101	24	24	23	22	93	194
2200	15	24	17	18	74	13	17	10	13	53	127
2300	7	11	11	9	38	7	7	2	12	28	66
24-HOUR TOTALS:					5561					4818	10379

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	325	700	444	700	749
P.M.	1630	647	1430	351	1545	959
DAILY	1630	647	700	444	1545	959

TRUCK PERCENTAGE 10.68 11.12 10.89

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	8	3421	1538	13	194	185	9	128	60	4	0	0	1	0	0	594	5561
S	6	2938	1338	23	159	80	85	112	60	16	0	1	0	0	0	536	4818

GENERATED BY SPS 5.0.59P

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

APPENDIX G

COLLIER COUNTY 2022 AUIR

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Attachment "F"
Collier County Annual Update and Inventory Report (AUIR) Based on Adopted LOS, Trip Bank and Traffic Counts

ID#	TCMA or TCEA	Road#	Link	From	To	Exist Road	Cnt. Sta.	Min Std *	Peak Dir	Peak Hour [1] Peak Dir Service Volume	2022 Peak Hour Peak Dir Volume	2021 Peak Hour Peak Dir Volume	Net Change In Volume From 2021	Percent Change In Volume From 2021	Percent Change In Volume From 2020	Total Trip Bank	2022 Counts + Trip Bank Volume	2022 Remaining Capacity	2022 Counts + Trip Bank V/C	2022 w/TBLOS	Traffic Counts Year Expected Deficient	Trip B Yea Expec Defici
1.0	NW-TCMA	CR31	Airport Road	Immokalee Road	Vanderbilt Beach Road	4D	554	D	N	2,200	1,480	1540	-60	-4.05%	-14.19%	40	1520	680	69.1%	C		
2.1	NW-TCMA	CR31	Airport Road	Vanderbilt Beach Road	Orange Blossom Drive	6D	599	E	N	3,000	2,250	2100	150	6.67%	-3.56%	43	2293	707	76.4%	D		
2.2	NW-TCMA	CR31	Airport Road	Orange Blossom Drive	Pine Ridge Road	6D	503	E	N	3,000	2,160	2060	100	4.63%	-3.24%	75	2235	765	74.5%	C		
3.0		CR31	Airport Road	Pine Ridge Road	Golden Gate Parkway	6D	502	E	N	3,000	2,180	2000	180	8.26%	-2.29%	14	2194	806	73.1%	C		
4.0		CR31	Airport Road	Golden Gate Parkway	Radio Road	6D	533	E	N	2,800	2,210	2210	0	0.00%	0.45%	3	2213	587	79.0%	D		
5.0		CR31	Airport Road	Radio Road	Davis Boulevard	6D	553	E	N	2,800	2,080	2130	-50	-2.40%	-4.33%	0	2080	720	74.3%	C		
6.0	TCEA	CR31	Airport Road	Davis Boulevard	US 41 (Tamiami Trail)	6D	552	E	S	2,700	1,550	1560	-10	-0.65%	-6.45%	104	1654	1046	61.3%	C		
7.0	TCEA(pt)		Bayshore Drive	US 41 (Tamiami Trail)	Thomasson Drive	4D	521	D	S	1,800	730	490	240	32.88%	9.59%	172	902	898	50.1%	B		
8.0		CR 865	Bonita Beach Road	West of Vanderbilt Drive	Hickory Boulevard	4D	653	D	E	1,900	1,100	1070	30	2.73%	1.82%	0	1100	800	57.9%	C		
9.0			Carson Road	Lake Trafford Road	Immokalee Drive	2U	610	D	N	600	290	340	-50	-17.24%	0.00%	6	296	304	49.3%	B		
10.0			County Barn Road	Davis Boulevard	Rattlesnake Hammock Road	2U	519	D	S	900	370	330	40	10.81%	-29.73%	123	493	407	54.8%	B		
11.0		CR29	CR 29	US 41 (Tamiami Trail)	Everglades City	2U	582A	D	S	1,000	180	140	40	22.22%	11.11%	10	190	810	19.0%	B		
12.0	TCEA	SR84	Davis Boulevard	US 41 (Tamiami Trail)	Airport Road	6D	558	E	E	2,700	1,410	1410	0	0.00%	-2.13%	57	1467	1233	54.3%	C		
13.0		SR84	Davis Boulevard	Airport Road	Lakewood Boulevard	4D	559	D	E	2,000	1,470	1460	10	0.68%	2.04%	2	1472	528	73.6%	C		
14.0	EC-TCMA	SR84	Davis Boulevard	Lakewood Boulevard	County Barn Road	4D	658	D	E	2,000	1,630	1580	50	3.07%	7.98%	61	1691	309	84.6%	D		203
15.0	EC-TCMA	SR84	Davis Boulevard	County Barn Road	Santa Barbara Boulevard	4D	538	D	E	2,200	1,410	1360	50	3.55%	-0.71%	150	1560	640	70.9%	C		
16.1	EC-TCMA	SR84	Davis Boulevard	Santa Barbara Boulevard	Radio Road	6D	560	E	E	3,300	840	770	70	8.33%	3.57%	158	998	2302	30.2%	B		
16.2	EC-TCMA	SR84	Davis Boulevard	Radio Road	Collier Boulevard	6D	601	E	W	3,300	1,250	1430	-180	-14.40%	-3.20%	326	1576	1724	47.8%	B		
17.0		CR876	Golden Gate Boulevard	Collier Boulevard	Wilson Boulevard	4D	531	D	E	2,300	1,960	1990	-30	-1.53%	2.55%	17	1977	323	86.0%	D		203
18.0		CR886	Golden Gate Parkway	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	530	E	E	2,700	1,630	1640	-10	-0.61%	4.29%	13	1643	1057	60.9%	C		
19.0		CR886	Golden Gate Parkway	Goodlette-Frank Road	Airport Road	6D	507	E	E	3,550	2,770	2720	50	1.81%	-7.94%	1	2771	779	78.1%	D		
20.1		CR886	Golden Gate Parkway	Airport Road	Livingston Road	6D	508	E	E	3,550	3,140	3030	110	3.50%	6.05%	17	3157	393	88.9%	D	2027	202
20.2	EC-TCMA	CR886	Golden Gate Parkway	Livingston Road	I-75	6D	691	E	E	3,550	3,340	3210	130	3.89%	-0.30%	0	3340	210	94.1%	D	2026	202
21.0	EC-TCMA	CR886	Golden Gate Parkway	I-75	Santa Barbara Boulevard	6D	509	E	E	3,300	2,020	1920	100	4.95%	-10.89%	14	2034	1266	61.6%	C		
22.0	EC-TCMA	CR886	Golden Gate Parkway	Santa Barbara Boulevard	Collier Boulevard	4D	605	D *	E	1,980	1,450	1690	-240	-16.55%	-19.31%	60	1510	470	76.3%	C		
23.0	NW-TCMA	CR851	Goodlette-Frank Road	Immokalee Road	Vanderbilt Beach Road	2U	594	D	N	1,000	720	800	-80	-11.11%	-26.39%	5	725	275	72.5%	C		
24.1	NW-TCMA	CR851	Goodlette-Frank Road	Vanderbilt Beach Road	Orange Blossom Drive	4D	595	E	N	2,400	1,390	1290	100	7.19%	-7.19%	73	1463	937	61.0%	C		
24.2	NW-TCMA	CR851	Goodlette-Frank Road	Orange Blossom Drive	Pine Ridge Road	6D	581	E	N	2,400	1,620	1490	130	8.02%	-1.85%	8	1628	772	67.8%	C		
25.0		CR851	Goodlette-Frank Road	Pine Ridge Road	Golden Gate Parkway	6D	505	E	N	3,000	1,860	1760	100	5.38%	-5.91%	16	1876	1124	62.5%	C		
26.0		CR851	Goodlette-Frank Road	Golden Gate Parkway	US 41 (Tamiami Trail)	6D	504	E	S	2,700	2,660	2510	150	5.64%	-0.75%	0	2660	40	98.5%	E	2023	202
27.0	EC-TCMA		Green Boulevard	Santa Barbara Boulevard	Collier Boulevard	2U	642	D	E	900	680	700	-20	-2.94%	-10.29%	10	690	210	76.7%	C		
29.0	NW-TCMA		Gulfshore Drive	111th Avenue	Vanderbilt Beach Road	2U	583a	D	N	800	220	220	0	0.00%	-40.91%	0	220	580	27.5%	B		
30.1		CR951	Collier Boulevard	Immokalee Road	Vanderbilt Beach Road	6D	655	E	N	3,000	1,810	1830	-20	-1.10%	-3.87%	745	2555	445	85.2%	D		203
30.2		CR951	Collier Boulevard	Vanderbilt Beach Road	Golden Gate Boulevard	6D	584	E	S	3,000	1,490	1400	90	6.04%	8.72%	98	1588	1412	52.9%	B		
31.1		CR951	Collier Boulevard	Golden Gate Boulevard	Pine Ridge Road	6D	536	E	N	3,000	2,590	2340	250	9.65%	23.17%	126	2716	284	90.5%	D		202
31.2	EC-TCMA	CR951	Collier Boulevard	Pine Ridge Road	Green Boulevard	6D	536	E	N	3,000	2,590	2340	250	9.65%	23.17%	151	2741	259	91.4%	D		202
32.1	EC-TCMA	CR951	Collier Boulevard	Green Boulevard	Golden Gate Pwky	4D	525	D	N	2,300	1,410	1420	-10	-0.71%	-22.70%	49	1459	841	63.4%	C		
32.2	EC-TCMA	CR951	Collier Boulevard	Golden Gate Pwky	Golden Gate Main Canal	4D	607	D	N	2,300	1,780	1800	-20	-1.12%	-4.49%	241	2021	279	87.9%	D		203
32.3	EC-TCMA	CR951	Collier Boulevard	Golden Gate Main Canal	I-75	8D	607	E	N	3,600	1,780	1800	-20	-1.12%	-4.49%	384	2164	1436	60.1%	C		
33.0	EC-TCMA	SR951	Collier Boulevard	I-75	Davis Boulevard	8D	573	E	N	3,600	3,170	2260	910	28.71%	-12.30%	313	3483	117	96.8%	E		202
34.0		CR951	Collier Boulevard	Davis Boulevard	Rattlesnake Hammock Road	6D	602	E	N	3,000	2,270	2130	140	6.17%	6.17%	512	2782	218	92.7%	D		202
35.0		CR951	Collier Boulevard	Rattlesnake Hammock Road	US 41 (Tamiami Trail)	6D	603	E	N	3,200	2,230	2050	180	8.07%	7.62%	469	2699	501	84.3%	D		203
36.1		SR951	Collier Boulevard	US 41 (Tamiami Trail)	Wal-Mart Driveway	6D	557	E	N	2,500	2,420	2230	190	7.85%	11.16%	201	2621	(121)	104.8%	F	2024	Existi
36.2		SR951	Collier Boulevard	Wal-Mart Driveway	Manatee Road	4D	557	D	N	2,000	2,420	2230	190	7.85%	20.66%	158	2578	(578)	128.9%	F	Existing	Existi
37.0		SR951	Collier Boulevard	Manatee Road	Mainsail Drive	4D	627	D	N	2,200	1,810	1730	80	4.42%	6.63%	221	2031	169	92.3%	D		202
38.0		SR951	Collier Boulevard	Mainsail Drive	Marco Island Bridge	4D	627	D	N	2,200	1,810	1730	80	4.42%	6.63%	61	1871	329	85.0%	D		203
39.0	NW-TCMA	CR846	111th Avenue N.	Gulfshore Drive	Vanderbilt Drive	2U	585	D	E	700	390	320	70	17.95%	25.64%	0	390	310	55.7%	B		
40.0	NW-TCMA	CR846	111th Avenue N.	Vanderbilt Drive	US 41 (Tamiami Trail)	2U	613	D	E	900	700	580	120	17.14%	20.00%	0	700	200	77.8%	C		203
41.1	NW-TCMA	CR846	Immokalee Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	566	E	E	3,100	2,070	1960	110	5.31%	-7.25%	25	2095	1005	67.6%	C		
41.2	NW-TCMA	CR846	Immokalee Road	Goodlette-Frank Road	Airport Road	6D	625	E	E	3,100	2,410	2110	300	12.45%	-14.52%	25	2435	665	78.5%	D		
42.1	NW-TCMA	CR846	Immokalee Road	Airport Road	Livingston Road	6D	567	E	E	3,100	2,820	2100	720	25.53%	16.31%	14	2834	266	91.4%	D	2027	202

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Attachment "F"
Collier County Annual Update and Inventory Report (AUIR) Based on Adopted LOS, Trip Bank and Traffic Counts

ID#	TCMA or TCEA	Road#	Link	From	To	Exist Road	Cnt. Sta.	Min Std *	Peak Dir	Peak Hour [1] Peak Dir Service Volume	2022 Peak Hour Peak Dir Volume	2021 Peak Hour Peak Dir Volume	Net Change In Volume From 2021	Percent Change In Volume From 2021	Percent Change In Volume From 2020	Total Trip Bank	2022 Counts + Trip Bank Volume	2022 Remaining Capacity	2022 Counts + Trip Bank V/C	2022 w/TBL OS	Traffic Counts Year Expected Deficient	Trip B Yea Expec Defici
42.2	NW-TCMA	CR846	Immokalee Road	Livingston Road	I-75	6D/8D	679	E	E	3,500	3,160	3110	50	1.58%	4.43%	30	3190	310	91.1%	D		202
43.1		CR846	Immokalee Road	I-75	Logan Boulevard	6D/8D	701	E	E	3,500	2,480	2320	160	6.45%	-5.65%	540	3020	480	86.3%	D		203
43.2		CR846	Immokalee Road	Logan Boulevard	Collier Boulevard	6D	656	E	E	3,200	2,640	2280	360	13.64%	23.11%	959	3599	(399)	112.5%	F	2027	Existi
44.0		CR846	Immokalee Road	Collier Boulevard	Wilson Boulevard	6D	674	E	E	3,300	2,540	2710	-170	-6.69%	2.36%	1186	3726	(426)	112.9%	F		Existi
45.0		CR846	Immokalee Road	Wilson Boulevard	Oil Well Road	6D	675	E	E	3,300	2,020	2200	-180	-8.91%	-14.36%	498	2518	782	76.3%	D		
46.0		CR846	Immokalee Road	Oil Well Road	SR 29	2U	672	D	E	900	510	510	0	0.00%	5.88%	252	762	138	84.7%	D		203
47.0			Lake Trafford Road	Carson Rd	SR 29	2U	609	D	E	800	490	480	10	2.04%	-2.04%	113	603	197	75.4%	C		
48.0			Logan Boulevard	Vanderbilt Beach Road	Pine Ridge Road	2U	587	D	N	1,000	620	590	30	4.84%	0.00%	87	707	293	70.7%	C		
49.0	EC-TCMA		Logan Boulevard	Pine Ridge Road	Green Boulevard	4D	588	D	S	1,900	1,520	1490	30	1.97%	-0.66%	50	1570	330	82.6%	D		203
50.0			Logan Boulevard	Immokalee Road	Vanderbilt Beach Road	2U	644	D	N	1,000	670	650	20	2.99%	0.00%	34	704	296	70.4%	C		
51.0	NW-TCMA	CR881	Livingston Road	Imperial Street	Immokalee Road	6/4D	673	D	N	3,000	1,820	1770	50	2.75%	22.53%	211	2031	969	67.7%	C		
52.0	NW-TCMA	CR881	Livingston Road	Immokalee Road	Vanderbilt Beach Road	6D	576	E	N	3,100	2,000	1750	250	12.50%	-11.00%	22	2022	1078	65.2%	C		
53.0	NW-TCMA	CR881	Livingston Road	Vanderbilt Beach Road	Pine Ridge Road	6D	575	E	N	3,100	1,530	1490	40	2.61%	-1.96%	0	1530	1570	49.4%	B		
54.0	EC-TCMA	CR881	Livingston Road	Pine Ridge Road	Golden Gate Parkway	6D	690	E	N	3,100	1,360	1330	30	2.21%	2.21%	56	1416	1684	45.7%	B		
55.0	EC-TCMA	CR881	Livingston Road	Golden Gate Parkway	Radio Road	6D	687	E	N	3,000	1,700	1680	20	1.18%	-7.06%	32	1732	1268	57.7%	C		
58.0			N. 1st Street	New Market Road	SR-29 (Main Street)	2U	590	D	N	900	680	620	60	8.82%	4.41%	24	704	196	78.2%	C		
59.0			New Market Road	Broward Street	SR 29	2U	612	D	E	900	670	610	60	8.96%	14.93%	28	698	202	77.6%	C		
61.0			Camp Keais	Oil Well Road	Immokalee Road	2U	626A	D	S	1,000	300	290	10	3.33%	6.67%	211	511	489	51.1%	B		
62.0	NW-TCMA	CR887	Old US 41	Lee County Line	US 41 (Tamiami Trail)	2U	547	D	N	1,000	1,200	1060	140	11.67%	6.67%	10	1210	(210)	121.0%	F	Existing	Existi
63.0	NW-TCMA	CR896	Seagate Drive	Crayton Road	US 41 (Tamiami Trail)	4D	511	D	E	1,700	960	840	120	12.50%	-3.13%	0	960	740	56.5%	C		
64.0	NW-TCMA	CR896	Pine Ridge Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	512	E	E	2,800	1,970	1910	60	3.05%	1.02%	17	1987	813	71.0%	C		
65.0	NW-TCMA	CR896	Pine Ridge Road	Goodlette-Frank Road	Shirley Street	6D	514	E	E	2,800	2,360	2160	200	8.47%	-2.97%	22	2382	418	85.1%	D		203
66.0	NW-TCMA	CR896	Pine Ridge Road	Shirley Street	Airport Road	6D	515	E	E	2,800	3,060	3030	30	0.98%	-5.56%	23	3083	(283)	110.1%	F	Existing	Existi
67.1	NW-TCMA	CR896	Pine Ridge Road	Airport Road	Livingston Road	6D	526	E	E	3,900	3,480	3330	150	4.31%	-1.72%	17	3497	403	89.7%	D		202
67.2	EC-TCMA	CR896	Pine Ridge Road	Livingston Road	I-75	6D	628	E	E	3,900	2,800	2650	150	5.36%	-11.79%	86	2886	1014	74.0%	C		
68.0	EC-TCMA	CR896	Pine Ridge Road	I-75	Logan Boulevard	6D	600	E	E	2,800	2,360	2480	-120	-5.08%	-1.69%	126	2486	314	88.8%	D		202
69.0		CR856	Radio Road	Airport Road	Livingston Road	4D	544	D	E	1,800	1,110	1030	80	7.21%	-4.50%	58	1168	632	64.9%	C		
70.0	EC-TCMA	CR856	Radio Road	Livingston Road	Santa Barbara Boulevard	4D	527	D	E	1,800	1,580	1490	90	5.70%	8.86%	30	1610	190	89.4%	D		202
71.0	EC-TCMA	CR856	Radio Road	Santa Barbara Boulevard	Davis Boulevard	4D	685	D	W	1,800	650	630	20	3.08%	-6.15%	130	780	1020	43.3%	B		
72.0		CR864	Rattlesnake Hammock Road	US 41 (Tamiami Trail)	Charlemagne Boulevard	4D	516	D	E	1,800	1,080	1020	60	5.56%	0.00%	125	1205	595	66.9%	C		
73.0	TCEA(pt)	CR864	Rattlesnake Hammock Road	Charlemagne Boulevard	County Barn Road	4D	517	D	E	1,800	920	900	20	2.17%	8.70%	99	1019	781	56.6%	C		
74.0		CR864	Rattlesnake Hammock Road	County Barn Road	Santa Barbara Boulevard	4D	534	D	E	1,900	840	800	40	4.76%	4.76%	85	925	975	48.7%	B		
75.0		CR864	Rattlesnake Hammock Road	Santa Barbara Boulevard	Collier Boulevard	6D	518	E	W	2,900	770	770	0	0.00%	3.90%	193	963	1937	33.2%	B		
76.0	EC-TCMA		Santa Barbara Boulevard	Green Boulevard	Golden Gate Parkway	4D	529	D	N	2,100	1,530	1540	-10	-0.65%	-3.92%	0	1530	570	72.9%	C		
77.0	EC-TCMA		Santa Barbara Boulevard	Golden Gate Parkway	Radio Road	6D	528	E	N	3,100	2,060	2120	-60	-2.91%	-8.74%	54	2114	986	68.2%	C		
78.0	EC-TCMA		Santa Barbara Boulevard	Radio Road	Davis Boulevard	6D	537	E	N	3,100	1,560	1430	130	8.33%	5.13%	255	1815	1285	58.5%	C		
79.0			Santa Barbara Boulevard	Davis Boulevard	Rattlesnake-Hammock Road	6D	702	E	S	3,100	1,000	890	110	11.00%	6.00%	276	1276	1824	41.2%	B		
80.0		SR29	SR 29	US 41 (Tamiami Trail)	CR 837 (Janes Scenic Dr)	2U	615A	D	N	900	170	140	30	17.65%	11.76%	0	170	730	18.9%	B		
81.0		SR29	SR 29	CR 837 (Janes Scenic Dr)	I-75	2U	615A	D	N	900	170	140	30	17.65%	11.76%	32	202	698	22.4%	B		
82.0		SR29	SR 29	I-75	Oil Well Road	2U	615A	D	N	900	170	140	30	17.65%	11.76%	67	237	663	26.3%	B		
83.0		SR29	SR 29	Oil Well Road	CR 29A South	2U	665A	D	N	900	480	440	40	8.33%	12.50%	118	598	302	66.4%	C		
84.0		SR29	SR 29	CR 29A South	9th Street	4D	664	D	W	1,700	610	610	0	0.00%	-1.64%	204	814	886	47.9%	B		
85.0		SR29	SR 29	9th Street	CR 29A North	2U	663	D	S	900	660	700	-40	-6.06%	1.52%	93	753	147	83.7%	D		
86.0		SR29	SR 29	CR 29A North	SR 82	2U	663	D	S	900	660	700	-40	-6.06%	1.52%	68	728	172	80.9%	D		
87.0		SR29	SR 29	Hendry County Line	SR 82	2U	591A	D	S	800	300	300	0	0.00%	-30.00%	10	310	490	38.8%	B		
88.0		SR82	SR 82	Lee County Line	SR 29	2U	661A	D	S	800	958	790	168	17.55%	17.55%	55	1013	(213)	126.6%	F	Existing	Existi
91.0	TCEA	US41	Tamiami Trail East	Davis Boulevard	Airport Road	6D	545	E	E	2,900	1,730	1560	170	9.83%	6.94%	228	1958	942	67.5%	C		
92.0	TCEA	US41	Tamiami Trail East	Airport Road	Rattlesnake Hammock Road	6D	604	E	E	2,900	3,110	2820	290	9.32%	10.61%	341	3451	(551)	119.0%	F	Existing	Existi
93.0		US41	Tamiami Trail East	Rattlesnake Hammock Road	Triangle Boulevard	6D	572	E	E	3,000	2,110	1790	320	15.17%	6.16%	610	2720	280	90.7%	D		202
94.0		US41	Tamiami Trail East	Triangle Boulevard	Collier Boulevard	6D	571	E	E	3,000	1,670	1610	60	3.59%	-1.20%	357	2027	973	67.6%	C		
95.1		US41	Tamiami Trail East	Collier Boulevard	Joseph Lane	6D	608	E	E	3,100	1,020	850	170	16.67%	11.76%	626	1646	1454	53.1%	C		

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Attachment "F"
Collier County Annual Update and Inventory Report (AUIR) Based on Adopted LOS, Trip Bank and Traffic Counts

ID#	TCMA or TCEA	Road#	Link	From	To	Exist Road	Cnt. Sta.	Min Std *	Peak Dir	Peak Hour [1] Peak Dir Service Volume	2022 Peak Hour Peak Dir Volume	2021 Peak Hour Peak Dir Volume	Net Change In Volume From 2021	Percent Change In Volume From 2021	Percent Change In Volume From 2020	Total Trip Bank	2022 Counts + Trip Bank Volume	2022 Remaining Capacity	2022 Counts + Trip Bank V/C	2022 w/TBL OS	Traffic Counts Year Expected Deficient	Trip B Yea Expec Defici
95.2		US41	Tamiami Trail East	Joseph Lane	Greenway Road	4D	608	D	E	2,000	1,020	850	170	16.67%	11.76%	313	1333	667	66.7%	C		
95.3		US41	Tamiami Trail East	Greenway Road	San Marco Drive	2U	608	D	E	1,075	1,020	850	170	16.67%	11.76%	168	1188	(113)	110.5%	F	2024	Existi
96.0		US41	Tamiami Trail East	San Marco Drive	SR 29	2U	617A	D	E	1,000	260	210	50	19.23%	15.38%	6	266	734	26.6%	B		
97.0		US41	Tamiami Trail East	SR 29	Dade County Line	2U	616A	D	E	1,000	230	180	50	21.74%	17.39%	8	238	762	23.8%	B		
98.0	NW-TCMA	US41	Tamiami Trail North	Lee County Line	Wiggins Pass Road	6D	546	E	N	3,100	2,160	2010	150	6.94%	0.46%	77	2237	863	72.2%	C		
99.0	NW-TCMA	US41	Tamiami Trail North	Wiggins Pass Road	Immokalee Road	6D	564	E	N	3,100	3,120	2970	150	4.81%	6.41%	119	3239	(139)	104.5%	F	Existing	Existi
100.0	NW-TCMA	US41	Tamiami Trail North	Immokalee Road	Vanderbilt Beach Road	6D	577	E *	N	3,410	2,660	2050	610	22.93%	26.69%	31	2691	719	78.9%	D		
101.0	NW-TCMA	US41	Tamiami Trail North	Vanderbilt Beach Road	Gulf Park Drive	6D	563	E	N	3,100	2,730	2430	300	10.99%	4.76%	16	2746	354	88.6%	D		202
102.0	NW-TCMA	US41	Tamiami Trail North	Gulf Park Drive	Pine Ridge Road	6D	562	E *	N	3,410	2,530	2290	240	9.49%	7.51%	23	2553	857	74.9%	C		
108.0	TCEA(pt)		Thomasson Drive	Bayshore Drive	US 41 (Tamiami Trail)	2U	698	D	E	800	400	520	-120	-30.00%	-47.50%	112	512	288	64.0%	C		
109.0	NW-TCMA	CR862	Vanderbilt Beach Road	Gulfshore Drive	US 41 (Tamiami Trail)	2U/4D	524	E *	E	1,540	1,070	870	200	18.69%	-8.41%	13	1083	457	70.3%	C		
110.1	NW-TCMA	CR862	Vanderbilt Beach Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	4D	646	D	E	1,900	1,530	1430	100	6.54%	-4.58%	14	1544	356	81.3%	D		
110.2	NW-TCMA	CR862	Vanderbilt Beach Road	Goodlette-Frank Road	Airport Road	4D/6D	666	D	E	2,500	1,860	1590	270	14.52%	4.84%	61	1921	579	76.8%	C		
111.1	NW-TCMA	CR862	Vanderbilt Beach Road	Airport Road	Livingston Road	6D	579	E	E	3,000	2,840	2040	800	28.17%	4.58%	4	2844	156	94.8%	D	2024	202
111.2	NW-TCMA	CR862	Vanderbilt Beach Road	Livingston Road	Logan Blvd.	6D	668	E	E	3,000	2,580	2400	180	6.98%	6.20%	126	2706	294	90.2%	D	2026	202
112.0		CR862	Vanderbilt Beach Road	Logan Boulevard	Collier Boulevard	6D	580	E	E	3,000	2,040	1680	360	17.65%	4.41%	166	2206	794	73.5%	C		
114.0	NW-TCMA	CR901	Vanderbilt Drive	Bonita Beach Road	Wiggins Pass Road	2U	548	D	N	1,000	570	500	70	12.28%	31.58%	33	603	397	60.3%	C		
115.0	NW-TCMA	CR901	Vanderbilt Drive	Wiggins Pass Road	111th Avenue	2U	578	D	N	1,000	620	980	-360	-58.06%	35.48%	13	633	367	63.3%	C		
116.0			Westclox Road	Carson Road	SR 29	2U	611	D	W	800	220	210	10	4.55%	0.00%	16	236	564	29.5%	B		
117.0	NW-TCMA	CR888	Wiggins Pass Road	Vanderbilt Drive	US 41 (Tamiami Trail)	2U	669	D	E	1,000	440	400	40	9.09%	4.55%	27	467	533	46.7%	B		
118.0			Wilson Blvd	Immokalee Road	Golden Gate Boulevard	2U	650	D	S	900	410	420	-10	-2.44%	14.63%	77	487	413	54.1%	B		
119.0		CR858	Oil Well Road	Immokalee Road	Everglades Boulevard	4D	725	D	E	2,200	1,170	1070	100	8.55%	18.80%	528	1698	502	77.2%	D		
120.0		CR858	Oil Well Road	Everglades Boulevard	Desoto Boulevard	2U	694	D	E	1,100	540	430	110	20.37%	31.48%	231	771	329	70.1%	C		
121.1			Oil Well Road	DeSoto Boulevard	Oil Well Grade	2U	694	D	E	1,100	540	430	110	20.37%	31.48%	188	728	372	66.2%	C		
121.2			Oil Well Road	Oil Well Grade	Ave Maria Blvd	4D	728	D	E	2,000	450	430	20	4.44%	17.78%	177	627	1373	31.4%	B		
122.0			Oil Well Road	Ave Maria Blvd	SR 29	2U	730	D	E	800	210	430	-220	-104.76%	-76.19%	177	387	413	48.4%	B		
123.0			Golden Gate Boulevard	Wilson Boulevard	18th Street NE/SE	4D	652	D	E	2,300	1,580	1480	100	6.33%	8.86%	59	1639	661	71.3%	C		
123.1			Golden Gate Boulevard	18th Street NE/SE	Everglades Boulevard	4D	652	D	E	2,300	1,580	1480	100	6.33%	8.86%	5	1585	715	68.9%	C		
124.0			Golden Gate Boulevard	Everglades Boulevard	DeSoto Boulevard	2U	722A	D	E	1,010	280	280	0	0.00%	15.36%	24	304	706	30.1%	B		
125.0	EC-TCMA	CR896	Pine Ridge Road	Logan Boulevard	Collier Boulevard	4D	535	D	E	2,400	1,660	1590	70	4.22%	3.01%	67	1727	673	72.0%	C		
132.0			Randall Boulevard	Immokalee Road	Everglades Boulevard	2U	651	D	E	900	780	810	-30	-3.85%	-11.54%	25	805	95	89.4%	D		202
133.0			Randall Boulevard	Everglades Boulevard	DeSoto Boulevard	2U	721A	D	E	900	180	170	10	5.56%	-269.44%	31	211	689	23.4%	B		
134.0			Everglades Boulevard	I-75	Golden Gate Blvd	2U	637S	D	S	800	500	420	80	16.00%	-8.20%	16	516	284	64.5%	C		
135.0			Everglades Boulevard	Golden Gate Boulevard	Oil Well Road	2U	636S	D	N	800	420	370	50	11.90%	0.48%	147	567	233	70.9%	C		
136.0			Everglades Boulevard	Oil Well Road	Immokalee Road	2U	635S	D	N	800	690	610	80	11.59%	18.84%	5	695	105	86.9%	D	2026	202
137.0			DeSoto Boulevard	I-75	Golden Gate Boulevard	2U	639A	D	S	800	180	180	0	0.00%	11.11%	0	180	620	22.5%	B		
138.0			DeSoto Boulevard	Golden Gate Boulevard	Oil Well Road	2U	638A	D	S	800	170	150	20	11.76%	17.65%	17	187	613	23.4%	B		
142.0	NW-TCMA		Orange Blossom Drive	Goodlette-Frank Road	Airport Road	2D	647	D *	W	1,320	580	490	90	15.52%	29.31%	33	613	707	46.4%	B		
143.0	NW-TCMA		Orange Blossom Drive	Airport Road	Livingston Road	2U	647	D	W	1,000	580	490	90	15.52%	29.31%	73	653	347	65.3%	C		
144.0	TCEA		Shadowlawn Drive	US 41 (Tamiami Trail)	Davis Boulevard	2U	523	D	N	800	270	450	-180	-66.67%	7.41%	0	270	530	33.8%	B		

*** Segment designated as "Constrained" with SV increase +10%**

[1] Level of service calculations for road facilities means calculations for peak hour traffic on a roadway segment for maximum service volumes at the adopted LOS. Peak hour is calculated as the 100th highest hour based on a 10 month period (omitting February and March), which is generally equivalent to the 250th highest hour for a twelve (12) month period. For design of roadway capacity projects, the 30th highest hour for a 12-month period at LOS "D" will be utilized. (LDC Section 6.02.03 C.)

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Immokalee Water & Sewer District Administrative Office

Environmental Data

October 2023

Prepared for:
Immokalee Water & Sewer District

Prepared by:

JOHNSON ENGINEERING

2122 Johnson Street
Fort Myers, Florida 33901

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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Attachment D: Historic Aerials

Attachment E: Wellfield Risk Management Special Treatment Overlay Zone Map

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

1.0 INTRODUCTION

The Immokalee Water and Sewer District (IWSD) proposes to construct an administrative office to support IWSD operations on approximately 2.23 acres located at the north corner of Flagler Street and New Market Road West within the Immokalee community. The property is located in Section 3, Township 47 South, Range 29 East of Collier County, Florida with central coordinates of latitude 26 25' 52.46" N, longitude 81 25' 14.80" W. A project Location Map and Master Plan are provided in the Environmental Drawings, **Attachment A**.

2.0 ENVIRONMENTAL DATA PACKAGE

2.1 Qualifications of Preparer

The Environmental Data as required by LDC Section 3.08.00 was prepared by A. Gary Nychyk. Mr. Nychyk graduated from the University of West Florida in 1998 with a Bachelor of Science degree in Marine Biology. Mr. Nychyk worked for four years as a Senior Environmental Planner for the Lee County Department of Community Development, Environmental Sciences Division, in Lee County, Florida and for six years as a Senior Planner/Interim Director for the Wasco County Planning Department in Wasco County, Oregon. Additionally, Mr. Nychyk has worked as an Ecologist with Johnson Engineering, Inc. for twelve years conducting environmental assessments, protected species surveys, and environmental regulation compliance activities for local, state, and federal agencies throughout southern Florida. A copy of Mr. Nychyk's resume is provided as **Attachment B.**

Applicant Information

The Immokalee Water and Sewer District is applying for an Administrative Office. Contact information for the IWSD is provided below:

Applicant:	Sarah Catala
Address:	1020 Sanitation Road Immokalee, Florida 34142
Phone Number:	(239) 658-3630
Email:	sarahcatala@iw-sd.com

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

2.2 Environmental Data

3.08.04a Wetlands

The proposed project does not include wetlands. The site is comprised of mowed-maintained grass and other herbaceous species commonly found in mowed areas. There are also a few trees on the site including slash pine, cabbage palm, and live oak, but these are scattered around the site and do not provide 25% coverage of any area. The Florida Land Use Cover and Forms Classification System (FLUCFCS) Map is provided on Sheet 3 the Environmental Drawings (**Attachment A**). Water quality will be addressed in accordance with State regulations through the Environmental Resource Permit (ERP) process by the South Florida Water Management District (SFWMD).

3.08.04b Listed Species

The IWSD Administrative Office Protected Species Survey (PSS) (**Attachment C)** provides detailed information regarding potential County, State and Federal listed species within the site. Species listed by the Environmental Conservation Online System (ECOS) published by the US Fish and Wildlife Service (USFWS, 2023) and Florida's Endangered and Threatened Species published by the Florida Fish and Wildlife Conservation Commission (FWC, 2022) that could potentially utilize the site are listed in **Table 1**.

Table 1. Potential Protected Species.

FLUCFCS	Potential Protected Species (Common Name)	Potential Protected Species (Scientific name)	Status
191	Gopher tortoise	*Gopherus polyphemus*	ST
	Eastern indigo snake	*Drymarchon carais couperi*	FT
	Bald eagle	*Haliaeetus leucocephalus*	CP
	Florida burrowing owl	*Athene cunicularia floridana*	ST
	Least tern	*Sternula antillarum*	ST
	Crested caracara	*Caracara cheriway*	FT
	Florida scrub jay	*Aphelocoma coerulescens*	FT
	Everglades snail kite	*Rostrhamus sociabilis plumbeus*	FE
	Eastern black rail	*Laterallus jamaicensis*	FT
	Wood stork	*Mycteria americana*	FT
	Florida panther	*Puma concolor coryi*	FE
	Florida bonneted bat	*Eumops floridanus*	FE
	Florida black bear	*Ursa americanus floridanus*	CP
	Bartram's hairstreak	*Strymon acis bartrami*	FE

Legend:
S – State of Florida F – Federal T – Threatened E – Endangered

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

The disturbed and urban nature of the site limits the potential utilization by listed species. No signs of listed species were observed during the PSS. Plant species protected by Collier County that could potentially occur on the IWSD Administrative Office site are listed in **Table 2.**

Table 2. Potential Protected Plants

FLUCFCS	Common Name	Scientific Name	County Status
191	Cowhorn orchid	*Cyrtopodium punctatum*	Rare
	Curtiss's milkweed	*Asclepias curtissii*	Rare
	Florida clamshell orchid	*Encyclia cochleata*	Rare
	Ghost orchid	*Polyrrhiza lindenii*	Rare
	West coast prickly apple	*Harrisia gracilis*	Rare
	Butterfly orchid	*Encyclia tampensis*	Less Rare
	Giant wild-pine	*Tillandsia utriculata*	Less Rare
	Inflated wild-pine	*Tillandsia balbisiana*	Less Rare
	Stiff-leaved wild-pine	*Tillandsia fasciculata*	Less Rare
	Twisted air plant	*Tillandsia flexuosa*	Less Rare

No signs of listed plant species were observed during the PSS survey. Since the property does not provide suitable habitat for listed species and no listed species were observed during the PSS, no Management Plan for listed species is provided.

3.08.04c Native Vegetation Preservation

The 2.23-acre site was cleared prior to 1973 and is currently being used to store tractor trailers (FLUCFCS Code 191). The canopy stratum on the site is nearly absent, but includes sparse slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*) and a few cabbage palms (*Sabal palmetto*). The subcanopy is nearly absent but includes Brazilian pepper (*Schinus terebinthifolius*) along the northwestern boundary. Most of the site is cleared with herbaceous species including bahiagrass (*Paspalum notatum*), Mexican clover (*Richardia brasiliensis*), and other species commonly found in mowed grassy areas. A FLUCFCS Map has been included for the project area using a 2023 digital aerial photograph. Historic aerial photographs from 1973, 1984, 1993, 2005, and 2015 are included as **Attachment D**. Since the property is shown to have been cleared of native vegetation prior to 1984, no native vegetation preservation is proposed.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

3.08.04e – Other LDC Requirements

The proposed IWSD Administrative Office is located within the ST/W-4 protection zone for the Immokalee wellfield. The project will be primarily comprised of office/commercial use in accordance with Collier County and SFWMD water quality standards at time of SDP. A map showing the project area and Wellfield Risk Management Special Treatment Overlay Zone is provided as **Attachment E**.

2.3 Wellfield Risk Management Protection

3.06.06 – Regulated Wellfields

The proposed IWSD Administrative Office is located within the ST/W-4 protection zone for the Immokalee Wellfield. Section 3.06.03 describes the Wellfield risk management special treatment overlay zone W-4 (Zone W-4) as the land area between zone W-3 and the 100 percent groundwater capture zone for the twenty (20) year planning limit, as shown on the wellfield risk management special treatment overlay zone map (**Attachment E**), which may be protected from the discharge or accidental release of specific contaminants, including the discharge or accidental release of hazardous products and hazardous wastes.

3.06.10 – Effect of Setbacks and Buffers from Sanitary Hazards

The Florida Administrative Code establishes minimum setbacks and buffers between the placement of identified sanitary hazards and public potable water supply wells. These identified sanitary hazards include but are not limited to domestic wastewater treatment plan outfalls, sludge application, reuse of reclaimed water, reuse absorption fields, effluent disposal, domestic wastewater land application, dairy farms, and disposal of solid waste. The proposed IWSD Administrative Office does not include any of the listed sanitary hazards.

3.06.11 – Exempted Development

There are legally existing and future development types that are exempt from the prohibitions, regulations, and standards of construction established by the Wellfield Protection section, including but not limited to: **4)** The activities of constructing, repairing, or maintaining any facility or of facility improvement shall be exempt from the provisions of this section, provided that all contractors, subcontractors, laborers, materialmen, and their employees or agents, when using, handling, storing, producing, transporting, or disposing of hazardous products or hazardous wastes, continuously use industry standard best management practices to ensure that hazardous

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

products, hazardous wastes, or other contaminants are not discharged or accidentally released. The proposed IWSD Administrative Building meets this exemption and contractors and employees will be directed to handle hazardous materials appropriately.

2.4 Growth Management Plan Consistency

The subject property is within the Urban Mixed Use – Commercial Mixed Use (CMU) Subdistrict on the Future Land Use Map of the Immokalee Area Master Plan (IAMP) of the GMP. The IAMP designation of CMU is intended to provide for pedestrian-scaled, higher density residential and mixed-use development, employment and recreational opportunities, cultural and civic activities, and public places to serve residents of, and visitors to, the Immokalee Urban Area.

Policy 6.1.1

For the County's Urban designated area, native vegetation preservation shall be calculated at a minimum of 10%. "Native vegetative" is defined as a vegetative community having 25 percent or more canopy coverage or highest existing vegetative strata of native plant species. In the absence of other native strata, herbaceous vegetation not typically associated with the re-growth of native vegetative communities, commonly known as weeds, shall not be considered native vegetation for the purpose of preservation. The project area does not include a canopy or midstory vegetation strata comprised of 25% native species. Native trees on the site are also sparse including slash pine and live oak. However, the largest slash pine on the site is leaning heavily toward New Market Road, and the largest oak tree is less than 18" diameter (dbh).

Policy 6.1.4:

All invasive exotic vegetation will be removed from the project site during the development process. The site will be maintained free of invasive exotic species in accordance with permit conditions in perpetuity.

Policy 6.1.7:

Native vegetation will be incorporated into the landscape designs as required by the LDC.

Policy 6.2.1 & 6.2.2:

The IWSD Administrative Office site does not include wetlands as defined by State statute.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Policy 6.2.4

The IWSD Administrative Office does not include wetlands. However, the site will be evaluated by the SFWMD during the ERP process in accordance with State standards.

Policy 7.1.1

This policy requires incompatible land uses be directed away from listed species and their habitats. The IWSD Administrative Office is proposed on a previously cleared urban lot. There are no signs of wetlands, listed animal species, or listed plant species within the property. The request will be reviewed by appropriate state agencies during the SFWMD ERP process.

Policy 7.1.4

The project will be reviewed by the Florida Fish and Wildlife Conservation Commission (FWC) during the ERP process.

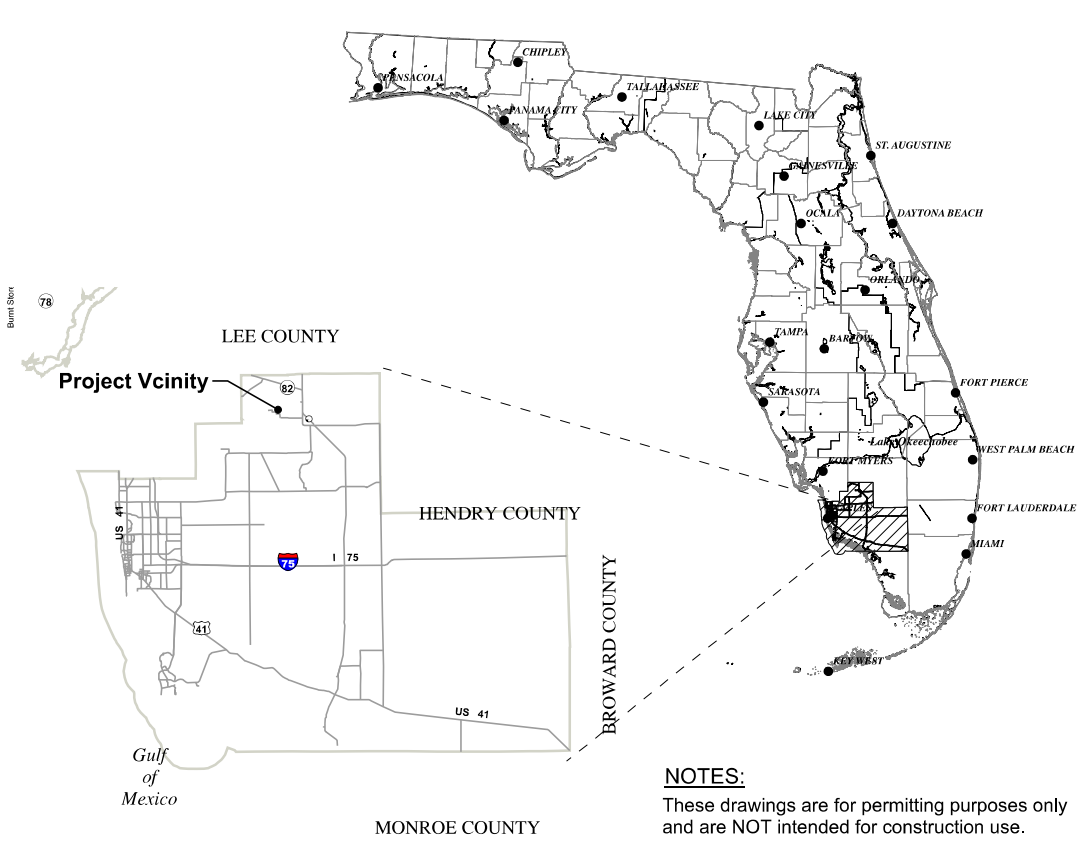
Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Attachment A

Environmental Drawings

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

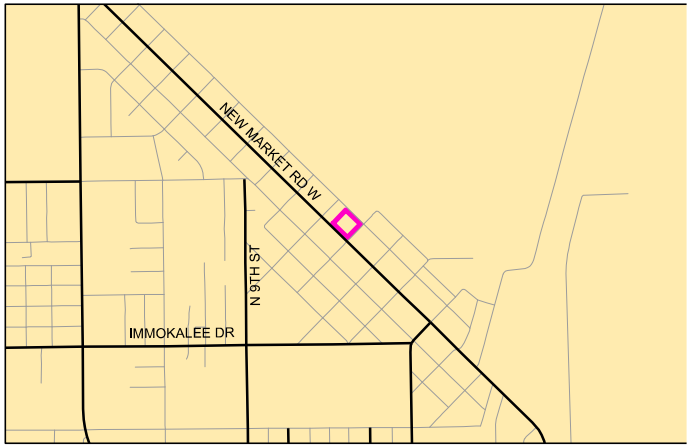
STATE OF FLORIDA



NOTES:
These drawings are for permitting purposes only and are NOT intended for construction use.

Collier County
N.T.S.

Section 33, Township 46 South, Range 29 East
Latitude: 26° 25' 52.08" N, Longitude: 81° 25' 14.79" W



STREET MAP
N.T.S.

VICINITY AERIAL
N.T.S.

Notes: Aeria
Photo 2023

IWSD Administrative Office
Collier County, Florida

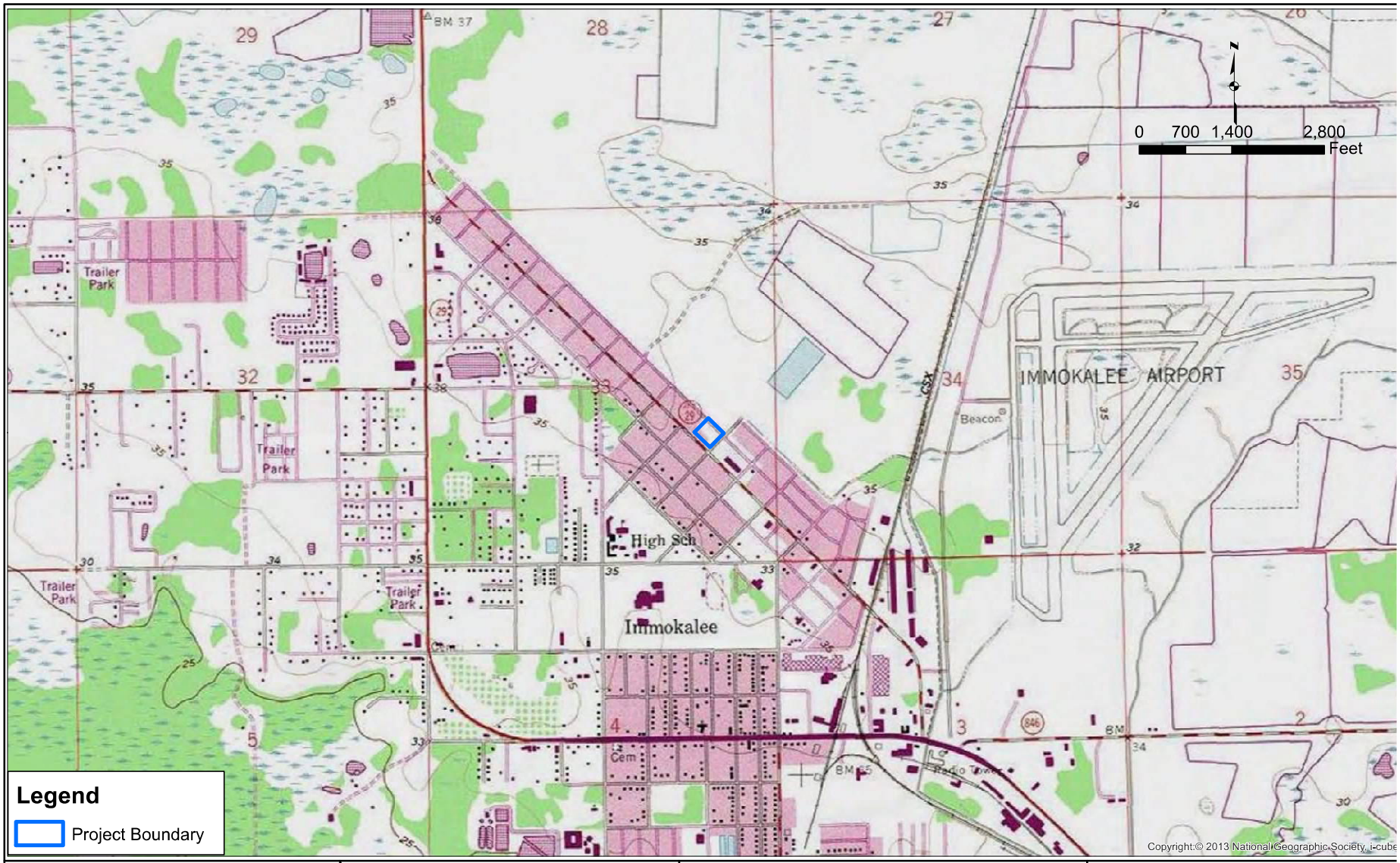
JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
September 2023	20225183-000		Not to Scale	1

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



O:\2022\20225183-000\Environmental\Exhibits\Quad Map.mxd Date: 9/14/2023 Time: 3:45:55 PM User: ktz

IWSD Administrative Office
Collier County ,Florida

JOHNSON ENGINEERING

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2122 JOHNSON STREET
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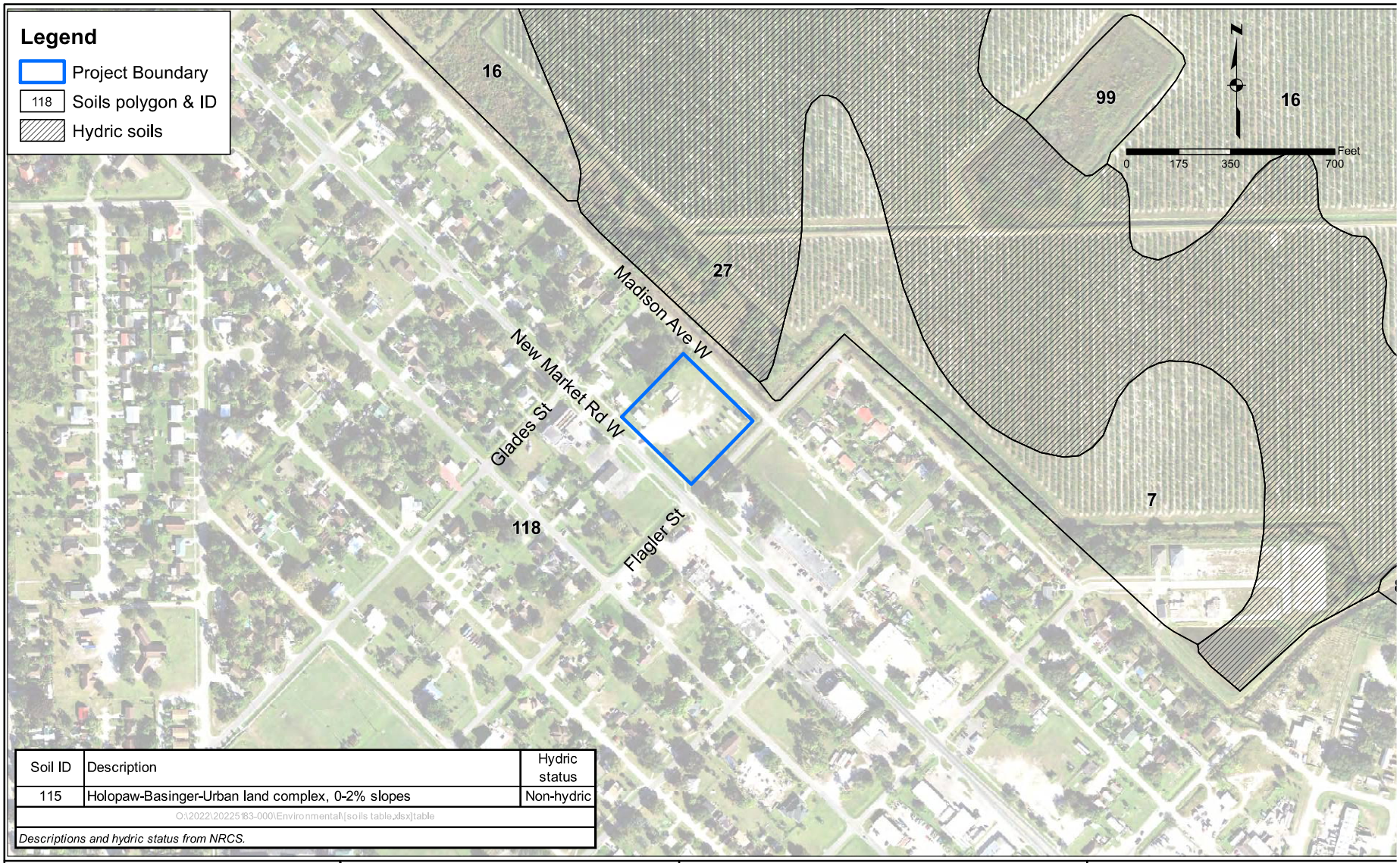
Topographical Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Sept 2023	20225013-003	03-47-29	As Shown	2

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Soil ID	Description	Hydric status
115	Holopaw-Basinger-Urban land complex, 0-2% slopes	Non-hydric
	O:\2022\20225183-000\Environmental\[soils table.xlsx]table	
Descriptions and hydric status from NRCS.		

O:\2022\20225183-000\Environmental\Soils Site 2 11x17.mxd Date: 9/15/2023 Time: 10:43:54 AM User: ktz

IWSD Administrative Office
Collier County, Florida

JOHNSON ENGINEERING

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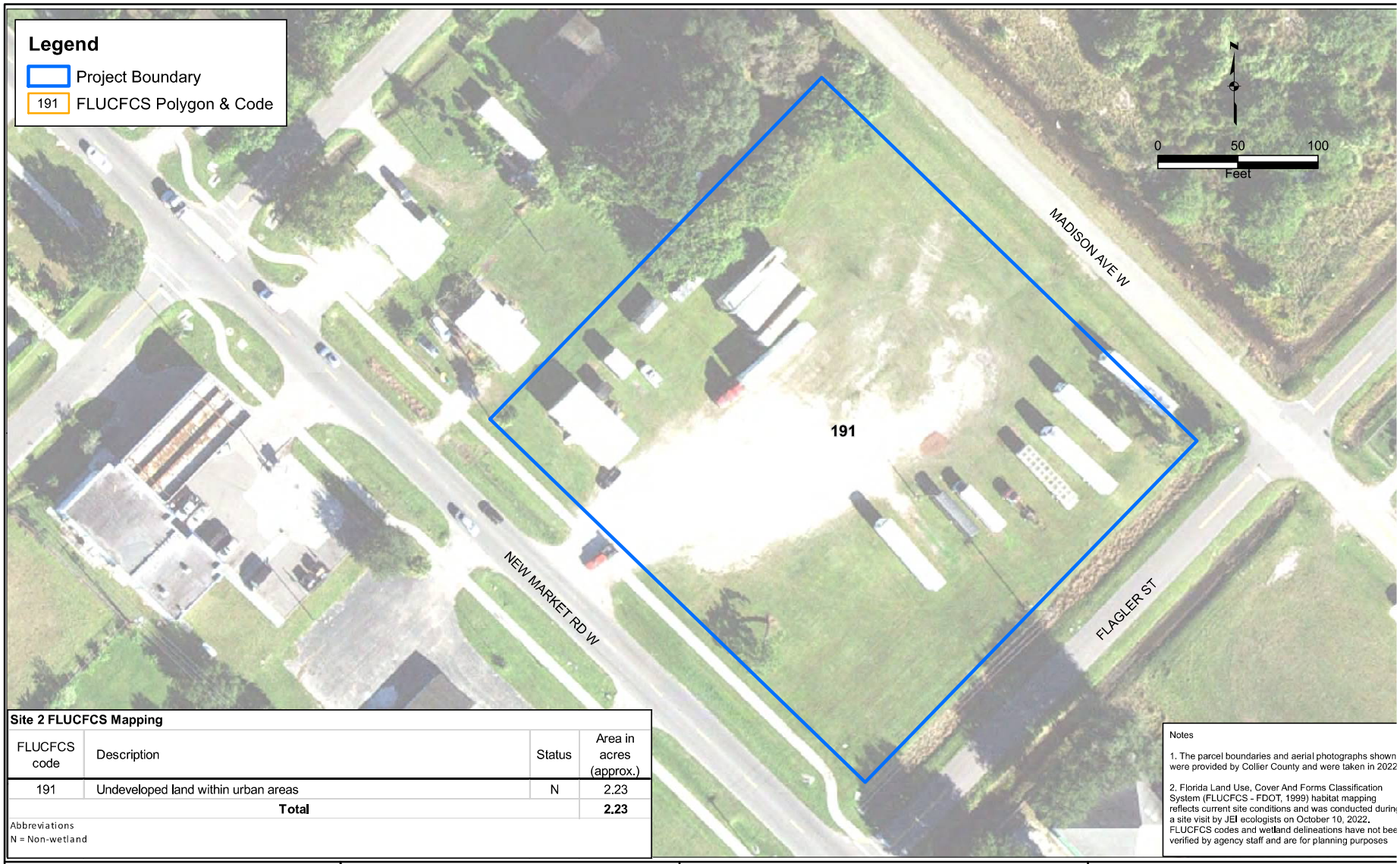
Soils Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Sept 2023	20225013-009	03-47-29	As Shown	3

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Site 2 FLUCFCS Mapping

FLUCFCS code	Description	Status	Area in acres (approx.)
191	Undeveloped land within urban areas	N	2.23
	Total		**2.23**

Abbreviations
N = Non-wetland

Notes

1. The parcel boundaries and aerial photographs shown were provided by Collier County and were taken in 2022

2. Florida Land Use, Cover And Forms Classification System (FLUCFCS - FDOT, 1999) habitat mapping reflects current site conditions and was conducted durin a site visit by JEI ecologists on October 10, 2022. FLUCFCS codes and wetland delineations have not bee verified by agency staff and are for planning purposes

IWSD Administrative Office
Collier County, Florida

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FLUCFCS Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Sept 2023	20225013-009	03-47-29	As Shown	4

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Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Attachment B

Environmental Package Preparer

Resume

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

A. GARY NYCHYK
Senior Environmental Specialist

gnychyk@johnsoneng.com
239.461.2454

Years Experience
20 years

Education/Training
B.S. Marine Biology, (1998)
University of West Florida

Certified Ecologist
Ecological Society of America

Authorized Gopher Tortoise Agent, FWC (GTA-18-00060)

Registered Burrowing Owl Agent, FWC (RAG-19-00023)

Florida Bonneted Bat Qualified Acoustic/Roost Surveyor, USFWS

Qualified Crested Caracara Observer, USFWS

Professional Affiliations
Florida Association of Environmental Professionals (Past Chapter President)

Florida Bonneted Bat Working Group

Estero Bay Agency on Bay Management

Gary worked with Johnson Engineering from 2004 through 2006 as an ecologist. He rejoined the Johnson Engineering team in 2015. His duties include vegetation mapping, benthic surveys, wildlife surveys, track surveys, protected species management plans, wetland jurisdictional delineations, and wetland preserve mitigation monitoring. Gary works closely with the Florida Department of Environmental Protection (FDEP), the South Florida Water Management District (SFWMD), Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service (USFWS), Lee County Port Authority, as well as local city and county government agencies. Prior to recent employment with Johnson Engineering, Gary was the Interim Director for the Wasco County Planning Department in The Dalles, Oregon. He managed staff, prepared and presented annual budget proposals while assigning and reviewing Land Use applications in Wasco County. He also developed and presented updates for the Land Use and Development Ordinance before the Wasco County Planning Commission and Board of County Commissioners. Gary was also a Senior Environmental Planner with the Lee County Department of Community Development. Gary coordinated Vegetation Removal Permitting and reviewed local development orders for compliance with the Land Development Code. He presented planned development rezoning cases before the Lee County Board of County Commissioners and the Bonita Springs City Counsel. Gary also reviewed protected species surveys and management plans and performed monitoring surveys for American bald eagle nest locations throughout Lee County.

Relevant Experience

- **Collier County** – Conducted protected species surveys, Florida bonneted bat acoustic and roost surveys, and permitting assistance for Vanderbilt Beach Road project, Northeast Service Area Utilities project, and Wellfield Park project.
- **US Army Corps of Engineers** – Conducted Florida bonneted bat acoustic and roost surveys for the CEPP South Contract 1, Canal 67A project.
- **Florida Department of Transportation** – Conducted Florida bonneted bat acoustic and roost surveys for projects along the I-75 corridor.
- **City of Bonita Springs** – Conducted protected species surveys, wetland delineation, and Florida bonneted bat acoustic and roost surveys for the East Terry Street utilities expansion.
- **Lee County** – Conducted protected species surveys, wetland delineation, Florida bonneted bat acoustic and roost surveys at the Lehigh Acres Park Expansion and Alico Connector projects.
- **Lee County Port Authority** – Perform annual Storm Water Pollution Prevention Plan and Spill Prevention, Control and Countermeasures Plan site compliance evaluation and conduct annual SWPPP and SPCC training for Page Field and Southwest Florida International Airports staff and tenants.
- **Collier County Utilities** – Performed wetland delineation, protected species surveys, and permitting for utility line expansions in Collier County.
- **Babcock Ranch** – Conducted protected species surveys, caracara surveys, and gopher tortoise burrow surveys, and Florida bonneted bat acoustic and roost surveys for several neighborhoods in Babcock Ranch.
- **City of Cape Coral –** Performed protected species surveys and gopher tortoise relocation activities for the Southwest 6&7 Utilities Extension Project, updated the Four Mile Cove Ecological Preserve land management Plan.
- **FWC Special Use Permit** – Conducted acoustic surveys in collaboration with FWC for Florida bonneted bat at two artificial roost sites on the Babcock – Webb Wildlife Management Area to assist develop a data library for identifying natural roosts.
- **Peace River Manasota Regional Water Supply Authority, Desoto County** – Conducted wetland and habitat mapping, benthic survey, listed species survey and state and federal environmental resource permitting.
- **FGUA Utilities** – Performed wetland delineation, protected species surveys, and permitting for utility line expansions in North Fort Myers.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Attachment C

IWSD Administrative Office

Protected Species Survey

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Immokalee Water and Sewer District

Administrative Office

Protected Species Survey

August 2023

Prepared for:

Immokalee Water and Sewer District.
1020 Sanitation Road
Immokalee, FL 34142

Prepared by:

JOHNSON ENGINEERING

2122 Johnson Street
Fort Myers, Florida 33901

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

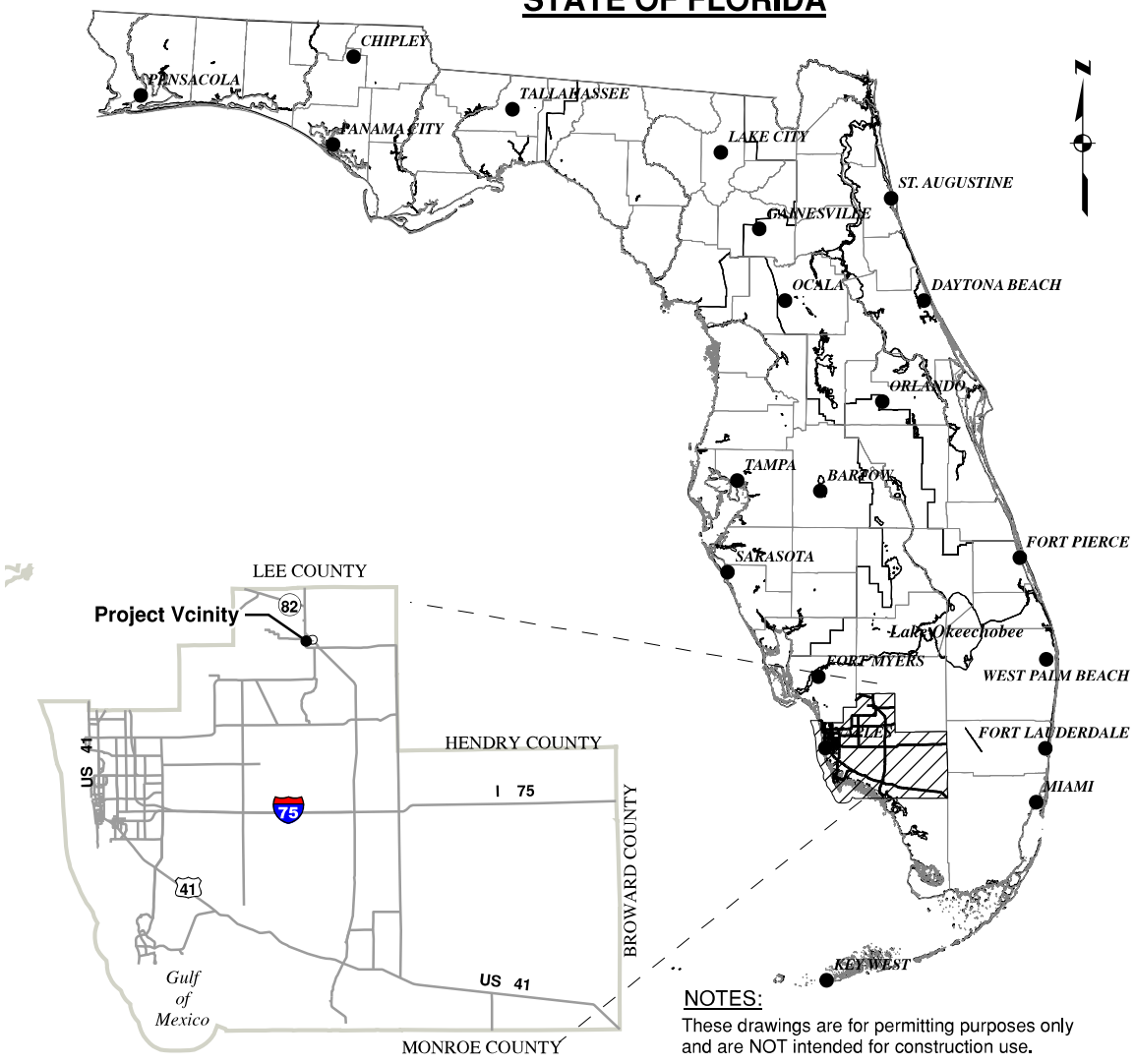
1.0 INTRODUCTION

The Immokalee Water and Sewer District (IWSD) proposes to construct an administrative office for the IWSD on approximately 2.23 acres at the north corner of Flagler Street and New Market Road West within the Immokalee community. The property is located in Section 3, Township 47 South, Range 29 East with central coordinates of latitude 26 25' 52.46" N, longitude 81 25' 14.80" W in Collier County, Florida. A location map is included as **Figure 1**.

Ecologists from Johnson Engineering, Inc. conducted a preliminary Protected Species Survey (PSS) on the subject property on October 10, 2022, and a full PSS on August 15, 2023. Pedestrian transects were established to cover approximately 90% of all habitat types within the project area. The purpose of the surveys was to identify and document the presence of any plant or wildlife species listed by the U.S. Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWC) as endangered, threatened, species of special concern, or commercially exploited. This report represents the updated results of the August 15, 2023, PSS prepared in accordance with Collier County and FWC approved methodologies for conducting protected species surveys. Methodologies outlined in the *Gopher Tortoise Permitting Guidelines* (FWC, 2017) and *Florida Bonneted Bat Consultation Guidelines* (FWS, 2019) were also utilized during the survey.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

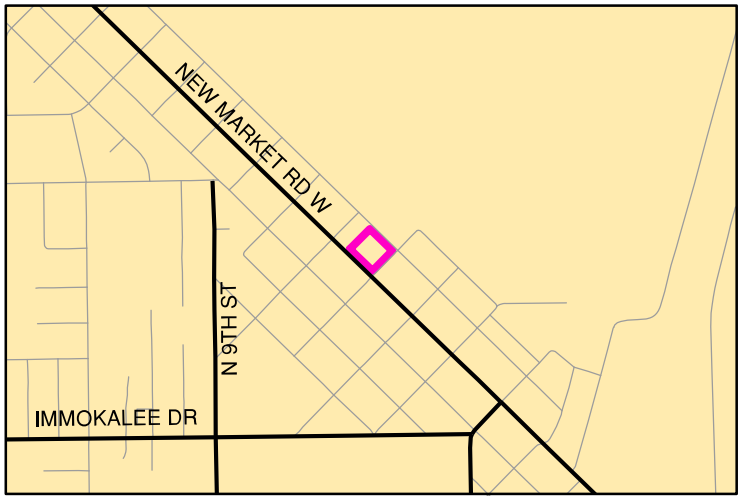
STATE OF FLORIDA



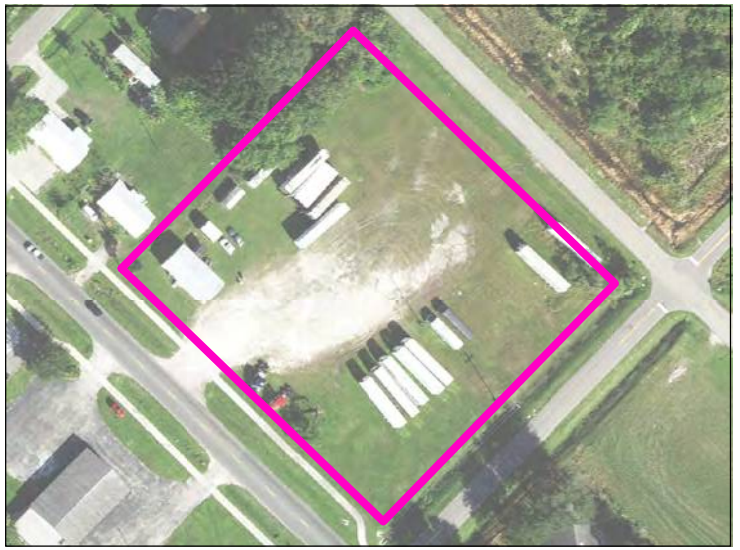
NOTES:
These drawings are for permitting purposes only and are NOT intended for construction use.

Collier County
N.T.S.

Section 33, Township 46 South, Range 29 East
Latitude: 26° 25' 52.08" N, Longitude: 81° 25' 14.79" W



STREET MAP
N.T.S.



VICINITY AERIAL
N.T.S.

Notes: Aerial Photo 2023

414 New Market Rd W, Immokalee
Collier County, Florida

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000		No	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

2.0 EXISTING CONDITIONS

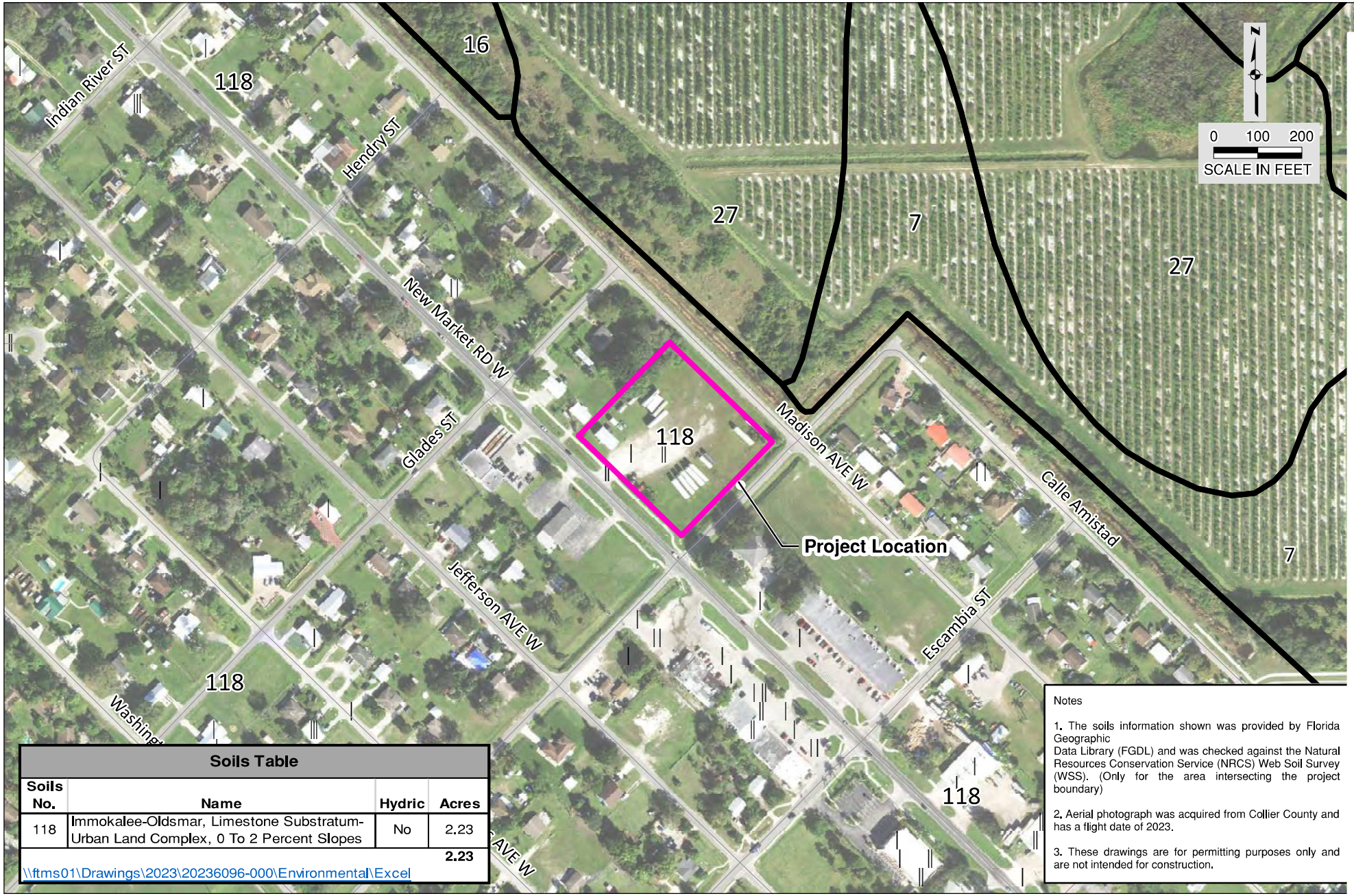
Through mapping and classifying the various vegetative habitats occurring onsite, qualified determinations can be made regarding the presence of protected species. The cover and vegetation association types within the 2.23-acre property were delineated using Collier County 2023 digital aerial photographs, Natural Resources Conservation Service (NRCS) Soil Survey Maps for Collier County, as provided in **Figure 2** and field observations. The habitat types were classified according to Levels III and IV of the Florida Land Use, Cover and Forms Classification System (FLUCFCS) [Florida Department of Transportation (FDOT), 1999]. The resulting FLUCFCS and Protected Species Survey Map is provided in **Figure 3**.

The 2.23-acre site was cleared prior to 1973 and is currently being used to store tractor trailers and is classified as Undeveloped Land within Urban Areas (FLUCFCS Code 191). The canopy stratum on the site is nearly absent, but includes sparse slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*) and a few cabbage palms (*Sabal palmetto*). The sub-canopy is nearly absent but includes Brazilian pepper (*Schinus terebinthifolius*) along the northwestern boundary. Most of the site is cleared with herbaceous species including bahiagrass (*Paspalum notatum*), Mexican clover (*Richardia brasiliensis*), and other species commonly found in mowed grassy areas.

3.0 SURVEY METHODOLOGY

The PSS included field surveys and a literature review. Field surveys were conducted utilizing pedestrian belt transects. Transects were performed in all vegetation associations (FLUCFCS) and the distances between transects were established to cover a minimum of 90% of each habitat type within the project area. The PSS was conducted in accordance with standard FWC survey guidelines as well as methods outlined in the Gopher Tortoise Permitting Guidelines (FWC, 2023) and Florida Bonneted Bat Consultation Guidelines (USFWS, 2019). **Table 3-1** lists the times and weather conditions during the field survey.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District



Soils Table			
Soils No.	Name	Hydric	Acres
118	Immokalee-Oldsmar, Limestone Substratum-Urban Land Complex, 0 To 2 Percent Slopes	No	2.23
			2.23

\\ftms01\Drawings\2023\20236096-000\Environmental\Excel

Notes

1. The soils information shown was provided by Florida Geographic Data Library (FGDL) and was checked against the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). (Only for the area intersecting the project boundary)

2. Aerial photograph was acquired from Collier County and has a flight date of 2023.

3. These drawings are for permitting purposes only and are not intended for construction.

414 New Market Rd W, Immokalee
Collier County, Florida

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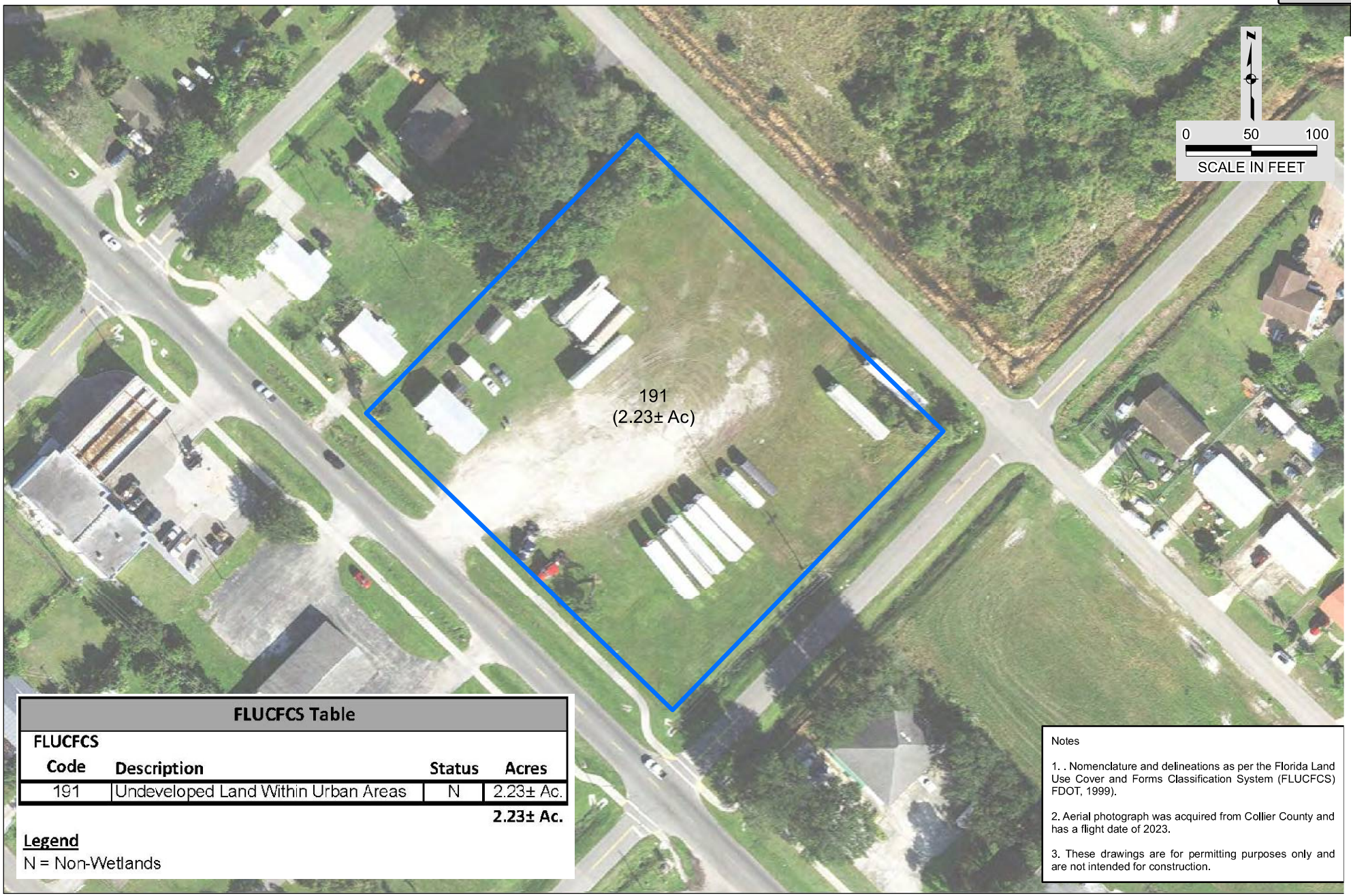
E.B. #642 & L.B. #642

Soils Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000		As	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



FLUCFCS Table			
FLUCFCS Code	Description	Status	Acres
191	Undeveloped Land Within Urban Areas	N	2.23± Ac.
			2.23± Ac.

Legend
N = Non-Wetlands

Notes

1. . Nomenclature and delineations as per the Florida Land Use Cover and Forms Classification System (FLUCFCS) FDOT, 1999).

2. Aerial photograph was acquired from Collier County and has a flight date of 2023.

3. These drawings are for permitting purposes only and are not intended for construction.

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FLUCFCS Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000		As	

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Table 3-1 Dates, Times, Weather Conditions and Purpose of Field Surveys.

Date	Time	Weather Conditions	Purpose	Staff
10/10/2022	1:00 p.m. – 3:30 p.m.	Mostly sunny, Temperature upper 80s F, Winds from NE at 5 - 10 mph.	PSS EA	SAN
8/10/2023	1:00 p.m. – 3:30 p.m.	Cloudy, Temperature mid-90s F, Winds from SW at 10 mph.	PSS	AGN

AGN – A. Gary Nychyk
SAN – Savannah Nease
PSS – Protected Species Assessment
EA – Environmental Assessment

Literature review sources included Florida's Threatened and Endangered Species published by the Florida Fish and Wildlife Conservation Commission (FWC, 2022), Florida Natural Areas Inventory (FNAI), US Fish and Wildlife (USFWS) Environmental Conservation Online System (ECOS), as well as the Collier County Land Development Code. Based on the literature review, a compilation of federal and state protected species that could potentially utilize the site was developed, as provided in **Table 3-2.** However, the subject site is within the urban area of Immokalee and does not provide suitable habitat for many of the species listed below.

Table 3-2 Potential Protected Animal Species.

FLUCFCS	Potential Protected Species (Common Name)	Potential Protected Species (Scientific name)	Status
191	Gopher tortoise	*Gopherus polyphemus*	ST
	Eastern indigo snake	*Drymarchon carais couperi*	FT
	Bald eagle	*Haliaeetus leucocephalus*	CP
	Florida burrowing owl	*Athene cunicularia floridana*	ST
	Least tern	*Sternula antillarum*	ST
	Crested caracara	*Caracara cheriway*	FT
	Florida scrub jay	*Aphelocoma coerulescens*	FT
	Everglades snail kite	*Rostrhamus sociabilis plumbeus*	FE
	Eastern black rail	*Laterallus jamaicensis*	FT
	Wood stork	*Mycteria americana*	FT
	Florida panther	*Puma concolor coryi*	FE
	Florida bonneted bat	*Eumops floridanus*	FE
	Florida black bear	*Ursa americanus floridanus*	CP
	Bartram's hairstreak	*Strymon acis bartrami*	FE

Legend:
S – State of Florida
F – Federal
C – Collier County
T – Threatened
E – Endangered
P – Protected

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Plant species protected by Collier County that could potentially occur on the IWSD Administrative Office site are listed in **Table 3-3.**

Table 3-3. Potential Protected Plants

FLUCFCS	Common Name	Scientific Name	County Status
191	Cowhorn orchid	*Cyrtopodium punctatum*	Rare
	Curtiss's milkweed	*Asclepias curtissii*	Rare
	Florida clamshell orchid	*Encyclia cochleata*	Rare
	Ghost orchid	*Polyrrhiza lindenii*	Rare
	West coast prickly apple	*Harrisia gracilis*	Rare
	Butterfly orchid	*Encyclia tampensis*	Less Rare
	Giant wild-pine	*Tillandsia utriculata*	Less Rare
	Inflated wild-pine	*Tillandsia balbisiana*	Less Rare
	Stiff-leaved wild-pine	*Tillandsia fasciculata*	Less Rare
	Twisted air plant	*Tillandsia flexuosa*	Less Rare

No signs of listed plant species were observed during the PSS survey. Since the property does not provide suitable habitat for listed species and no listed species were observed during the PSS, no Management Plan for listed species is provided.

4.0 RESULTS

No signs of state or federal listed species were observed during the survey. The disturbed nature of the site and current use as trailer storage minimizes potential use of the site by listed species. Several non-listed species were observed during the PSS as outlined in **Table 4-1**.

Table 4-1. Non-listed Wildlife Observed on the Property

Birds	*Scientific Name*	Common Name
	Quiscalus quiscula	Common grackle
	Mimus polyglottos	Northern mockingbird
	Zenaida macroura	Mourning dove

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

5.0 DISCUSSION

Gopher Tortoise (*Gopherus polyphemus*)

Gopher tortoises are listed as Threatened by the State. Gopher tortoises are most often found on well-drained sandy soils in upland habitats with low-growing herbs. No signs of gopher tortoises or their burrows were observed during the survey.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is listed as Threatened by both USFWS and FWC. Eastern indigo snakes utilize a variety of habitat types to complete their life cycles including: pine flatwoods, scrub areas, hydric pine flatwoods, wet and dry prairies, agricultural fields, coastal hardwood hammocks, mangrove areas and even human altered areas can be considered habitat for the species (FWS 1999). In south Florida, the species is not as dependent on gopher tortoise burrows for over-wintering. However, they will use gopher tortoise burrows as underground refugia. In addition, the species will use armadillo burrows, natural ground holes, hollows at the base of trees, ground litter, and debris piles. Steiner et al. (1983) suggest that eastern indigo snakes in south Florida prefer hammock type environments and pine forests. No eastern indigo snakes were observed during the PSS. Implementation of the USFWS Standard Protection Measures for the Eastern Indigo Snake during construction will minimize the chance for impact of this species.

Bald Eagle (*Haliaeetus leucocephalus*)

Although the bald eagle is no longer a listed species, it is afforded protection in accordance with the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act. The USFWS has established a standard 660' secondary and 330' primary protection zone around a bald eagle nest for this region (FWS 2007). Based on the Audubon EagleWatch Program, (site accessed August 2023) No active bald eagle nests were documented on or within 660' of the project site. The closest known nest is CO-034, located approximately 2.7 miles east of the project site. This distance exceeds any protection zones for bald eagles.

Florida Burrowing Owl (*Athene cunicularia floridana*)

The burrowing owl is one of the smallest owls in Florida. It can reach a length of nine with a wingspan of 21 inches Burrowing owls have brown dorsal feathers with patches of white spots, and a white underside with brown bar-shaped spots. The body color pattern helps them blend in

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

with the vegetation in their habitat and avoid predation. They also have large yellow eyes and a white chin. Burrowing owls inhabit open prairies in Florida that have very little understory vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots (FWC, 2023). No signs of burrowing owls or their burrows were observed during the PSS.

Least Tern (*Sternula antillarum*)

Breeding adults are pale gray and white, with a black cap, white forehead, and yellow bill. Nonbreeding adults have a dark bill, smudgy grayish crown, and may show a dark bar at the bend of the wing. The outer primaries are dark gray-black. Juveniles are similar to nonbreeding adults but scaly gray above. The legs are orange. Least terns inhabit barrier islands and beaches, dredge spoil, river islands, flat gravel rooftops, and similar habitats for nesting; forages along rivers, estuaries, bays, ocean coastlines (Cornell, 2023). The IWSD administrative office site does not contain suitable habitat for least terns.

Crested Caracara (*Caracara cheriway*)

The Crested caracara is a strikingly patterned, broad-winged opportunist that often feeds on carrion (Audubon, 2023). About 23 in length, the crested caracara has a white head and throat, white wing tips, and white tail contrasting with a dark body, orange face, and signature black crest. Its long neck, long yellow legs, and massive gray-blue bill of the caracara make its appearance unique among the raptors (ECOS, 2023). Caracaras live in a wide variety of semi-open habitats offering open ground for hunting and dense cover for nesting (Audubon, 2023). In Florida, caracaras often nest in cabbage palms associated with active pastureland. No signs of caracara or their nests were observed during the PSS.

Florida Scrub Jay (*Aphelocoma coerulescens*)

The Florida scrub jay is about 9 to 11 inches in length with a dull blue head, nape, wings, and tail. The back and belly are pale gray. These communal breeders are found only in low-growing oak scrub and scrubby flatwoods with sandy soils in Florida. Within these patches of oak scrub, they frequent relatively open areas with bare sandy patches (Cornell, 2023). The project area does not contain suitable scrub jay habitat, and no signs of Florida scrub jays were observed during the PSS.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Everglades Snail Kite (*Rostrhamus sociabilis plumbeus*)

The Everglade snail kite is a mid-sized raptor that can reach a length of 14.2-15.4 inches. Males are slate gray with red eyes and orange legs. Females are brown with red eyes and yellow to orange legs, with varying amounts of white streaking on the face, neck, and chest. Snail kites have a unique curved bill which is used to pluck snails out of their shells (FWC, 2023). The Everglade snail kite feeds almost exclusively on apple snails (Pomacea), which are captured at or near the water's surface. Snail kites hunt for snails by flying slowly or perching over sparsely-vegetated lake shores or marshes, and grabbing snails with their feet that are within six inches of the water's surface. Everglade snail kites inhabit shallow freshwater marshes and shallow grassy shorelines of lakes (FWC, 2023). The IWSD administrative office site does not contain suitable habitat for the Everglades snail kite.

Eastern Black Rail (*Laterallus jamaicensis*)

The eastern black rail is a sparrow-sized, secretive marsh bird, and the smallest rail in North America. Adults are gray-black birds speckled with white on the upperparts. They have a black crown and chestnut back of the neck. The eye is ruby red and the bill is black. The legs are dusky pink. The eastern black rail nests in wet meadows, shallow freshwater marshes, and the shallower or drier ("upland") portions of saltmarshes (Cornell, 2023). The IWSD administrative office site does not contain suitable habitat for the eastern black rail.

Wood Stork (*Mycteria americana*) and Wading/Marsh Birds

The project area does not include wetlands or suitable habitat for wading birds. The offsite right-of-way ditches/swales may provide seasonal foraging opportunities for wading birds, but the project will not reduce potential foraging area. No evidence of wading birds or their rookeries was observed during the surveys. Most of the listed wading bird species common in Florida are transitory in nature and can be found foraging and roosting in a wide variety of wetland habitats.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Florida Panther (*Puma concolor coryi*)

In December 2006 the USFWS revised the boundaries of the Florida Panther Consultation Area, which is now referred to as the "Panther Focus Area" based on more accurate and up-to-date telemetry data. The USFWS also provided an updated Florida Panther Effect Determination Key and Rationale where USFWS determined three priority zones as important for panther habitat conservation comprised of (1) Primary Zone, (2) Secondary Zone, and (3) Dispersal zone. Based on the current Panther Focus Ares, the IWSD Administrative Office project is within the urban area of Immokalee, outside of the Primary, Secondary, and Dispersal Zones as mapped by USFWS. The project does not include suitable habitat for panthers and no signs of panthers were observed during the survey.

Florida Bonneted Bat (*Eumops floridanus*)

Effective November 2013, the USFWS listed the FBB as endangered under the Endangered Species Act (ESA) and established an FBB consultation area. In June 2020, the USFWS established areas proposed to be considered designated critical habitat for the species. The project is within the consultation area, but outside the areas proposed to be designated critical habitat. The USFWS developed Florida Bonneted Bat Consultation Guidelines in October 2019 (Guidelines). The Guidelines summarize what USFWS considers potential roosting habitat for the species. The USFWS requires roost surveys of projects less than 5-acres containing potential roosting habitat located within the FBB consultation area to evaluate the potential adverse effects to the species. The species survey included specific survey for cavities, crevices, or other deformities in tall mature trees that could potentially provide roosting habitat for FBB. No potential roosting habitat was observed during the survey.

Florida Black Bear (*Ursa americanus floridanus*)

The Florida black bear is one of three subspecies of American black bear recognized in the southeastern United States. It is no longer listed by the FWC. This species can be found in a variety of habitats, including mixed hardwood pine, cabbage palm hammock, upland oak scrub, and forested wetlands, such as cypress and riverine swamps. One objective of the Black Bear Management Plan (FWC, 2012) is to reduce human-bear conflicts. "Eliminating food sources that attract bears is the first and most important action to resolve problems." (FWC 2012).

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

No signs of Florida black bear were observed during the survey. However, sightings of the Florida black bear have been reported to the Florida Fish and Wildlife Conservation Commission within the project vicinity. Information will be provided to contractors to educated them on how to minimize the attractiveness of the project site to black bears and what to do if one is encountered during construction.

Bartram's Hairstreak (*Strymon acis bartrami*)

The Bartram's hairstreak is a small butterfly approximately 1 inch in length with a forewing length of 0.4 to 0.5 inches. Despite its rapid flight, this hairstreak is easily observed if present at any density as it alights often, and the brilliance of its grey underside marked with bold white postdiscal lines beneath both wings provides an instant flash of color against the foliage of its hostplant, pineland croton (*Croton linearis*). The Bartram's hairstreak occurs only within pine rocklands that retain its only known hostplant, pineland croton (ECOS, 2023). The subject property does not include pine rocklands habitat, pine rocklands habitat is not found near the subject property, and the site does not contain the pineland croton. No signs of Bartram's Hairstreaks were observed.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

6.0 REFERENCES

Audubon Center for Birds of Prey. 2023. EagleWatch Program. https://cbop.audubon.org/conservation/about-eaglewatch-program

Audubon Guide to North American Birds. 2023. https://www.audubon.org/bird-guide (Site accessed September 2023).

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Florida Committee on Rare and Endangered Plants and Animals. 1992. Rare and Endangered Biota of Florida. Volume I. Mammals. Gainesville, Florida. 392 pp.

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Florida Fish and Wildlife Conservation Commission. 2023. Gopher Tortoise Permitting Guidelines. Tallahassee, Florida.

Florida Fish and Wildlife Conservation Commission. 2023. Species Profiles. https://myfwc.com/wildlifehabitats/profiles/ (Site accessed September 2023).

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U.S. Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines. 23 pp.

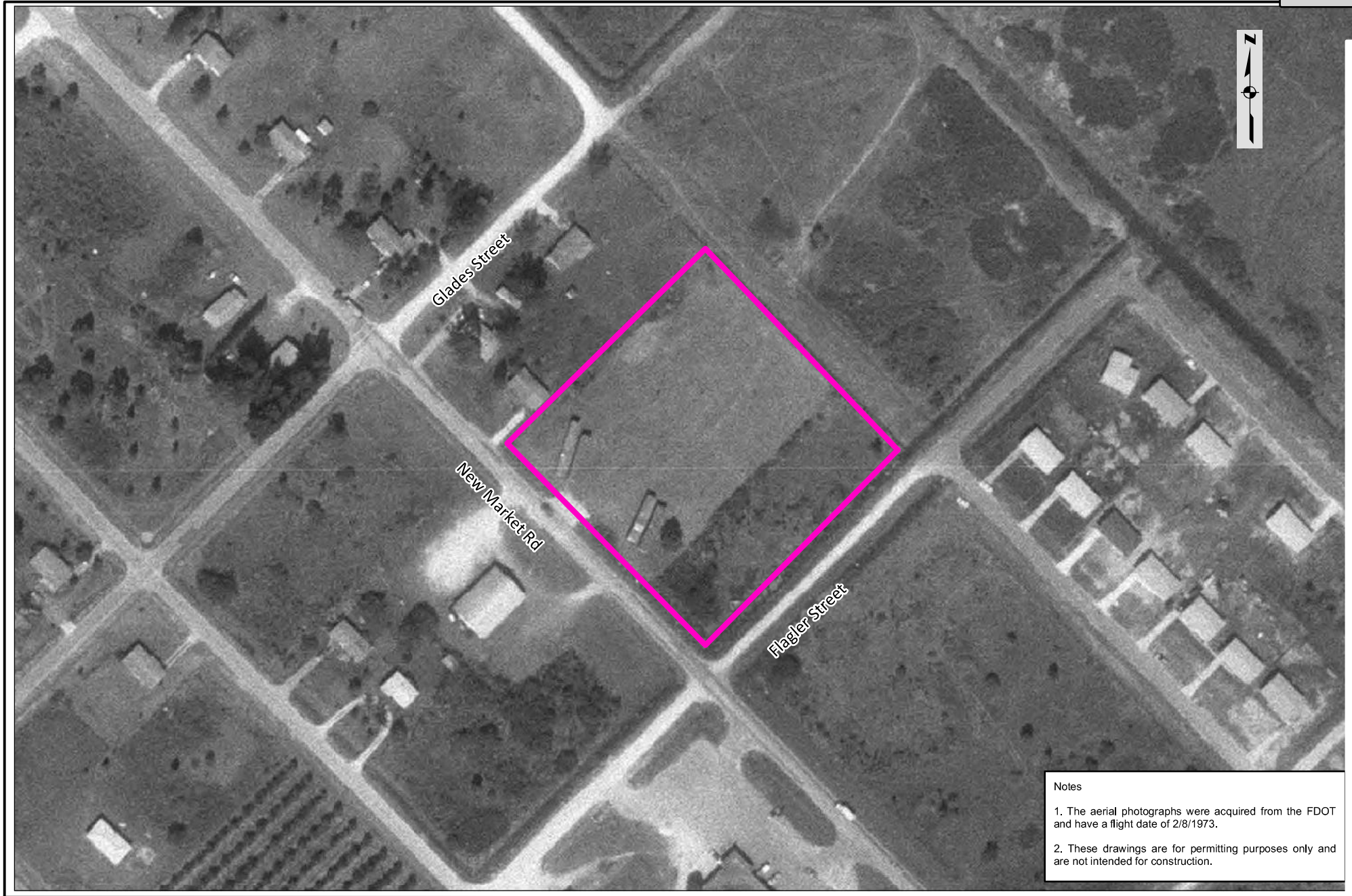
U. S. Fish and Wildlife Service. 1999. South Florida Multi-Species Recovery Plan. Atlanta, Georgia. 2172 pp.

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Attachment D

Historic Aerials

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District



Notes

1. The aerial photographs were acquired from the FDOT and have a flight date of 2/8/1973.

2. These drawings are for permitting purposes only and are not intended for construction.

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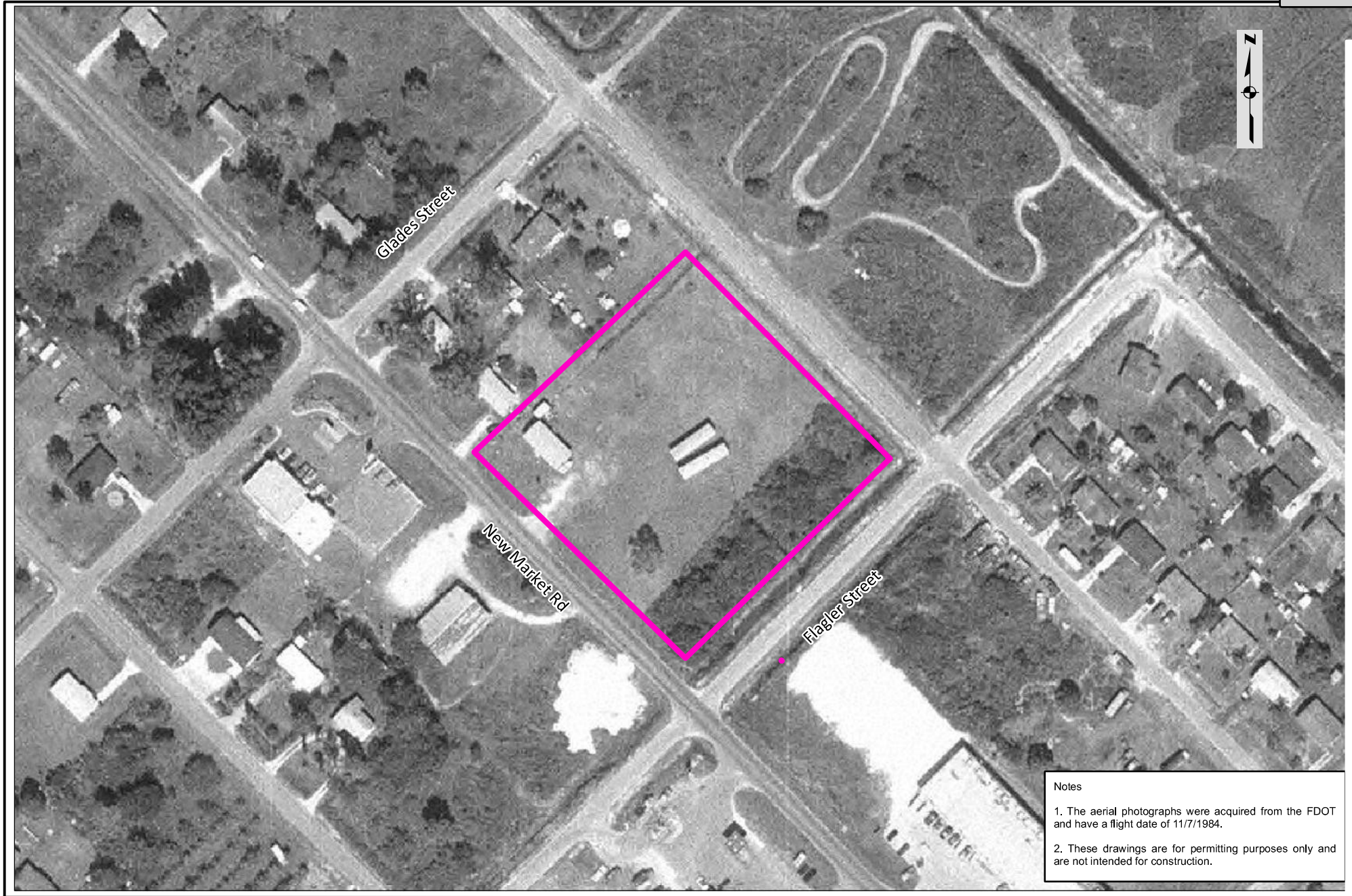
1973 Historic Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Notes

1. The aerial photographs were acquired from the FDOT and have a flight date of 11/7/1984.

2. These drawings are for permitting purposes only and are not intended for construction.

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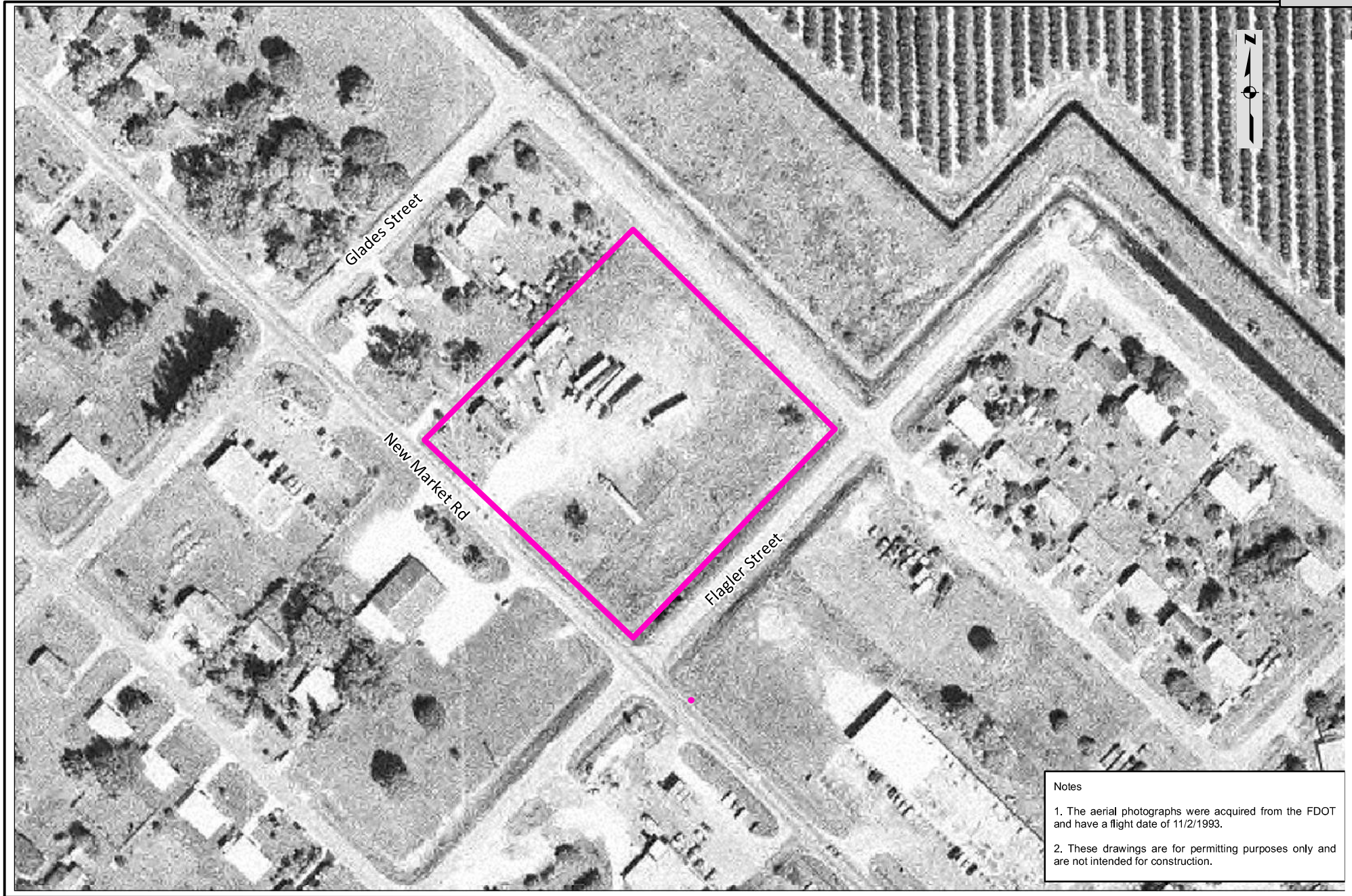
1984 Historic Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Notes

1. The aerial photographs were acquired from the FDOT and have a flight date of 11/2/1993.

2. These drawings are for permitting purposes only and are not intended for construction.

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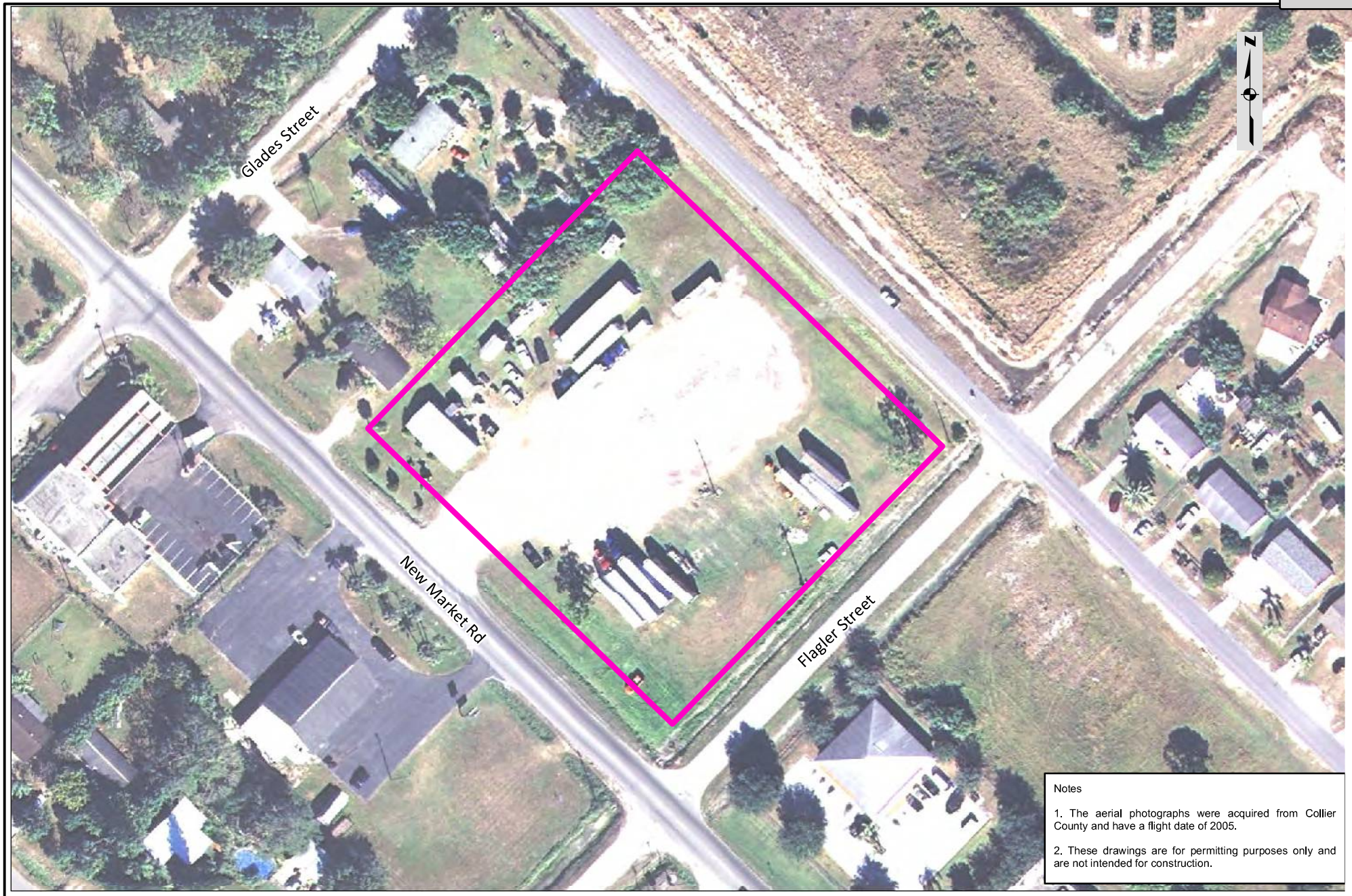
1993 Historic Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Notes

1. The aerial photographs were acquired from Collier County and have a flight date of 2005.

2. These drawings are for permitting purposes only and are not intended for construction.

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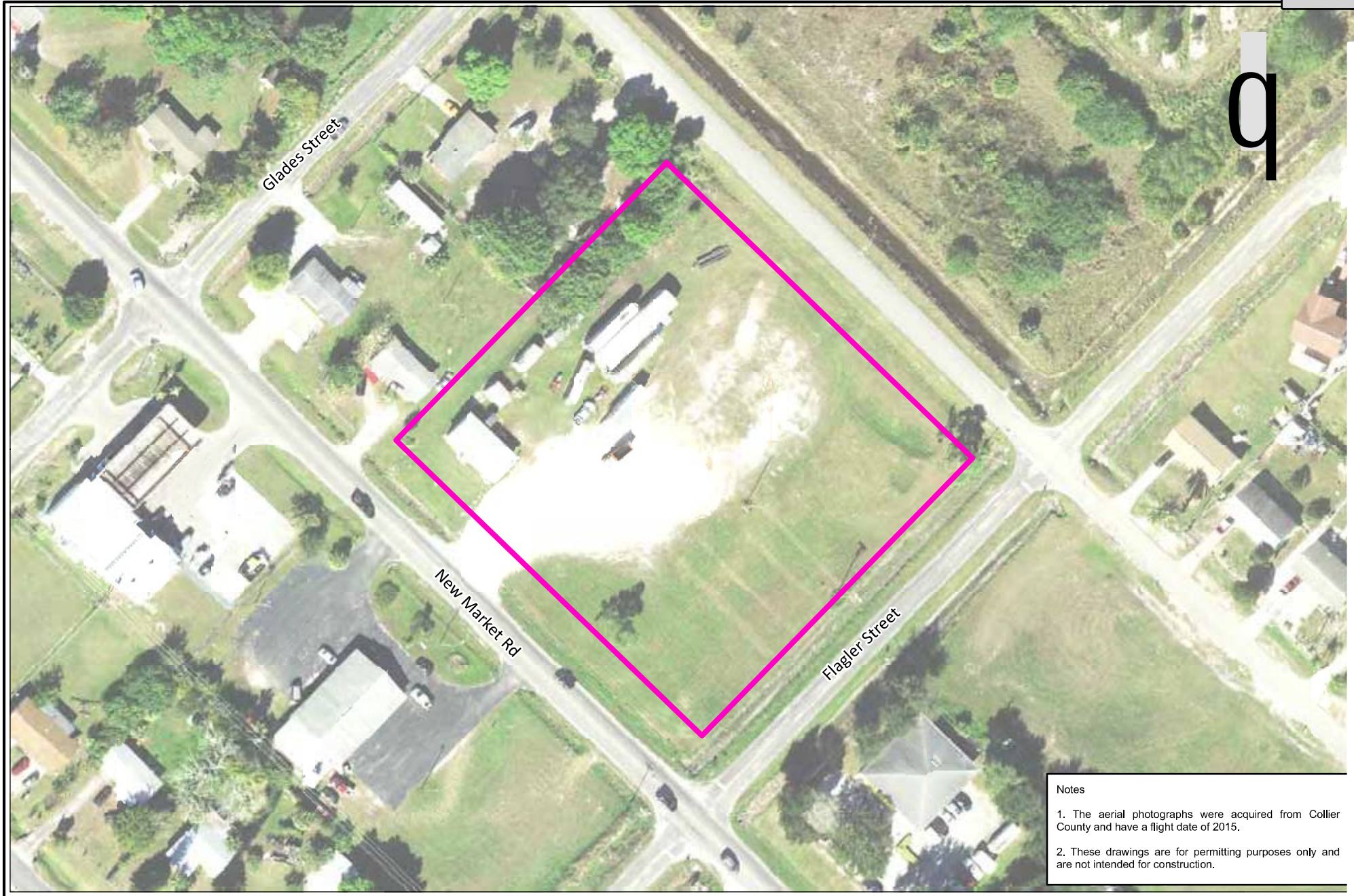
2005 Historic Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
September 2023	20225183-000			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Notes

1. The aerial photographs were acquired from Collier County and have a flight date of 2015.

2. These drawings are for permitting purposes only and are not intended for construction.

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2015 Historic Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
September 2023	20225183-000			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Attachment E
Wellfield Risk Management
Special Treatment Overlay Zone Map

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

O:\2022\20225183-000\Environmental\Exhibits\Well Field Map.mxd Date: 9/14/2023 Time: 4:10:51 PM User: ktz

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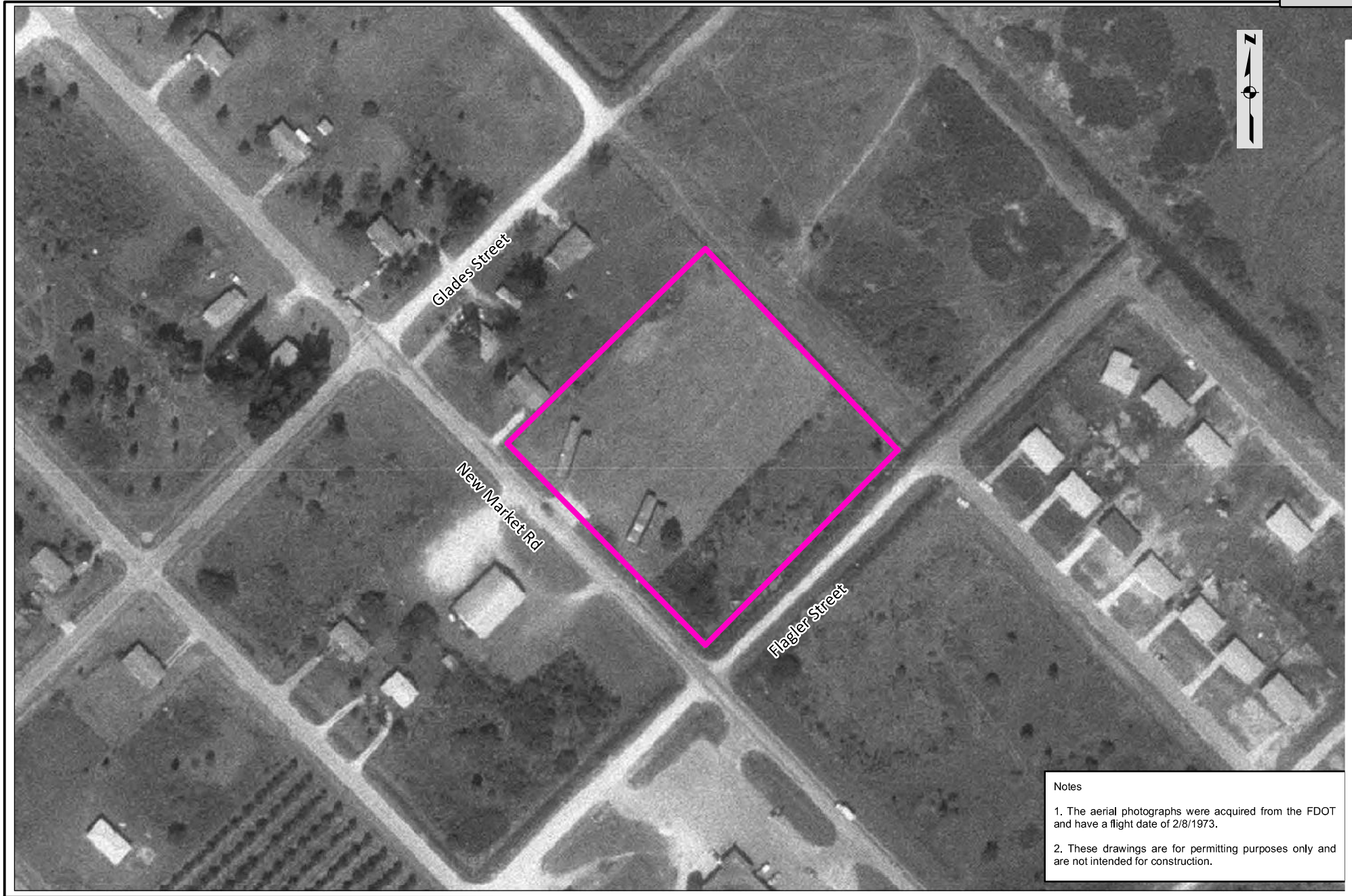
Well Field Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Sept 2023	20225013-003	03-47-29	As Shown	1

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Notes

1. The aerial photographs were acquired from the FDOT and have a flight date of 2/8/1973.

2. These drawings are for permitting purposes only and are not intended for construction.

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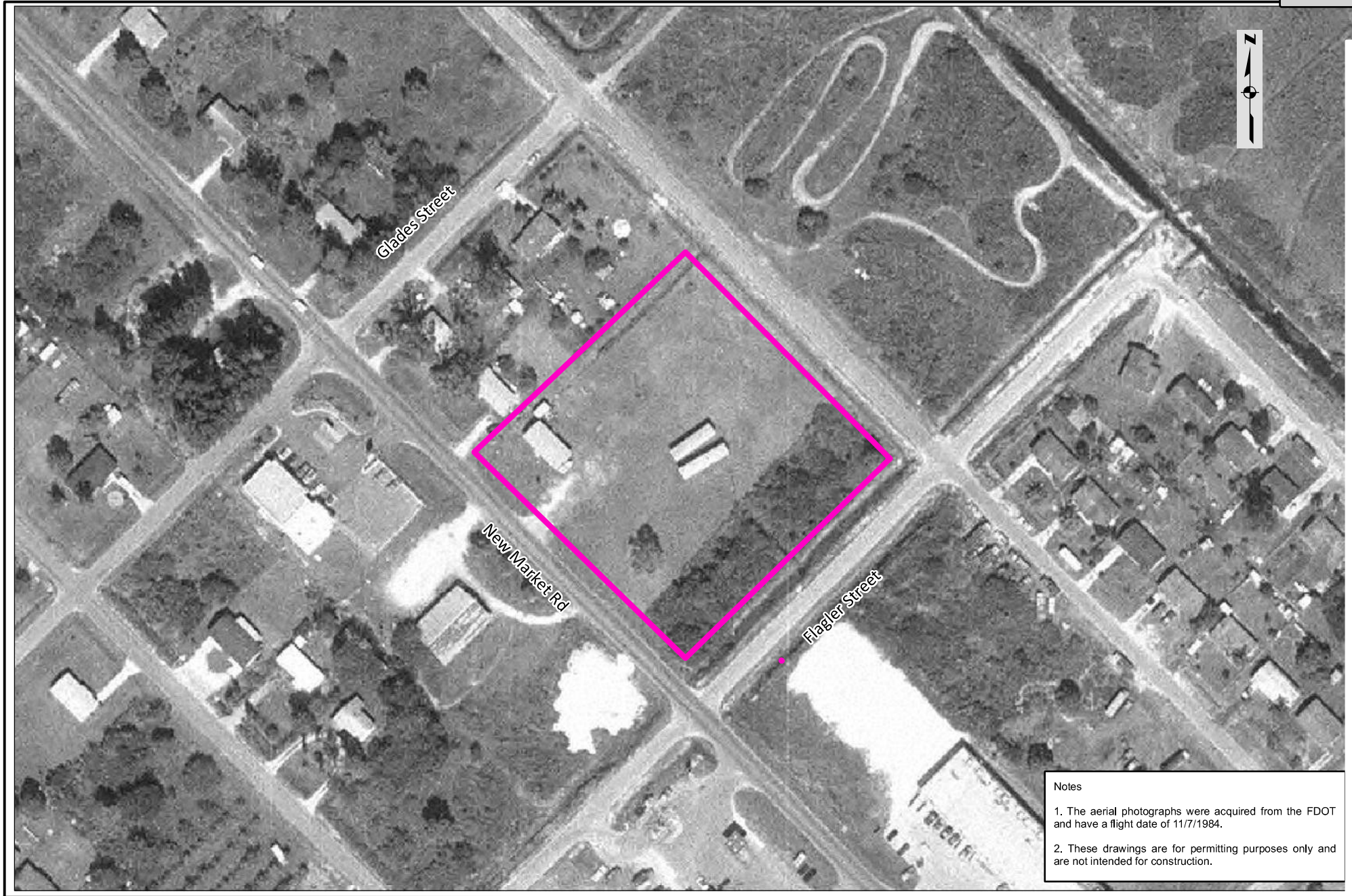
1973 Historic Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee



Notes

1. The aerial photographs were acquired from the FDOT and have a flight date of 11/7/1984.

2. These drawings are for permitting purposes only and are not intended for construction.

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1984 Historic Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2023	20225183-000			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

IMMOKALEE WATER & SEWER DISTRICT

IWSD Board of Commissioners
Mr. Joseph Brister
Chair
Ms. Patricia Anne Goodnight
Vice Chair
Ms. Bonnie Keen
Secretary
Mr. Robert Halman
Treasurer
Ms. Magda Ayala
Commissioner
Mr. Jack Johnson
Commissioner

DATE: August 25, 2023

COLLIER COUNTY
OFFICE OF GROWTH MANAGEMENT
2800 N HORSESHOE DRIVE
NAPLES FL 33942

TO BE COMPLETED BY
UTILITY PROVIDER
other than Collier
County Utilities

Ladies and Gentlemen:

This letter is certification that Immokalee Water & Sewer District, 1020 Sanitation Road, Immokalee, FL 34142 as of August 25, 2023 has the plant capacities to provide water and sewer to the property and owner(s) of record noted below:

Owner(s) of Record: J&B Rentals of Immokalee (IWSD has contract to purchase property)

Parcel ID/Description of Property: 63858840006; 638588000004; 63858760005;63858880008 (414 New Market Road West, Immokalee, FL 34142)

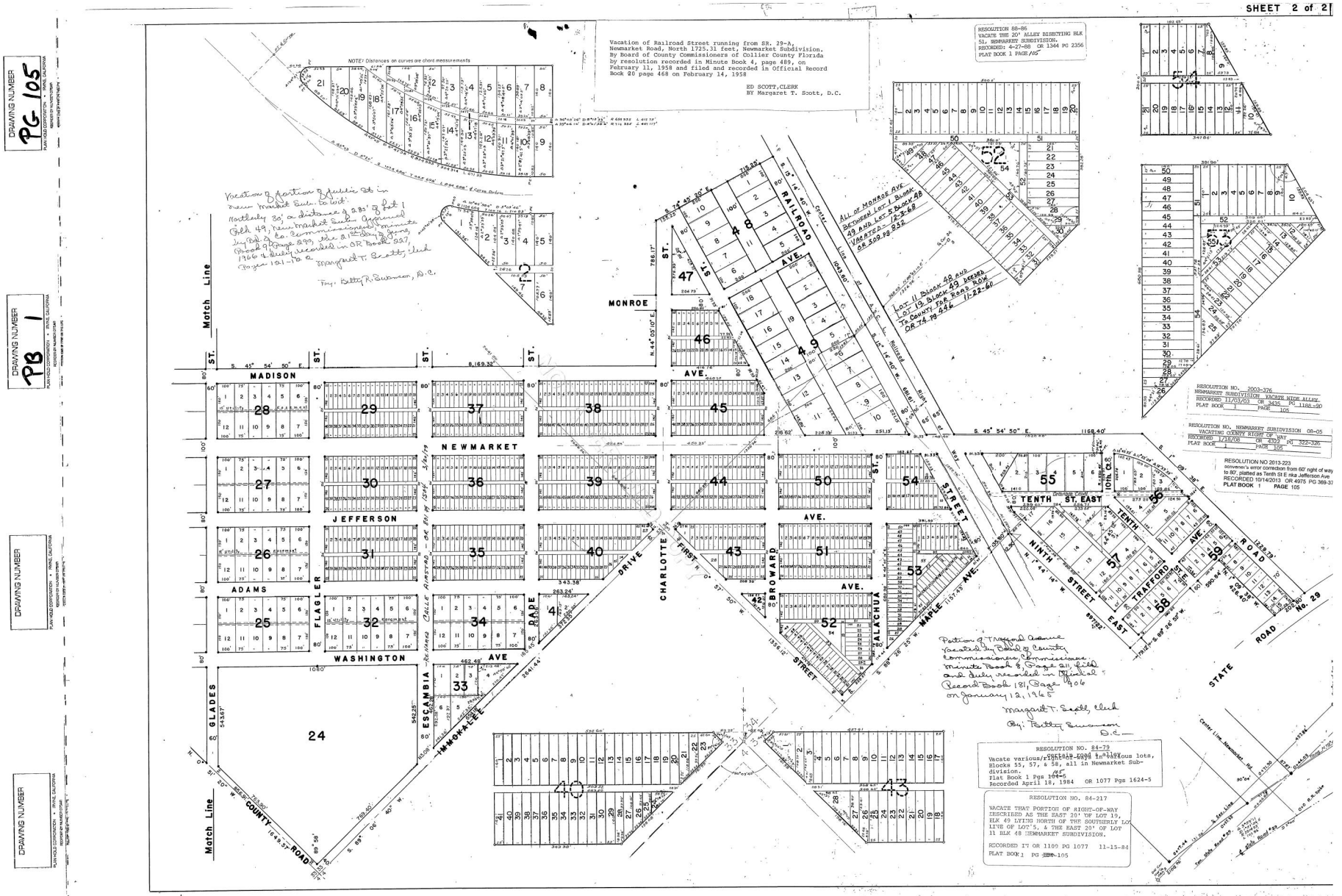
Please contact Sarah Catala at 239-658-3630 if you have any questions or concerns.

Sincerely,

Sarah A. Catala, CPM

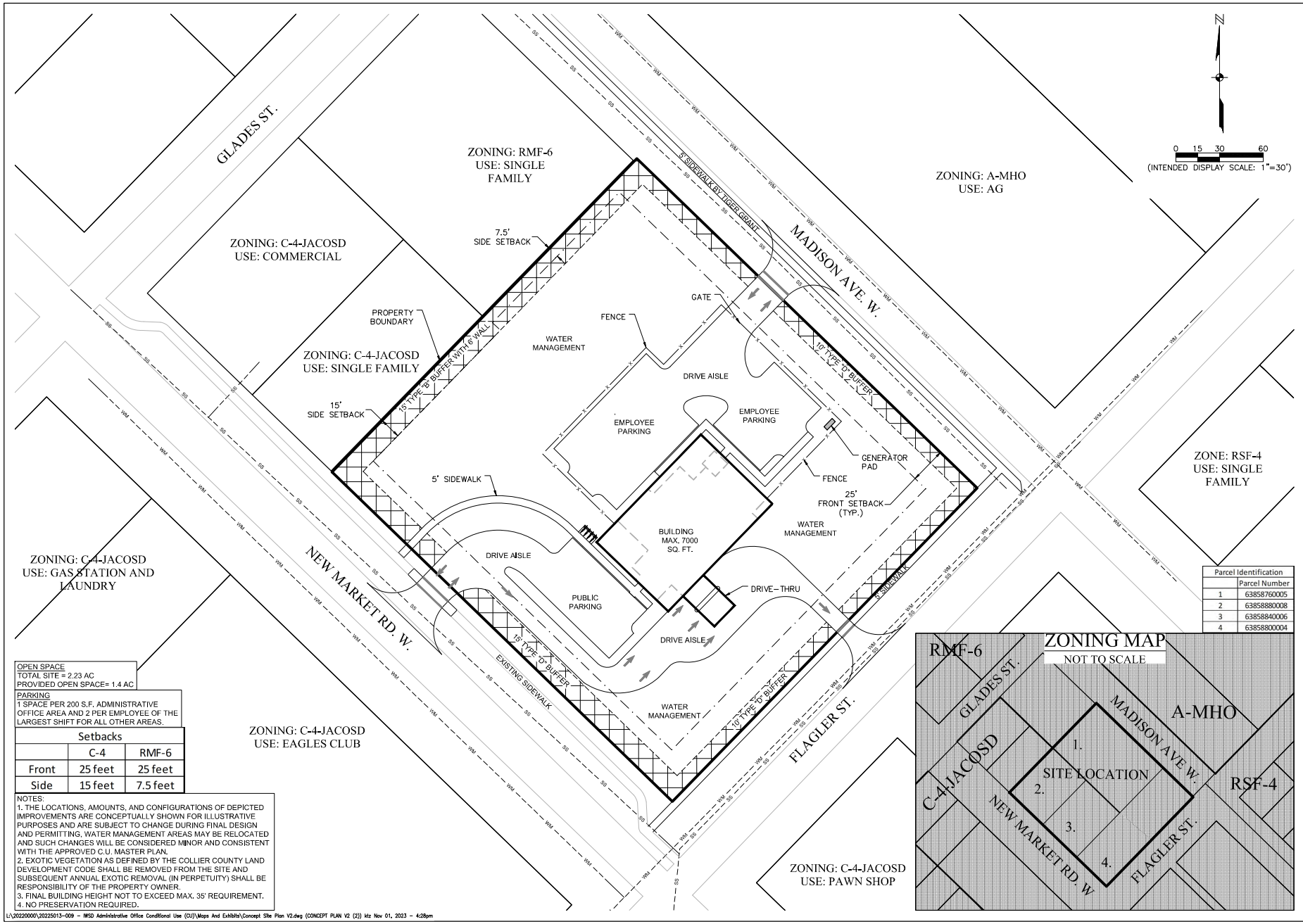
Executive Director, Immokalee Water & Sewer District

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District



Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District



Parcel Identification	
	Parcel Number
1	63858760005
2	63858880008
3	63858840006
4	63858800004

OPEN SPACE
TOTAL SITE = 2.23 AC
PROVIDED OPEN SPACE= 1.4 AC

PARKING
1 SPACE PER 200 S.F. ADMINISTRATIVE OFFICE AREA AND 2 PER EMPLOYEE OF THE LARGEST SHIFT FOR ALL OTHER AREAS.

Setbacks		
	C-4	RMF-6
Front	25 feet	25 feet
Side	15 feet	7.5 feet

NOTES:
1. THE LOCATIONS, AMOUNTS, AND CONFIGURATIONS OF DEPICTED IMPROVEMENTS ARE CONCEPTUALLY SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN AND PERMITTING. WATER MANAGEMENT AREAS MAY BE RELOCATED AND SUCH CHANGES WILL BE CONSIDERED MINOR AND CONSISTENT WITH THE APPROVED C.U. MASTER PLAN.
2. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
3. FINAL BUILDING HEIGHT NOT TO EXCEED MAX. 35' REQUIREMENT.
4. NO PRESERVATION REQUIRED.

L:\20220000\20225013-009 - IWSD Administrative Office Conditional Use (CU)\Maps And Exhibits\Concept Site Plan V2.dwg (CONCEPT PLAN V2 (2)) ktz Nov 01, 2023 - 4:28pm

JOHNS
ENGINEE
JOHNSON ENGINE
2122 JOHNSON
P.O. BOX 1
FORT MYERS, FLORI
PHONE: (239) 3
E.B. #642 & L

IMMOKALEE WATER AND SEWER DISTRICT

IWSD ADMINISTRATIVE OFFICE
COLLIER COUNTY, FLORIDA

REVISIONS
NO. | DESCRIPTION | DATE

DATE: JULY 202
PROJECT NO. 20225013-00
FILE NO. 03-47-2
SCALE: AS SHOWI

CONDITIONAL USE CONCEPT PLAN

SHEET NUMBER
1 OF 1

SIGN POSTING INSTRUCTIONS

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s)

NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.

- - - -

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee

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Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Zoning Pre-Application Meeting Notes

Petition Type: Conditional Use (CU)
Date and Time: Wednesday 8/16/23 at 1:30 PM - Zoom

Assigned Planner: John Kelly

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

Project Information

Project Name: Immokalee Water&Sewer District Administrative Office (CU)

PL #: 20230012220

Property ID #: 63858800004,63858760005 **Current Zoning:** RMF-6 only parcels

Project Address: Flagler & Madison **City:** Immokalee **State:** FL **Zip:** 34142

Applicant: Zachary Karto - Johnson Engineering

Agent Name: Zachary Karto **Phone:** 239-461-2464

Agent/Firm Address: 2122 Johnson Street **City:** Fort Myers **State:** FL **Zip:** .3901

Property Owner: J & B Rentals of Immokalee LLC

Please provide the following, if applicable:

i. **Total Acreage:** 1.45

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:** _____ ~~rmf-6~~RMF

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

_____

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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 MANAGER RAY BELLOWS FOR JOHN KELLY - SEE RAYS EMAIL NOTES ON PAGE 2.A

ZONING OPERATIONS - PLEASE NOTE THERE IS A CURRENT SDP APPLICATION - PL20230003764 IN PROGRESS

COMP. PLANNING - JESSICA MALLOY - SEE ATTACHED EMAIL NOTES ATTACHED ON PAGE 2.B

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

ThomasClarkeVEN

From: Ray Bellows
Sent: Wednesday, August 23, 2023 5:06 PM
To: ThomasClarkeVEN
Subject: RE: PL20230012220 Conditional Use (CU) Application for Immokalee Water Sewer District

Hi Thomas,

The pre-app notes should include following notes for the applicant to provide.

- A cover letter explaining the proposed project.
- Property Owner Disclosure Form.
- Updated Boundary Survey
- A conceptual site plan.
- A Historical/Archaeological Survey/Waiver is not required.
- An architectural rendering if available.

Ray

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

Collier County

Exceeding expectations, every day!

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

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Wednesday, August 23, 2023 11:05 AM
To: Ray Bellows <Ray.Bellows@colliercountyfl.gov>
Cc: Mark Templeton <Mark.Templeton@colliercountyfl.gov>
Subject: RE: PL20230012220 Conditional Use (CU) Application for Immokalee Water Sewer District

Mark,
Do you have any Pre-App notes for Immokalee Water & Sewer?
Thanks
Tom

Thomas Clarke
Operations Analyst - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526

PAGE 24

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

ThomasClarkeVEN

From: MalloyJessica
Sent: Wednesday, August 16, 2023 1:52 PM
To: ThomasClarkeVEN
Subject: Pre-app Notes: PL20230012220 Immokalee Water Sewer Office

Good afternoon Tom,

The proposed offices and payment center for the Immokalee Water Sewer District facility is within the Medium Residential designated area of the Immokalee Area Master Plan (IAMP). The IAMP allows select non-residential us including the proposed use of utility facilities in residential subdistricts. As such, this use would be considered consistent with the IAMP.

Thanks!

Respectfully,

Jessica Malloy
Planner II
Comprehensive Planning

Collier County
Growth Management
Community Development Department

2800 N. Horseshoe Drive, Naples, FL 34104
Phone: (239) 252-2400 – Fax: (239) 252-6348
Visit our website at: www.colliercountyfl.gov

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Meeting Notes

LANDSCAPE REVIEW - MARK TEMPLETON - SEE EMAIL NOTES ON PAGE 3.A.

TRANSPORTATION - MIKE SAWYER - SEE EMAIL NOTES ON PAGE 3.B.

ENVIRONMENTAL - CRAIG BROWN - SEE EMAIL NOTES AND CHECKLISTS ON PAGES 3.C.1. – 3.C.7.

Note: The County collects impact fees prior to the issuance of a Certificate of Occupancy to help offset the impacts of each new development on public facilities. These impact fees are used to fund projects identified in the Capital Improvement Element of the Growth Management Plan (GMP) as needed to maintain the adopted Level of Service (LOS) for public facilities. Other fees collected prior to the issuance of a building permit include building permit review fees. Please note that impact fees and taxes collected were not included in the criteria used by staff and the Planning Commission to analyze this petition.

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

ThomasClarkeVEN

From: Mark Templeton
Sent: Wednesday, August 23, 2023 11:06 AM
To: ThomasClarkeVEN; Ray Bellows
Subject: RE: PL20230012220 Conditional Use (CU) Application for Immokalee Water Sewer District

For John Kelly

Hi Thomas,

CU landscape note below.

Label LBE's on the CU master plan consistent with LDC 4.06.02

Respectfully,

Mark Templeton, RLA
Principal Planner/Landscape Review

Collier County
Development Review Division
Exceeding Expectations, Every Day!

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 Land Development Code.

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Wednesday, August 23, 2023 11:05 AM
To: Ray Bellows <Ray.Bellows@colliercountyfl.gov>
Cc: Mark Templeton <Mark.Templeton@colliercountyfl.gov>
Subject: RE: PL20230012220 Conditional Use (CU) Application for Immokalee Water Sewer District

Mark,
Do you have any Pre-App notes for Immokalee Water & Sewer?
Thanks
Tom

Thomas Clarke
Operations Analyst - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

ThomasClarkeVEN

From: SawyerMichael
Sent: Wednesday, August 16, 2023 2:03 PM
To: ThomasClarkeVEN; KellyJohn
Cc: BellowsRay
Subject: Immokalee Water & Sewer Pre App Meeting Notes

Transportation Planning: A TIS is required for the proposed CU. A methodology meeting by email is required; provide a note on the TIS cover sheet that review, and meeting fees will be collected at the time of CU submittal. Address all transportation elements of the GMP. Provide a condition for a trip (cap) limit based on T using standard language: *"The maximum total daily trip generation for the PUD shall not exceed ____ two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."*

Respectfully,

Michael Sawyer
Project Manager II
Transportation Management Services Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

PAGE 3 B

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, August 16, 2023 2:10 PM
To: ThomasClarkeVEN
Subject: RE: Zoning Pre-App RESEARCH for Immokalee Water & Sewer Admin Office(CU) - PL20230012220
Attachments: Environmental data Checklist updated December 2016.doc; Conditional Use checklist sho REVISED 7-12-2016.doc

Thomas,

Here are the notes:

1. Please provide Environmental Data: Please provide FLUCFCS aerial map of the subject property ple include the invasive exotic plant percentage amounts and indicate which FLUCFCS are being conside Native Vegetation. Identify on a current aerial the acreage, location, and community types of all upland and wetl habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. In a separ report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applica include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natu flowways, or other natural land features, located on abutting properties. Identify Wetlands existing within property. The property has been mostly cleared, please provide justification to explain the clearing, a brief narra with supporting documentation. (ie Permit # or historic aerials)

2. Please provide a current Listed species survey, which should include listed plants for the subject property. Provid supporting exhibits (i.e. Panther zones ect.) be sure to include Black Bear Cara cara, and Florida Bonneted Bat as part of the evaluation. Provide a wildlife survey for the nests of bald eagles and for **listed species known to inhab** 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. F and Wildlife Service (USFWS).
Provide a survey for listed plants identified in 3.04.03

3. 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). (10% prese preservation required, provide the calculation in the packet submitted).

4. Please address how the proposed project is consistent with **Conservation Coastal Management Element (CCME) Policy 6.1 and Objective 7.1.**
5. Explain how the project meets or exceeds the native vegetation requirements and minimizes impacts to listed species as required in the CCME.
6. Indicate how the project design minimizes impacts on listed species. Describe the measures that are proposed as mitigation for impacts to listed species. **(If found on-site)**

Check the boxes for FLUCFCS Map and Environmental Data.

FEE $2500.00

Craig Brown

PAG 3 54

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Environmental Supervisor
Development Review Division
(239) 252-2548.

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Tuesday, August 15, 2023 5:42 PM
To: StoltsAnthony <Anthony.Stolts@colliercountyfl.gov>; AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; SantabarbaraGino <Gino.Santabarbara@colliercountyfl.gov>; EastleyKatherine <Katherine.Eastley@colliercountyfl.gov>; MoscaMichele <Michele.Mosca@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; KlopfParker <Parker.Klopf@colliercountyfl.gov>; HansenRachel <Rachel.Hansen@colliercountyfl.gov>; SaboJames <James.Sabo@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; HarringtonSarah <Sarah.Harrington@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>
Cc: KellyJohn <John.Kelly@colliercountyfl.gov>; GiblinCormac <Cormac.Giblin@colliercountyfl.gov>; BellowsRay <Ray.Bellows@colliercountyfl.gov>
Subject: Zoning Pre-App RESEARCH for Immokalee Water & Sewer Admin Office(CU) - PL20230012220

Good Afternoon All,

Please see the attached Zoning Pre-App Research for **Immokalee Water & Sewer Admin Office(CU) - PL20230012220.**

Pre-App meeting is tomorrow **Wednesday 8/16/23 at 1:30 pm via ZOOM**.

P.S. There was an SDP Pre-App done in March. See attached.

Topic: Pre-App Meeting PL20230012220 Conditional Use for Immokalee Water & Sewer District's Administrative Office (CU)
Time: Aug 16, 2023 01:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

https://us02web.zoom.us/j/88068073668

Meeting ID: 880 6807 3668

Planner: John Kelly
Fire: Immokalee Fire

Respectfully,

Thomas Clarke
Operations Analyst - Zoning Division

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Environmental Data Checklist

Project Name Immokalee Water + Sewer

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Environmental Checklist
Conditional Use

Project Name Immokalee Water + Sewer

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 D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230012220

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Laura DeJohn	Zoning - Vendor	252-5587	Laura.dejohn@colliercountyfl.gov
☐ John Kelly *	Zoning -Planner III	252-5719	john.kelly@colliercountyfl.gov
☐ Richard Henderlong	Zoning -Planner III	252-2464	richard.henderlong@colliercountyfl.gov
☑ Ray Bellows	Zoning & Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Mike Bosi	Zoning & Planning Director	252-1061	Michael.Bosi@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning – Planner III	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Eric Ortman	Zoning – Planner III	252-1032	Eric.Ortman@colliercountyfl.gov
☐ Sean Sammon	Zoning – Planner III	252-8422	Sean.sammon@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning - Planner III	252-4312	timothy.finn@colliercountyfl.gov
☑ Thomas Clarke	Zoning - Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Anthony Stoltz	Utility Planning - Supervisor	252-5835	Anthony.stoltz@colliercountyfl.gov
☐ Drew Cody *	Utility Planning – Project Mgr III	252-2917	Drew.cody@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Shon Fandrich	Utilities-Project Mgt-Supervisor	252-8835	Shon.fandrich@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☑ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring-Project Mgr II	252-5782	laurie.beard@colliercountyfl.gov
☐ Sean Lintz	North Collier Fire -Batallion Chief	597-9227	slintz@northcollierfire.com
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☐ Diane Lynch	Management Analyst I	252-4283	diane.lynch@colliercountyfl.gov
☐ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☑ Gino Santabarbara	Impact Fees – Planner III	252-2925	Gino.santabarbara@colliercountyfl.gov

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Collier County

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(239) 252-2400

☐	Thomas Mastroberto	Greater Naples Fire – Site Plans Reviewer III	252-7348	thomas.mastroberto@colliercountyfl.gov
☑	Sue Faulkner JESSICA MALLOY	GMP-Comp Planning -Planner III	252-5715 4329	sue.faulkner@colliercountyfl.gov Jessica.Malloy
☑	Parker Klopf	GMP–Comp Planning – Planner II	252-2471	Parker.klopf@colliercountyfl.gov
☑	Rachel Hansen	GMP–Comp Planning – Planner III	252-1142	Rachel.hansen@colliercountyfl.gov
☐	Kathy Eastley	GMP-Comp Planning-Planner III	252-2834	Kathy Eastley@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Alexandra Mitchel	Environmental Specialist	252-2907	Alexandra.Mitchel@colliercountyfl.gov
☐	David Roe	Environmental Specialist	252-2915	David.Roe@colliercountyfl.gov
☑	Craig Brown	Environmental Review Supervisor	252-2548	craig.brown@colliercountyfl.gov
☐	Sarah Harrington	Environmental Review Manager	252-4211	Sarah.Harrington@colliercountyfl.gov
☐	John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐	Jocelyn Nageon De Lestang, P.E.	Engineering Stormwater	252-2434	Jocelyn.NageondeLestang@colliercountyfl.gov
☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Cormac Giblin, AICP	Director – Econ. Dev. & Housing	252-2460	Cormac.giblin@colliercountyfl.gov
☐	Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Brett Rosenblum-P.E	Dev. Review -Supervisor Proj. Mgt	252-2905	brett.rosenblum@colliercountyfl.gov
☐	Michele Mosca, AICP	Community Develop. – Planner III	252-2466	michele.mosca@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Renald Paul	Client Services	252-2443	Renald.paul@colliercountyfl.gov
☐	Lisa Blacklidge	Building Review	252-2758	Lisa.blacklidge@colliercountyfl.gov
☑	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov

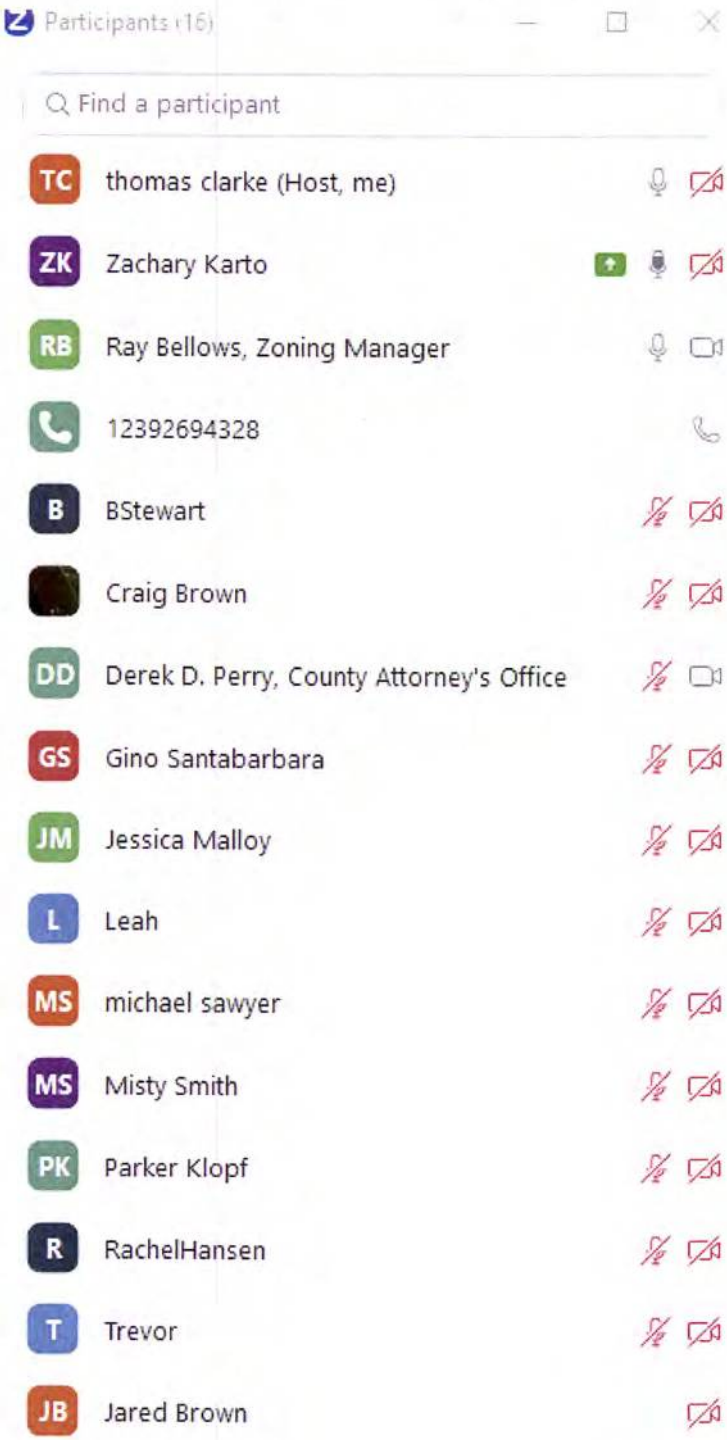
Additional Attendee Contact Information:

Name	Representing	Phone	Email
ZACH KARTO	JOHNSON ENGINEERING	239-461-2464	ZKARTO@JOHNSONENG.COM
B. STEWART			
LEAH			
MISTY SMITH			
TREVOR			
JAMES BROWN			

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Immokalee Water & Sewer Adm Office(CU) – PL20230012220 - John Kelly/ Ray Bellows sitting in.

Applicant: Zachary Cardo – Johnson Engineering



Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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

PL20230012220 – Immokalee Water & Sewer District Admin Office(CU) - 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**

  Zachary Karto- Johnson Engineering
  239-461-2464
  zkarto@johnsoneng.com

- **Agent to list for PL#**

  Zachary Karto – Johnson Engineering

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

  J& B Rentals of Immokalee LLC

- **Confirm Purpose of Pre-App:**

  Conditional Use (CU)

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

- **Details about Project:**

Conditional Use (CU) to permit the construction of a new administrative office and payment center with drive-thru for the Immokalee Water & Sewer District (IWSD) at 414 New Market Rd. W. Immokalee, FL 34142 within the RMF-6 zoning district. The site in question consists of four separate parcels, one and a half of which are zoned RMF-6, 63858800004 & 63858760005, and the remaining, C-4-JACOSD. The request is for RMF-6 zoned parcels.

REQUIRED Supplemental Information provided by:
Name:
Title:
Email:
Phone:

Cancellation/Reschedule Requests: Contact Connie Thomas- Supervisor – Permitting
Consuela.thomas@colliercountyfl.gov - Phone: 239-252-2473

Created April 5, 2017

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

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

Two Parcels for the Conditional Use – Zoned C-6

Property I.D. Number: _ 63858800004 **Plat Book:** __1___**Page #:** __105__
Section/Township/Range: ___33___ /___46___ /___29___
Subdivision: ___NEWMARKET SUBD_____**Lot:** ___6-7_____ **Block:** __28__
Metes & Bounds Description: ___NEWMARKET SUBD BLK 28 LOTS 3-5_____
Size of Property: _150__ft. X _225___ **ft. =** ___33,750____ **Total Sq. Ft. Acres:** ___0.77_____
Address/ General Location of Subject Property: __ W 414 New Market Road W. Corner of New Market Road W & Flagler Street / Corner of Flagler Street & Madison Avenue W._____

Property I.D. Number: _63858760005_____ **Plat Book:** __1___**Page #:** __105__
Section/Township/Range: ___33___ /___46___ /___29___
Subdivision: ___NEWMARKET SUBD_____**Lot:** ___3-5_____ **Block:** __28__
Metes & Bounds Description: ___NEWMARKET SUBD BLK 28 LOTS 3-5_____
Size of Property: _150__ft. X _225___ **ft. =** ___33,750____ **Total Sq. Ft. Acres:** ___0.77_____
Address/ General Location of Subject Property: __414 New Market Road W., Approximately on the corner of Flagler Street and Madison Avenue W. _____

*Additional contiguous property, **NOT** a part of the conditional use request*

Section/Township/Range: 33/46/29
Lot: lot 8 & E1/2 of lot 9 **Block:** 28 **Subdivision:** ____NEWMARKET SUBD_____
Plat Book: 1 **Page #:** 105 **Property I.D. Number:** ___63858840006_____
Metes & Bounds Description: _____NEWMARKET SUBD BLK 28 LOT 8 &+ E1/2 OF LOT 9_____

Section/Township/Range: 33/46/29
Lot: W1/2 of lot 9 & lot 10 **Block:** 28 **Subdivision:** ____NEWMARKET SUBD_____
Plat Book: 1 **Page #:** 105 **Property I.D. Number:** ___63858880008_____
Metes & Bounds Description: _____ NEWMARKET SUBD BLK 28 W1/2 OF 9 &+ ALL OF LOT 10_____

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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 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	Required	Not Required
Completed Application	☒	☐
Cover letter briefly explaining the project	☒	☐
Pre-Application Notes	☒	☐
Affidavit of Authorization, signed and notarized	☒	☐
Completed Addressing Checklist	☒	☐
Property Ownership Disclosure Form	☒	☐
Warranty Deed(s)	☒	☐
Boundary Survey	☒	☐
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	☒	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	☒	☐
Statement of utility provisions (with all required attachments & sketches)	☒	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	☒	☐
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.	☒	☐
Traffic Impact Study (TIS) or waiver - See NOTES -	☒	☐
Historical and Archeological Survey, or waiver	☐	☒
Electronic copy of all documents and plans	☒	☐

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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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 or EMS:
☐	Conservancy of SWFL:	☐	GMD Graphics
☐	City of Naples:	☒	Utilities Engineering: y Drew Cuda
☐	Parks and Recreation:	☒	Immokalee Water/Sewer District:
☐	Other:	☐	School District (Residential Components):

Communication Towers:

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

Commercial Mining:

☐	Impact Fees

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

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FEE REQUIREMENTS

DD.
- [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 – Required By email
  - 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.

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup Package, 012224 (27768 : PL20230012220 CU Immokalee Water and Sewer District

02/08/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Doc ID: 27744
Item Summary: Petition No. PDI-PL20230011586 –Northeast corner of the intersection of US-41 and Airport-Pulling Road - Request for an insubstantial change to Ordinance No. 04-56, as amended, the Collier County Government Center Community Facilities Planned Unit Development (CFPUD), by amending the Community Facilities Development Standards, Section 3.4.D., Distance Between Principal Structures on the Same Parcel, to allow separation between structures primarily housing, electric, gas, emergency generators, or HVAC equipment to be zero (0) feet. The subject PUD is located at the northeast corner of the intersection of US-41 and Airport-Pulling Road South in Section 12, Township 50 South, Range 25 East, Collier County, Florida. (Coordinator: Sean Sammon, Planner III) (Commissioner District 4)

Meeting Date: 02/08/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
01/16/2024 2:06 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
01/16/2024 2:06 PM

Approved By:

Review:

Growth Management Community Development Department	Diane Lynch	GMD Approver	Skipped	01/16/2024 7:21 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	01/23/2024 9:34 AM
Zoning	Sean Sammon	Review Item	Skipped	01/16/2024 1:50 PM
Zoning	Ray Bellows	Review Item	Completed	01/23/2024 9:53 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/23/2024 10:45 AM
Zoning	Mike Bosi	Division Director	Completed	01/23/2024 10:55 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/08/2024 9:00 AM	

STAFF REPORT

TO: HEARING EXAMINER

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

HEARING DATE: FEBRUARY 8, 2024

SUBJECT: PDI-PL20230011586, COLLIER COUNTY GOVERNMENT CENTER PUD

APPLICANT:

Collier County c/o Real Property Management
3335 Tamiami Trail E., Ste #101
Naples, FL 34112

AGENT:

Chris Brockmeier, PE
Stantec Consulting Services, Inc.
3510 Kraft Road
Naples, FL 34105

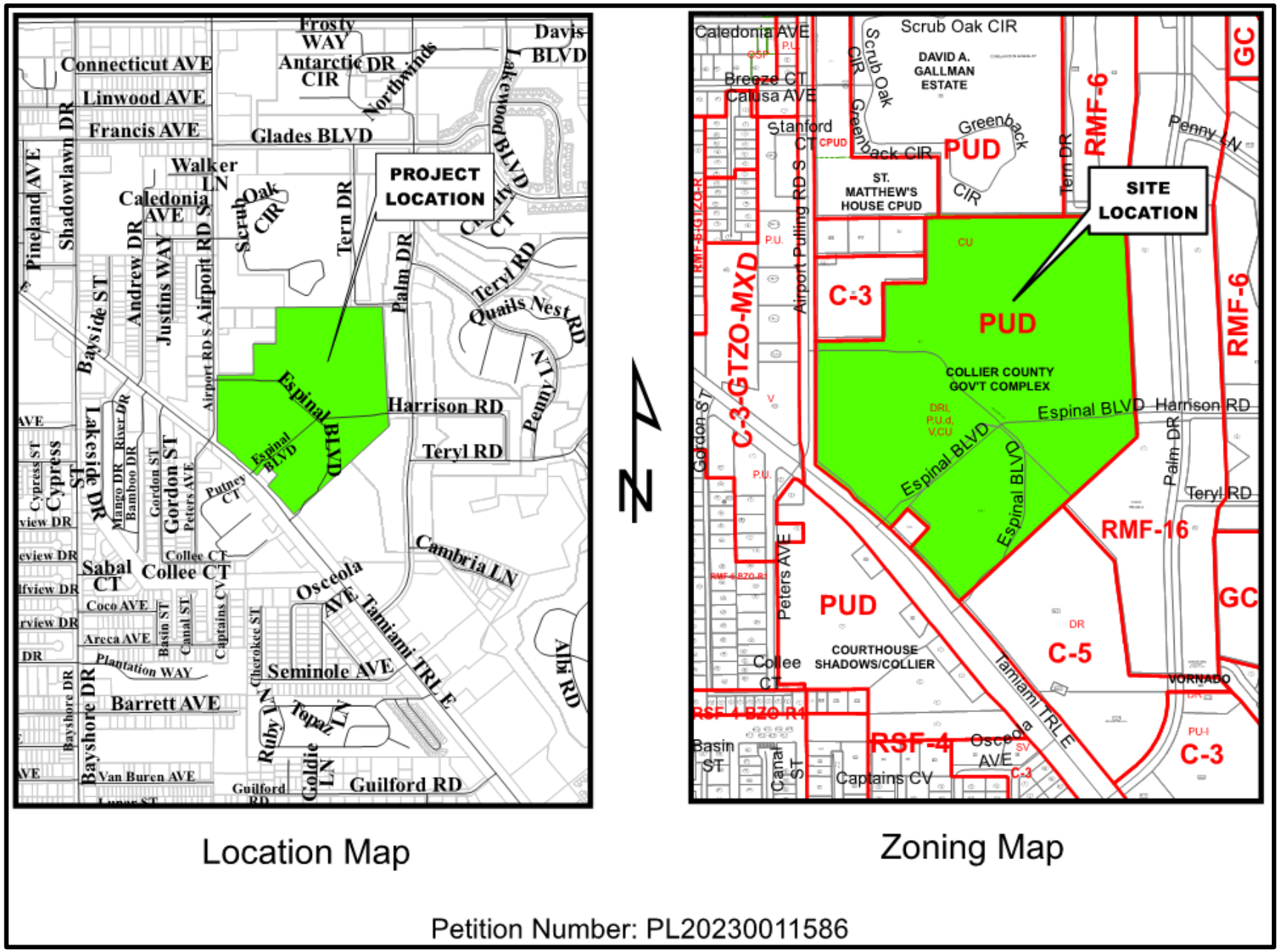
REQUESTED ACTION:

The petitioner requests for an insubstantial change to Ordinance No. 04-56, as amended, the Collier County Government Center Community Facilities Planned Unit Development (CFPUD), by amending the Community Facilities Development Standards, Section 3.4.D., Distance Between Principal Structures on the Same Parcel, to allow the separation distance from structures primarily housing electric, gas, emergency generators, or HVAC equipment to be zero (0) feet.

GEOGRAPHIC LOCATION:

The subject property is the Collier County Community Facilities Planned Unit Development (CFPUD) is located at the northeast corner of the intersection of US-41 and Airport-Pulling Road South in Section 12, Township 50 South, Range 25 East, Collier County, Florida. *(See the location map on page 2).*

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government



Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 :

PURPOSE/DESCRIPTION OF PROJECT:

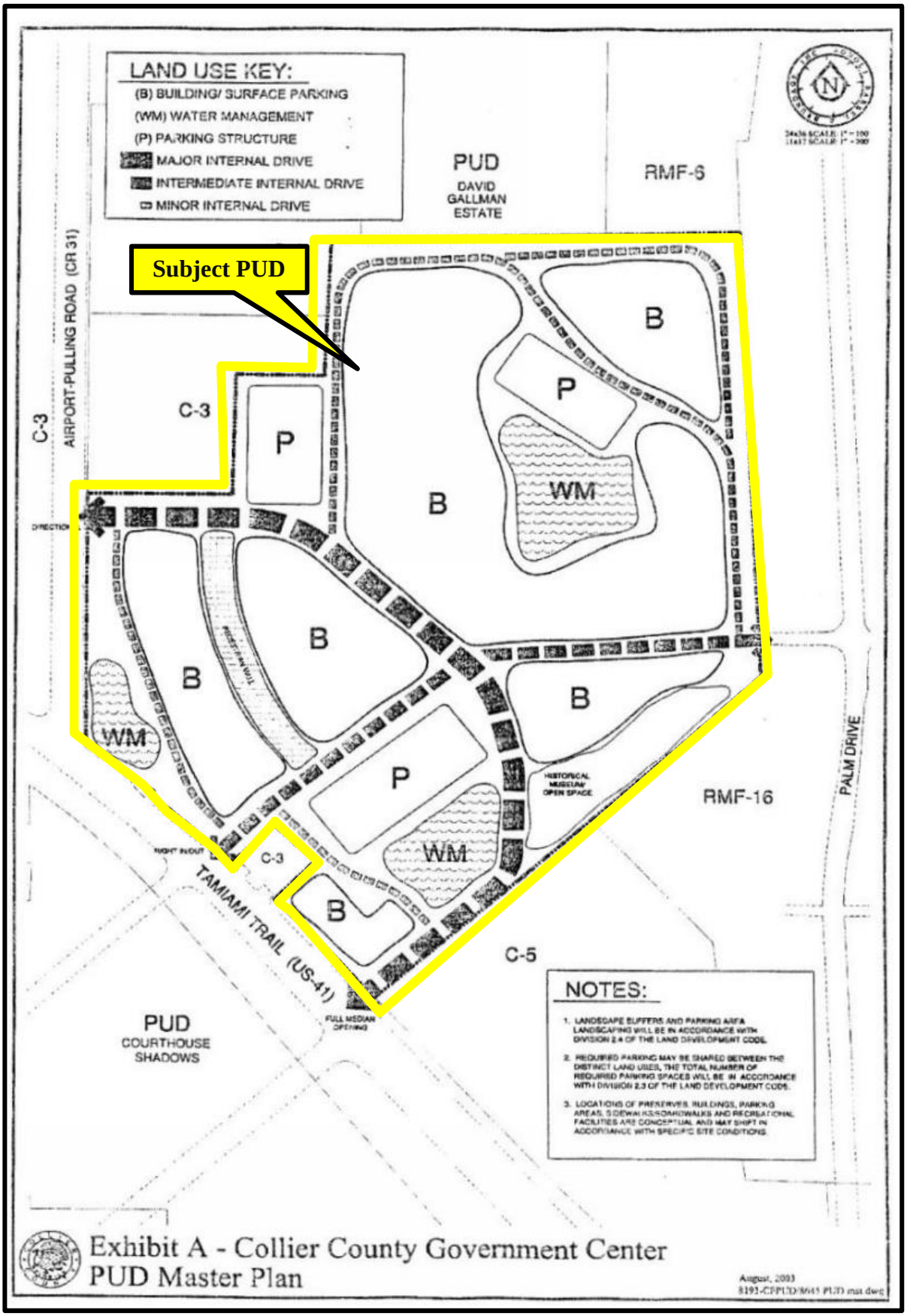
The insubstantial change request to the Collier County Government Center CFPUD will modify Section 3.4.D., Distance Between Principal Structures on the Same Parcel, to allow separation between structures primarily housing, electric, gas, emergency generators, or HVAC equipment to be zero (0) feet from any other principal structure. The Collier County Government Center CFPUD is an existing approximate ±55-acre Community Facilities Planned Unit Development approved by Ordinance 2004-56.The location of the CFPUD is at the northeast corner of the intersection of Tamiami Trail/US 41 and Airport-Pulling Road South. The Collier County Government Center CFPUD subject property has been owned by Collier County since 1962 and was a multi-use, multi-phase project. The CFPUD was originally approved for major uses related to public safety, such as the courthouse and jail, administration offices, and other services. The subject property was previously approved as a Development of Regional Impact, Resolution number 00-443, and Development Order number 12-9900-151. Other than the DRI, there were four other zoning approvals associated with the subject property:

- Conditional Use for the Juvenile Detention Center (Resolution No. 98-477)
- Variance for a 40-foot height variance for the jail expansion (Resolution No. 2002-488)
- Variance for a 34-foot height variance for a 5-story parking garage (Resolution No. 2002-486)
- Conditional Use for the Jail Expansion (Resolution No. 02-487)

This insubstantial change to a PUD request is to allow a verbiage change for a reduced separation distance between structures primarily housing, electric, gas, emergency generators, or HVAC equipment to be zero (0) feet to all other existing and proposed principal structures. Any separation where it applies will still be required to comply with the National Fire Protection Association (NFPA) requirements and standards for fire safety. The PUD curently treats all structures that house HVAC equipment, for instance, as a principal structure. Typically, these structures are treated as accessories and are permitted a reduced separation distance that isn't currently allowed in this PUD. The county currently has an aging HVAC system that serves the main campus, which can benefit from an upgrade. The upgrades that are proposed will be located where the currently existing "ice farm" equipment is (see Attachment C); however, the space is constrained, and a reduced separation is required to construct the project. Also, the county will need to replace or upgrade emergency generators in the future, which will be more beneficial if this equipment is located near or adjacent to existing structures that they serve. Currently, this separation would be subject to the current regulations at a distance between 15 feet to 110 feet, depending on the height of the adjacent building. This may be untenable and would require future amendments to the PUD. Compliance of any future structures with current life and safety codes will be subject to Collier County permitting, resulting in appropriate separation determined with the full consideration of building materials, construction methods, and fire ratings based on design. The insubstantial change request will not negatively impact the health, safety, and welfare, thereby improving the efficiency of buildings and structures while improving the overall health, safety, and welfare of the public and users that frequent the buildings and structures in the subject property.

The proposed reduction in the separation distance between structures primarily housing, electric, gas, emergency generators, or HVAC equipment to be zero (0) feet from any other principal structure will help improve the energy efficiency of the structures on the subject property. Any proposed structures in the CFPUD will still be subject to the other development standards of the PUD and the Land Development Code (LDC). The proposed insubstantial change to a PUD request will specifically be implemented in the Collier County Government Center CFPUD Ord. 2004-56 in Section 3.4.D, Distance Between Principal Structures on the Same Parcel, reducing the separation distance to zero (0) feet between principal structures and the structures with utilities that serve them.

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government



Collier County Government Center CFPUD – Current Master Concept Plan

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government

SURROUNDING LAND USE AND ZONING (related to the subject site location)

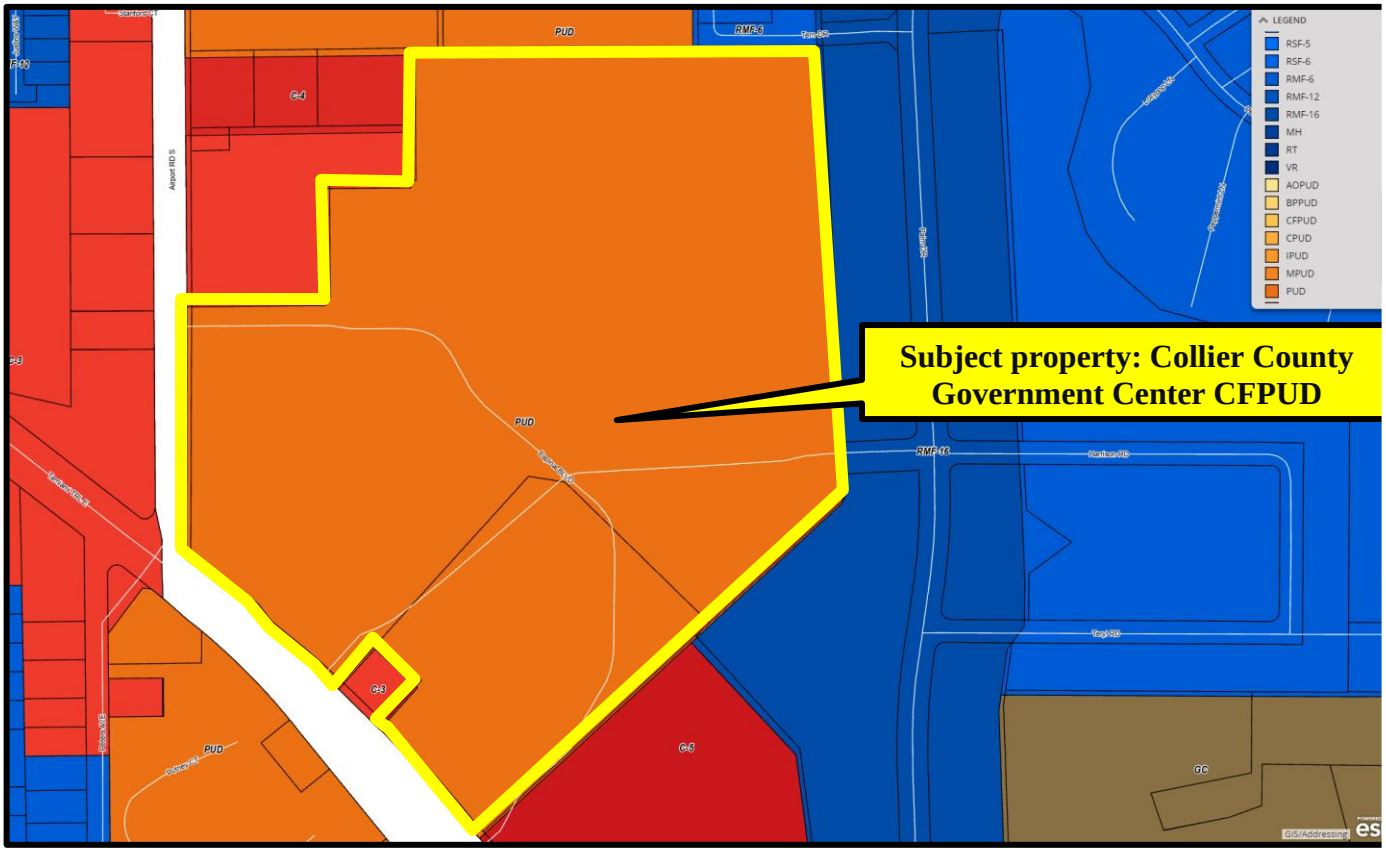
This section of the staff report identifies the land uses, zoning classifications, and maximum approved densities for properties surrounding the boundaries of the Collier County Government Center Community Facilities Planned Unit Development (CFPUD):

North: Developed Commercial and then Residential uses; St. Matthew's House Commercial Planned Unit Development (CPUD), David A. Gallman Estate Planned Unit Development (PUD), and Residential Multi-Family 6 (RMF-6).

East: Developed Residential and Right-of-Way (R.O.W.); Residential Multi-Family 16 (RMF-16) and Palm Drive.

South: Developed Commercial and Right-of-Way (R.O.W.); Commercial Intermediate Zoning District (C-3), Heavy Commercial Zoning District (C-3), and Tamiami Trail East (US-41).

West: Developed Commercial and Right-of-Way (R.O.W.); General Commercial Zoning District (C-4), Commercial Intermediate Zoning District (C-3) and Airport-Pulling Road (CR-31).



Base Zoning Map – Collier County GIS/Addressing, ESRI

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government

STAFF ANALYSIS

Comprehensive Planning: Not applicable.

Transportation Element: Not applicable.

Zoning Review: The original request for the insubstantial change included language that stated *"Structures housing electric, gas, emergency generators, or HVAC equipment may have a setback of zero (0) feet."* At the time of the Neighborhood Information Meeting (NIM), some members of the public attendees were confused by the term "setback" as by definition it implies the minimum distance between the right-of-way or property line, etc., to the beginning point of the buildable area. Staff recommended changing the request to specifically narrow down the insubstantial change request in order to avoid any future confusion. The Applicant clarified the language change to be *"Separation distance between structures primarily housing, electric, gas, emergency generators, or HVAC equipment may be zero (0) feet from any other principal structures."* Based on the specificity of the request, and that the insubstantial change poses no negative impacts to the health, safety, and welfare of the public, staff supports this request and recommends **approval** for the insubstantial change request for the subject property.

Landscape Review: Not applicable.

Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). No revisions to the environmental portions of the PUD are being requested.

Environmental Review: Environmental Planning staff has reviewed this petition. The request is to amend (Ordinance 04-56) to modify the PUD to allow for a reduced setback for structures housing equipment. 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. Environmental Services staff recommends **approval** of the proposed petition.

PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE CRITERIA:

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

LDC Section 10.02.13 E.1 Criteria:

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

No, the request does not include a change in the boundary of the PUD.

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

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government

No, the request does not increase the number of dwelling units or intensity of land use or height of buildings within the development. The CFPUD will still be limited to a maximum of 996,799 square feet of building area for permitted and accessory government center uses.

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

No, the request does not change preservation, conservation, recreation, or open space areas, of which a minimum 30% open space of the gross site area shall remain provided as identified in Section IV, Development Commitment, 4.12.B.

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

No, the request does not increase areas or relocate areas for nonresidential uses. The changes to the Community Facilities Development Standards do not increase or relocate areas designated as Community Facilities on the Master Concept Plan and do not increase the amount of non-residential intensity permitted in the CFPUD.

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

No, the proposed change allows for a reduced separation distance of 0 feet between existing and proposed principal structures and structures housing electric, gas, emergency generators, or HVAC equipment and does not increase impacts of development, such as traffic generation, circulation, or impacts on other public facilities.

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

No, the request does not change land use activities and does not generate a high level of vehicular trips. The CFPUD will remain subject to the Development Commitments for Transportation as identified in Section IV, Development Commitments 4.5. Transportation, A through I.

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

No, the request does not result in a requirement for increased stormwater retention or increased stormwater discharges.

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

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government

No, the request to allow for a reduced separation distance to zero feet between existing and proposed principal structures and structures housing electric, gas, emergency generators, or HVAC equipment does not create incompatibility with or negatively impact adjacent land uses. Developments will still need to meet minimum setback and buffering requirements and will still be subject to the County's architectural and site design standards.

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

No, the request is not applicable to the Collier County Growth Management Plan. The Future Land Use Element and GMP do not mandate separation distance between principal structures to structures that house electric, gas, emergency generators, or HVAC equipment.

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

No. Although the CFPUD is located and has been previously approved as a Development of Regional Impact (DRI), and the CFPUD zoning district is consistent with the approved DRI, however, the proposed change of allowing for a reduced separation distance to 0 feet between existing and proposed principal structures and structures housing electric, gas, emergency generators, or HVAC equipment and is not substantial in impacting the originally approved height, density, or intensity of the development. Therefore, the request does not create a substantial deviation and may be reviewed and approved by Collier County.

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

No, the request is not deemed a substantial modification to the CFPUD and may be processed as an Insubstantial Change (PDI) pursuant to the LDC and Administrative Code.

The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC Sec. 10.02.13.E.2 as follows:

a. Does this petition change the analysis of findings and criteria used for the original application?

No change to the permitted land uses, intensities, or design standards are being requested as part of the petition.

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was advertised and held on Thursday, October 26, 2023, at 5:30 pm, at the Collier County Board of County Commissioners Chambers, located at 3299 Tamiami Trail East, Suite 303, Naples, FL 34112. There were six (6) members of the public present and one (1) who participated remotely on Zoom. There is a copy of the transcript drafted by the applicant that includes the applicant's presentation and the questions from the attending public. There were no other commitments made outside the request for the insubstantial change. A copy of the NIM advertising and the prepared presentation are included in the Backup Package, Attachment A.

PETITION APPEAL TO HEARING EXAMINER

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-89 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceed with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

STAFF RECOMMENDATION:

Staff recommends that the Hearing Examiner **APPROVE** Petition PDI-PL20230011586, Collier County Government Center PDI subject to including the following attachments in the HEX Decision:

1. Attachment B – *PUD Revised Text*

Attachments:

Attachment A – *Backup Package*
Attachment B – *PUD Revised Text*
Attachment C – *New Chiller Plant Building K-1, Zoning and Data Plan*
Attachment D – *Signs & Notification*

Attachment: Staff Report - PL20230011586 - Collier County Government Center PUD (PDI) (27744 : PL20230011586 Collier County Government

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- ✓ Application, to include but not limited to the following:
  - ✓ Narrative of request
  - ✓ Property Information
  - ✓ Property Ownership Disclosure Form
  - ✓ Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- N/A Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- N/A Affidavit of Unified Control
- * Affidavit of Representation – * See Property Ownership Disclosure Form
- ✓ 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
- N/A Traffic Impact Study (TIS)
- N/A Environmental Data
- N/A Historical/Archeological Survey or Waiver
- N/A Utility Letter
- N/A Deviation Justifications

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

✓ Boundary Survey (Waiver included)

✓ 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.

N/A Submerged Resource Surveys may be included here if required.

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

I understand that by submitting the above materials, it is the agent's/applicant's responsibility to ensure all materials are in the same order for all copies of backup materials to provide to the Hex/CCPC and the CD must contain the documents in one pdf file (not multiple files) in the same order as the printed materials. It is the agent's responsibility to ensure no documentation is left out.

Signature of Agent Representative

1/12/2024
Date

Chris E. Brockmeier, P.E.
Printed Name of Signing Agent Representative

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Stantec

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 1
APPLICATION

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

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

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

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Collier County c/o Real Property Management

Name of Applicant if different than owner: _____

Address: 3335 Tamiami Trail E #101 **City:** Naples **State:** FL **ZIP:** 34112

Telephone: 239-252-8247 **Cell:** 239-315-1152 **Fax:** _____

E-Mail Address: john.mccormick@colliercountyfl.gov

Name of Agent: Chris Brockmeier, PE

Firm: Stantec Consulting Services Inc.

Address: 3510 Kraft Road **City:** Naples **State:** FL **ZIP:** 34105

Telephone: 239-649-4040 **Cell:** 239-220-1460 **Fax:** n/a

E-Mail Address: chris.brockmeier@stantec.com

DETAIL OF REQUEST

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

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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PROPERTY INFORMATION

PUD NAME: Collier County Government PUD **ORDINANCE NUMBER:** 04-56
FOLIO NUMBER(S): 00389600008

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

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

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

If no, please explain: _____

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

If yes, in whose name? _____

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

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

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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

Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☐	☑
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	☐	☐	☐
PUD document with changes crossed through & underlined	☐	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☑	☐
Warranty Deed	☐	☑	☐
Legal Description	1		☑
Boundary survey, if boundary of original PUD is amended	☐	☐	☑
If PUD is platted, include plat book pages	☐	☐	☑
List identifying Owner & all parties of corporation	1	☐	☑
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Collier County

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

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Agent/Owner Signature

4/28/23
Date

John McCormick, Interim Director
Applicant/Owner Name (please print)

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Stantec

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 2
NARRATIVE OF REQUEST

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Stantec

Rev 1/4/2024

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI

PROJECT NARRATIVE AND DETAIL OF REQUEST

PL20230011586

The subject property totals an estimated 45.28 acres and is located in Section 12, Township 50 South Range 25 East in Naples, Florida, more generally described as the northeast corner of the intersection of US 41 and Airport-Pulling Road South. While this amendment will apply throughout all areas of the PUD, it's application is limited to the principal structures separation distance between existing and future structures (buildings) and separate structures housing electric, gas, emergency generators or HVAC equipment only.

This application is to make a verbiage change to allow for reduced separation distance between structures housing primarily electric, gas, emergency generators, or HVAC equipment to be zero (0) feet to all other existing and proposed principal structures. This reduced separation would still have to comply with an NFPA requirements for fire safety which would be demonstrated at the SDPA or building permit stage of review.

The PUD currently treats all structures housing HVAC equipment as a 'principal structure'. These types of structures are typically treated as accessory structures and allowed a reduced separation but that is not allowed under the current PUD. The County has an aging HVAC system that serves the campus which must be upgraded. The proposed upgrades will be placed where the current existing 'ice farm' equipment is, but this is a space constrained area and a reduced separation is necessary to construct the project.

Additionally, the County will be replacing or upgrading emergency generators in the future which by necessity should be located near or adjacent to existing structures that they serve which would be subject to a separation under the current regulations of anywhere from 15' to 110' depending on the height of the adjacent buildings. This would create in some cases an untenable situation, requiring future amendments to the PUD.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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Rev 1/4/2024

Since all structures would require permitting through Collier County, compliance of any future structures with current life safety codes would occur, resulting in an appropriate separation being determined with the full consideration of building materials, construction methods and fire ratings based on design. Therefore, this change does not impact any issues related to health safety and welfare.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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ITEM 3
PROPERTY INFORMATION

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Stantec

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI

LEGAL DESCRIPTION

The subject property described as:

ALL THAT PART OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH 00°18'50" WEST ALONG THE WESTERLY LINE OF SAID SECTION 12, A DISTANCE OF 1858.24 FEET; THENCE LEAYING SAID WESTERLY LINE OF SAID SECTION 12, NORTH 89°41'10" EAST 70.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT-PULLING ROAD, C-31 (S.R. S-858) AND THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 93, PAGE 554, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE CONTINUE NORTH 89°41'10" EAST ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF 359.56 FEET;

THENCE NORTH 00°18'50" WEST ALONG A WESTERLY LINE OF SAID LANDS A DISTANCE OF 304.53 FEET;

THENCE NORTH 89°41'10" EAST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 224.56 FEET TO A SOUTH WESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 994, PAGE 234, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE NORTH 00°18'50" WEST ALONG A WESTERLY LINE OF SAID LANDS A DISTANCE OF 343.46 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 89°41'10" EAST ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF I 058.88 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING A POINT ON THE WESTERLY LINE OF THE GLADES UNIT TWO AS RECORDED IN PLAT BOOK 10, PAGE 88, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 02°52'43" EAST ALONG THE EASTERLY LINE OF SAID

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LANDS AND THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 1174.15 FEET, TO A SOUTHEASTERLY CORNER OF SAID LANDS;

THENCE SOUTH 47°15'23" WEST ALONG A RADIAL LINE AND ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AND ALONG THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 165, PAGE 402, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, A DISTANCE OF 1280.44 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S.

41 (S.R. 90) TAMIAMI TRAIL AND THE ARC OF A CIRCULAR CURVE CONCA VE SOUTHWESTERLY AND HAYING A RADIUS OF 5788.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°11'45" AN ARC DISTANCE OF 19.78 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCA VE SOUTHWESTERLY AND WHOSE RADIUS POINT BEARS SOUTH 50°32'57" WEST 3856.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°13'20" AN ARC DISTANCE OF 351.53 FEET TO A INTERSECTION WITH THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1013, PAGE 600, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE NORTH 42°06'36" EAST ALONG SAID SOUTHEASTERLY LINE OF SAID LANDS A DISTANCE OF 134.02 FEET TO THE CORNER OF SAID LANDS; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCA VE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 43°33'26" WEST 5938.65 FEET AND ALONG THE NORTHEASTERLY LINE OF SAID LANDS THROUGH A CENTRAL ANGLE OF 01°26'50" AN ARC DISTANCE OF 150.00 FEET TO THE CORNER OF SAID LANDS;

THENCE SOUTH 42°06'36" WEST ALONG THE NORTHWESTERLY LINE OF SAID LANDS A DISTANCE OF 130.41 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 90) TAMIAMI TRAIL, SAID INTERSECTION BEING A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE

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CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 43°05'49" WEST 3856.72 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CUR VE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 03°44'15" AN ARC DISTANCE OF 251.57 FEET;

THENCE NORTH 37°19'32" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 52.26 FEET;

THENCE NORTH 52°02'44" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.62 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT-PULLING ROAD C-31 (S.R. S-858);

THENCE NORTH 00°18'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 659.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 54.91 ACRES OF LAND MORE OR LESS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LESS AND EXCEPT THAT PORTION DEEDED FOR STATE OR COUNTY RIGHT-OF-WAY AS APPEAR IN THOSE CERTAIN DEEDS AND INSTRUMENTS RECORDED AT: O.R. BOOK 2061 PAGES 1245 AND 1246; AND/OR UTILITY EASEMENTS AS APPEAR IN THOSE CERTAIN DEEDS AND INSTRUMENTS RECORDED AT: FPL-O.R. BOOK 112 PAGE 219, O.R. BOOK 34 PAGE 91, O.R. BOOK 385 PAGE 34 AND O.R. BOOK 745 PAGE 1272/ UTILITY- O.R. BOOK 136 PAGE 434.

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ITEM 4
PROPERTY OWNERSHIP DISCLOSURE FORM

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Collier County

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
Collier County, a political subdivision of the State of Florida	100%

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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Collier County

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired Pre 1974

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

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

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

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 Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Agent/Owner Signature

6/28/23
Date

John McCormick
Agent/Owner Name (please print)

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 5
PUD AMENDMENT

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

COLLIER COUNTY GOVERNMENT CENTER

A

COMMUNITY FACILITIES PLANNED UNIT DEVELOPMENT/ DEVELOPMENT OF REGIONAL IMPACT

REGULATIONS AND SUPPORTING MASTER PLAN GOVERNING THE COLLIER COUNTY GOVERNMENT CENTER, A COMMUNITY FACILITITIES PLANNED UNIT DEVELOPMENT

PREPARED FOR:

COLLIER COUNTY BOARD OF COUNTY COMMISIONERS

PREPARED BY:

~~AGNOLI BARBER AND BRUNDAGE~~
~~7400 TAMIAMI TRAIL NORTH~~
Stantec Consulting Services Inc.
3510 Kraft Road, Suite 200
Naples, FL ~~34108~~ 34105

DATE REVIEWED BY CCPC	~~7/15/2004~~
DATE APPROVED BY BCC	~~9/21/2004~~
ORDINANCE NUMBER	~~2004-56~~

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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SECTION	IV	DEVELOPMENT COMMITMENTS	11

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

LIST OF EXHIBITS AND TABLES

EXHIBIT	A	PUD MASTER PLAN
EXHIBIT	B	MAXIMUM BUILDING HEIGHT
EXHIBIT	C	CIRCULATION MASTER PLAN
EXHIBIT	D	LANDSCAPE BUFFERS ABUTTING RESIDENTIAL

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

STATEMENT OF COMPLIANCE

The development of approximately 55± acres of property in Collier County, as a Community Facilities Planned Unit Development to be known as Collier County Government Center CFPUD will be in compliance with the goals, objectives and policies of Collier County as set forth in the Growth Management Plan (GMP). Land uses will be consistent with the growth policies, land development regulations, and applicable comprehensive planning objectives of each of the elements of the Growth Management Plan for the following reasons:

Public Use Project

1. The subject property is within the Urban Commercial District, Mixed Use Activity Center Sub-district, Activity Center #16, and the Bayshore-Gateway Triangle Redevelopment Overlay. Government center uses are pem1itted in these designations.

2. The subject property's location in relation to existing or proposed community facilities and services allows the development's intensity as required in Objective 2 of the Future Land Use Element.

3. The project development is compatible and complementary to existing and future surrounding land uses as required in Policy 5.4 of the Future Land Use Element.

4. The project development will result in an efficient and economical extension of community facilities and services as required in Policy 3.1.of the Future Land Use Element.

5. The government center has been previously approved as a Development of Regional Impact (ORI). The CFPUD zoning district is consistent with the approved ORI.

6. All final local development orders for this project are subject to Division 3. I 5, Adequate Public Facilities, or successor provision, of the Collier County Land Development Code.

7. Improvements are planned to be in compliance with the applicable land development regulations, as set forth in Objective 3 of the Future Land Use Element.

8. The Collier County Government Center Community Facilities PUD is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as may be required by Objective 1.5 of the Drainage Sub-element of the Public Facilities Element of the GMP.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

SECTION I

PROPERTY OWNERSHIP AND DESCRIPTION

1.1 PURPOSE

The purpose of this Section is to set forth the location and ownership of the property, and to describe the existing conditions of the property proposed to be developed under the project name of Collier County Government Center CFPUD.

1.2 LEGAL DESCRIPTION

The subject property described as:

ALL THAT PART OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH 00°18'50" WEST ALONG THE WESTERLY LINE OF SAID SECTION 12, A DISTANCE OF 1858.24 FEET; THENCE LEAYING SAID WESTERLY LINE OF SAID SECTION 12, NORTH 89°41'10" EAST 70.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT-PULLING ROAD, C-31 (S.R. S-858) AND THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 93, PAGE 554, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE CONTINUE NORTH 89°41'10" EAST ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF 359.56 FEET;

THENCE NORTH 00°18'50" WEST ALONG A WESTERLY LINE OF SAID LANDS A DISTANCE OF 304.53 FEET;

THENCE NORTH 89°41'10" EAST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 224.56 FEET TO A SOUTH WESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 994, PAGE 234, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE NORTH 00°18'50" WEST ALONG A WESTERLY LINE OF SAID LANDS A DISTANCE OF 343.46 FEET TO THE NORTHWEST

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CORNER OF SAID LANDS; THENCE NORTH 89°41'10" EAST ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF I 058.88 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING A POINT ON THE WESTERLY LINE OF THE GLADES UNIT TWO AS RECORDED IN PLAT BOOK 10, PAGE 88, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 02°52'43" EAST ALONG THE EASTERLY LINE OF SAID LANDS AND THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 1174.15 FEET, TO A SOUTHEASTERLY CORNER OF SAID LANDS;

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41 (S.R. 90) TAMIAMI TRAIL AND THE ARC OF A CIRCULAR CURVE CONCA VE SOUTHWESTERLY AND HAYING A RADIUS OF 5788.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°11'45" AN ARC DISTANCE OF 19.78 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCA VE SOUTHWESTERLY AND WHOSE RADIUS POINT BEARS SOUTH 50°32'57" WEST 3856.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°13'20" AN ARC DISTANCE OF 351.53 FEET TO A INTERSECTION WITH THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1013, PAGE 600, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

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THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CUR VE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 03°44'15" AN ARC DISTANCE OF 251.57 FEET;

THENCE NORTH 37°19'32[11] WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 52.26 FEET;

THENCE NORTH 52°02'44[11] WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.62 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT-PULLING ROAD C-31 (S.R. S-858);

THENCE NORTH 00°18'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 659.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 54.91 ACRES OF LAND MORE OR
LESS SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD.

LESS AND EXCEPT THAT PORTION DEEDED FOR STATE OR COUNTY RIGHT-OF-WAY AS APPEAR IN THOSE CERTAIN DEEDS AND INSTRUMENTS RECORDED AT: O.R. BOOK 2061 PAGES 1245 AND 1246; AND/OR UTILITY EASEMENTS AS APPEAR IN THOSE CERTAIN DEEDS AND INSTRUMENTS RECORDED AT: FPL-O.R. BOOK 112 PAGE 219, O.R. BOOK 34 PAGE 91, O.R. BOOK 385 PAGE 34 AND O.R. BOOK 745 PAGE 1272/ UTILITY- O.R. BOOK 136 PAGE 434.

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1.3 PROPERTY OWNERSHIP

The subject property is under the ownership of Collier County, 3301 Tamiami Trail East, Naples, FL 34112.

1.4 GENERAL DESCRIPTION OF PROPERTY AREA

A. The project site is located on the east side of Airport Road at its intersection with U.S. 41. The 55± acre site has been owned by Collier County since 1962.

B. The zoning classification of the subject property prior to the date of this approved CFPUD Document was Public Use (P).

C. The property has received the following approvals:
1. Southwest Florida Regional Planning Council Development of Regional Impact (DRI #12-9900-151)
   Collier County Development Order (Resolution No. 00-443)
2. Conditional Use - Juvenile Detention Center
   (Resolution No. 98-477)
3. Variance-40-foot height variance for jail expansion
   (Resolution No. 2002-488)
4. Variance-34-foot height variance for 5-story parking garage
   (Resolution No. 2002-486)
5. Conditional Use - Jail Expansion (Resolution No. 02-487)

1.5 PHYSICAL DESCRIPTION

Surface water management for the project has been approved by the SFWMD (Permit# 11-01784-P). The site is located in the Winter Park Outlet Sub-basin of the Haldeman Creek Basin. Outfall flows to Haldeman Creek via the Winter Park Outlet Canal and U.S. 41 and Airport-Pulling Road storm sewers.

1.6 PROJECT DESCRIPTION

The Collier County Government Center CFPUD is a multi-use, multi-phase project. Major uses include those related to public safety (courthouse and jail) and administration offices and services. Five Constitutional Officers (Sheriff, Property Appraiser, Tax Collector, Supervisor of Elections and the Clerk of Courts) also utilize this site. The project has been previously approved as a Development of Regional Impact (Resolution# 00-443 and Development Order # 12-9900-151).

1.7 SHORT TITLE

This Ordinance shall be known and cited as the Collier County Government Center Community Facilities Planned Unit Development Ordinance.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

SECTION II

PROJECT DEVELOPMENT REQUIREMENTS

2.1 PURPOSE

The purpose of this Section is to delineate and generally describe the project plan of development, relationships to applicable County ordinances, the respective land uses of the tracts included in the project, as well as other project relationships.

2.2 GENERAL

A. Regulations for development of the Collier County Government Center CFPUD shall be in accordance with the contents of this Document, and other applicable sections and parts of the Collier County Land Development Code and GMP in effect at the time of building permit application except where deviations have been granted herein. Where these regulations fail to provide developmental standards then the provisions of the most similar district in the County Land Development Code shall apply The Co11ier County Government Center CFPUD shall be in accordance with the limitations established within Resolution Number 00-443 and Development Order Number 00-5 (DRI-99-03).

B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in Collier County Land Development Code, or successor provisions, in effect at the time of building permit application.

C. All conditions imposed and all graphic material presented depicting restrictions for the development of the Collier County Government Center CFPUD shall become part of the regulations that govern the manner in which the site may be developed.

D. Unless modified, waived or excepted by this CFPUD Document, the provisions of the LDC, or successor provisions, where applicable remain in full force and effect with respect to the development of the land which comprises this CFPUD.

E. Development permitted by the approval of this petition will be subject to a concurrency review under the provisions of Division 3.15 Adequate Public Facilities, or successor provision.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

2.3 DESCRIPTION OF PROJECT PLAN AND PROPOSED LAND USES

A. The project Master Plan is illustrated graphically by Exhibit A, CFPUD Master Development Plan. The following is a conceptual break down of land uses.

Table A: Land Coverage	
Land Use	**Acrea2:e**
Building Coverage	10±
Common Area/Open Space	23.5±
Water Management	6.5±
Parking Area	15±
Total Project	55±

B. In addition to the various areas and specific items shown herein, such easements as necessary shall be established throughout the site as may be necessary.

2.4 DESCRIPTION OF PROJECT DENSITY OR INTENSITY OF LAND USE

The CFPUD provides for a maximum of 996,799 square feet of building area for permitted and accessory government center uses. Parking decks and ancillary uses, such as equipment areas, do not count towards this building area allocation.

2.5 RELATED PROJECT PLAN APPROVAL REQUIREMENTS

A. Exhibit A, CFPUD Master Plan, constitutes the required PUD development plan. Subsequent to or concurrent with CFPUD approval, a preliminary subdivision plat, if applicable, shall be submitted for the entire area covered by the CFPUD Master Plan. Any division of property and the development of the land shall be in compliance with Division 3.2 of the Collier County Land Development Code, or successor provisions, and the platting laws of the State of Florida.

B. The provisions of Division 3.3 of the Collier County Land Development Code, or successor provisions, when applicable, shall apply to the development of all platted tracts, or parcels of land as provided in said Division prior to the issuance of a building permit or other development order.

C. Appropriate instruments will be provided at the time of infrastructural improvements regarding any dedications and method for providing perpetual maintenance of common facilities.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

2.6 AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN

Amendments may be made to the CFPUD as provided in the Collier County Land Development Code, Subsection 2.7.3.5, or successor provision.

2.7 PROVISION FOR OFF-SITE REMOVAL OF EARTHEN MATERIAL

The excavation and stockpiling of earthen material in preparation of water management facilities or to otherwise develop water bodies is hereby permitted. Off-site disposal is also hereby permitted subject to the following conditions:

A. Excavation activities shall comply with the definition of a "Development Excavation" pursuant to Subsection 3.5.5.1.3 of the Land development Code, or successor provisions.

B. All other provisions of Division 3.5, Excavation of the Land Development Code, or successor provisions, shall apply.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

SECTION III

COMMUNITY FACILITIES PLAN

3.1 PURPOSE

The purpose of this Section is to identify the uses and development standards that will be applied to the areas so designated on Exhibit A, CFPUD Master Plan.

3.2 GENERAL DESCRIPTION

The CFPUD is being reviewed for a total of 996,799 square feet of floor area for government related uses on 55± acres. Parking decks and ancillary uses, such as heating and air conditioning equipment areas, do not count towards this building area allocation.

3.3 PERMITTED USES

A. Permitted Principal Uses and Structures:

1. Administrative service facilities
2. Child care, not for profit
3. Collection and transfer sites for resource recovery
4. Communication towers
5. Education facilities
6. Essential public service facilities
7. Fairgrounds
8. Libraries
9. Museums
10. Park and recreational service facilities
11. Parking facilities
12. Safety service facilities
13. Animal control facilities
14. Determination (including judicial) facilities and jails
15. Detoxification facilities
16. Electric or gas generating plants
17. Incinerators, HVAC plants and other like facilities
18. Major maintenance and service facilities
19. Health clinics, Mental health and rehabilitative facilities, not for profit
20. Resource recovery plants
21. Rifle and pistol range for law enforcement training (indoor only)
22. Any other uses that are comparable in nature with the foregoing uses and are consistent with the permitted uses of this CFPUD, as determined by the Board of Zoning Appeals.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

B. Uses Accessory to Permitted Uses:

1. Accessory · uses and structures customarily associated with the principal permitted uses.
2. Residential and commercial uses of an accessory nature which are incidental and customarily associated with support of a primary public use of the site for public purpose.
3. Temporary uses on the site for public purpose in accordance with Section 2.6.33 of the Land Development Code, or successor provisions.
4. Accessory uses which are provided by concessionaires under agreement with the County for the provision of the service.
5. Earth mining, provided the use of the excavated materials is utilized for governmental projects.
6. Any other uses that are comparable in nature with the foregoing uses and are consistent with the uses accessory to permitted uses of this CFPUD, as determined by the Board of Zoning Appeals.

3.4 DEVELOPMENT STANDARDS

A.	Minimum Lot Area:	None required.
B.	Minimum Lot Width:	None required.
C.	Minimum Yards:	
1.	Principal Structures	
	(a.) Perimeter of CFPUD abutting residentially zoned property	Fifty (50) feet or½ the building height, whichever is greater.
	(b.) Perimeter of CFPUD abutting non-residentially zoned property.	Twenty-five (25) feet or½ the height, whichever is greater.
	(c.) Waterfront	Zero (0) feet to bulkhead or rip-rap at top-of-bank, otherwise 20 feet.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

2. Accessory Structures
Setback for accessory structures shall be in accordance with Section 2.6.2 of the Land Development Code, or successor provisions.

D. Distance Between Principal Structures on the Same Parcel:

A minimum of 15 feet or one-half the sum of the building heights measured by the closest exterior building walls, whichever is greater.

Structures housing primarily electric, gas, emergency generators, or HVAC equipment to be zero (0) feet to all other existing and proposed principal structures.

E. Maximum Building Height:

Thirty-five (35) feet for all structures located within the thirty-five foot maximum zone as depicted by Exhibit B of this Document.

Fifty (50) feet for all structures located within the fifty foot maximum zone as depicted by Exhibit B of this Document.

Seventy-five (75) feet for all structures located within the seventy-five foot maximum zone as depicted by Exhibit B of this Document.

One hundred and ten (110) feet for all structures located within the one hundred and ten foot maximum zone as depicted by Exhibit B of this Document.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

SECTION IV

DEVELOPMENT COMMITMENTS

4.1 PURPOSE

The purpose of this Section is to set forth the development commitments for the development of the project.

4.2 GENERAL

All facilities shall be constructed in accordance with final site development plans, final subdivision plans and all applicable State and local laws, codes, and regulations applicable to this CFPUD, in effect at the time of final plat, final site development plan approval or building permit application as the case may be. Except where specifically noted or stated otherwise, the standards and specifications of Division 3.2, or successor provisions, of the Land Development Code shall apply to this project even if the land within the CFPUD is not to be platted. The developer, its successor and assigns, shall be bound by the commitments outlined in this Document.

The owner, its successor or assignee, shall agree to follow the Master Plan and the regulations of the CFPUD, and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successor or assignee in title is bound by the commitments within this Document.

4.3 PUD MASTER PLAN

A. Exhibit A, CFPUD Master Plan, illustrates the proposed development and is conceptual in nature. Proposed tract, lot or land use boundaries shall not be construed to be final and may be varied at any subsequent approval phase such as final platting or site development plan application. Subject to the provisions of Subsection 2.7.3.5 of the Land Development Code, or successor provisions, amendments may be made from time to time.

B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities and all common areas in the project.

4.4 SCHEDULE OF DEVELOPMENT/MONITORING REPORT AND SUNSET PROVISION

A. Phasing: This project is being constructed in multiple phases. A conceptual project phasing schedule is included in the DRI Development Order.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

B. Sunsetting: This CFPUD shall be subject to the sunset provisions of Subsection 2.7.3.4, of the Land Development Code, or successor prov1s10ns.

C. Monitoring Report: An annual monitoring report shall be submitted pursuant to Subsection 2.7.3.6 of the Land Development Code, or successor prov1s1ons.

4.5 TRANSPORTATION

The development of this CFPUD Master Plan shall be subject to and governed by the following conditions:

A. All traffic control devices and design criteria shall be in accordance with the minimum standards as adopted by the Florida Department of Transportation (FOOT), as amended, and as required by Florida Statutes - Chapter 316 Uniform Traffic Control Law.

B. All traffic speed limit postings shall be in accordance with the minimum standards as adopted by the Florida Department of Transportation (FDOT) - Speed Zoning Manual, as amended, and as required by Florida Statutes - Chapter 316 Uniform Traffic Control Law.

C. In accordance with the approved DRI Development Order, the payment of road impact fees fully mitigates off-site traffic impacts. Road impact fees shall be used to construct improvements at significantly impacted intersections specifically listed in the DRI Development Order.

D. Any and all points of ingress and/or egress as shown on any and all plan submittal(s) are conceptual in nature and subject to change as determined by Collier County Transportation Staff. Collier County Transportation Staff reserves the right to modify, or close an ingress and/or egress location(s) determined to have an adverse affect on the health, safety and welfare of the public. These include, but are not limited to, safety concerns, operational issues, and roadway capacity problems.

E. Any and all median opening locations shall be in accordance with the Collier County Access Management Policy, as amended, and Land Development Code, as amended or superceded. Median access and control shall remain under Collier County Transportation Staff authority. Collier County reserves the right to modify, or close any median opening(s) determined to have an adverse affect on the health, safety and welfare of the public. These include, but are not limited to, safety concerns, operational issues, roadway capacity problems.

F. All work within Collier County rights-of-way shall meet the requirements of Collier County Ordinance No. 93-64, as amended.

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G. When the build out of the Government Center reaches 750,000 square feet of total building intensity including parking structures, the County shall change the Harrison Road entrance into the Government Center from a right-in/right-out condition to a one-way condition.

H. At the time of site development plan submittal for the new County Commission Building and the parking garage associated with the new County Commission Building, all vehicular and pedestrian transportation systems internal to the project shall be brought into compliance with Subsections 3.2.8.3.17 and 3.2.8.3.18 of the Land Development Code, or successor provision, in effect at the time of submittal.

I. Access via Palm Drive to the Government Center by construction traffic in the project shall be prohibited.

4.6 WATER MANAGEMENT

A. Copies of applicable SFWMD surface water management permits shall be submitted prior to final site development plan approval.

B. An excavation permit shall be required for any proposed lake(s) m accordance with Division 3.5 of the Land Development Code, or successor provisions, and SFWMD Rules.

C. Lake setbacks from the perimeter of the CFPUD may be reduced to twenty-five (25) feet where a suitable barrier is erected.

4.7 UTILITIES

A. Potable water and sanitary sewer services are provided by the City of Naples. Collier County may assume responsibility for providing one or both of these services in the future. Any change of service provider shall not require an amendment to the CFPUD.

B. Water distribution, sewage collection and transmission and interim water and/or sewage treatment facilities to serve the project shall be designed in accordance with applicable County and City ordinances.

4.8 ENGINEERING

A. This project shall be required to meet all County ordinances in effect at the time of final construction documents are submitted for development approval.

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B. Design and construction of all improvements shall be subject to compliance with the appropriate provisions of the Collier County Land Development Code, Divisions 3.2 Subdivisions, or successor provisions.

4.9 ENVIRONMENTAL

A An exotic, vegetation removal, monitoring and maintenance (exotic free) plan for the site shall be submitted to Environmental Services Department Staff for review and approval prior to final site development plan approval.

B This CFPUD shall be consistent with the environmental sections of the Collier County GMP Conservation and Coastal Management Element and the Collier County Land Development Code, or successor provisions, in effect at the time of final development order approval.

4.10 ARCHITECTURAL AND SITE DESIGN STANDARDS

New construction shall be in accordance with provisions of Division 2.8 of the Land Development Code, or successor provisions.

4.11 SIGNS

All signs shall be in accordance with Division 2.5 of the Land Development Code, or successor provisions, except where a deviation is provided for herein.

4.12 LANDSCAPING

A. Landscaping shall be in accordance with the Division 2.4 of the Collier County Land Development Code, or successor provisions, in effect at the time of building permit application, except where a deviation is provided for herein.

B. A minimum of thirty (30) percent open space of the gross site area, as described in Section 2.6.32 of the Land Development Code, or successor provisions, shall be provided.

4.13 DEVIATIONS FROM THE LAND DEVELOPMENT CODE

A. Subsections 2.5.5.2.5.10. and 2.5.6.2., Directional Signs
Deviation from Subsections 2.5.5.2.5.10. and 2.5.6.2., or successor provisions, to allow an unlimited number of on premise directional or informational signs. Number and location of said signs shall be included on applications for site development plan or site improvement plan approval.

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B. Subsection 2.5:5.2.5.8.3., Special Events Signs
Deviation from Subsection 2.5.5.2.5.8.3. , or successor provisions, to allow the placement of banners, kiosks and other similar periodic displays. Such signs shall be exempt from permitting.

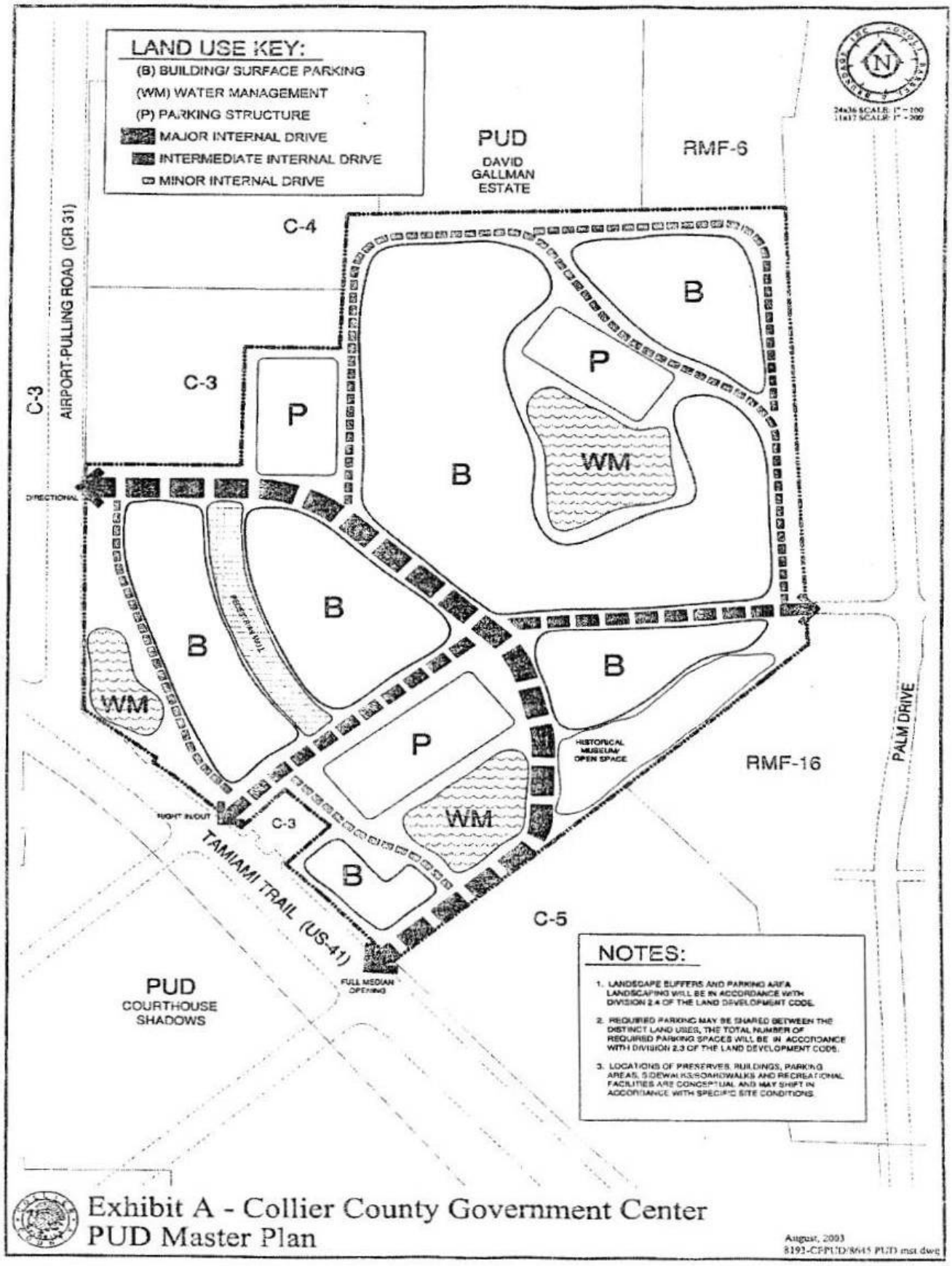
C. Subsection 2.6.11.4.1., Wall and Fences
Deviation from Subsection 2.6.11.4.1. , or successor provisions, to allow the Facilities Management Director to locate and construct temporary and permanent security fencing to secure jail and judicial facilities as needed, based upon the accepted security/penitentiary industry standard. Said facilities shall be exempt from the 8-foot height restriction.

D. Subsection 2.6.11.4.2., Wall and Fences
Deviation from Subsection 2.6.11.4.1., or successor provisions, to waive the requirement for a six foot tall masonry/concrete wall along those portions of the site abutting residentially zoned property. Landscape buffers abutting residential zoning districts shall be in accordance with Exhibit D, Landscape Buffers Abutting Residential.

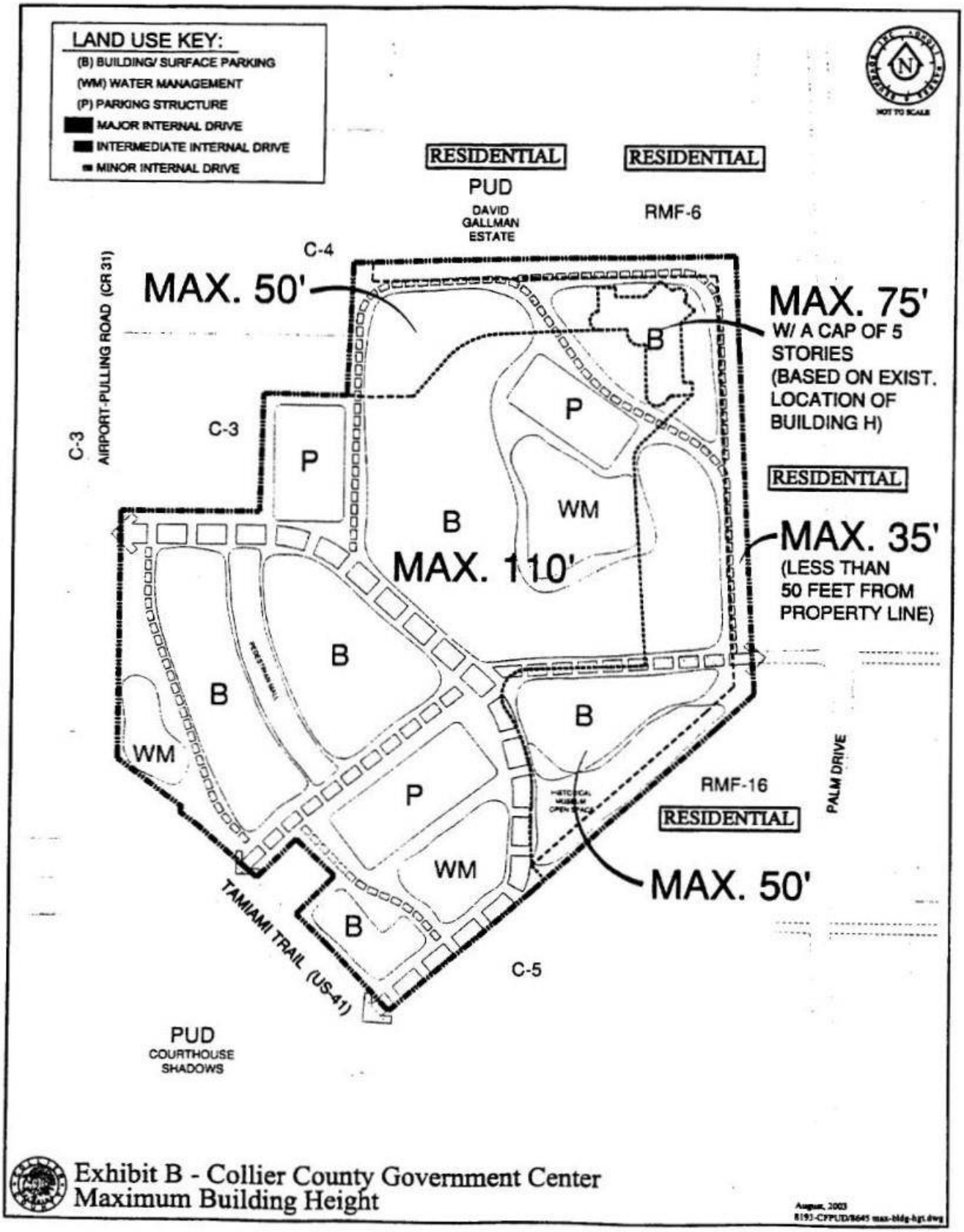
E. Subsections 2.6.11.5.3., 2.6.11.5.5. and 2.6.11.5.6., Fence Material and Construction
Deviation from Subsections 2.6.11.5.3., 2.6.11.5.5. and 2.6.11.5.6., or successor provisions, to allow Facilities Management Director to utilize any type of fence material or technology to secure jail and government facilities, based upon the accepted security/penitentiary industry standard to ensure public safety and welfare.

F. Subsection 3.2.8.3.17., Sidewalks
Deviation from Subsection 3.2.8.3.17.. , or successor provisions, to allow sidewalks and bike lanes to be located in accordance with Exhibit "C", Conceptual Circulation Plan. Modifications to said Plan that are consistent with the CFPUD Master Plan shall be approved in accordance with Subsection 2.7.3.5.6 of the Land Development Code, or successor prov1s1ons. This deviation shall remain in effect until time of site development plan submittal for the new County Commission Building, as referenced by 4.5.H. of this document.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))



Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))



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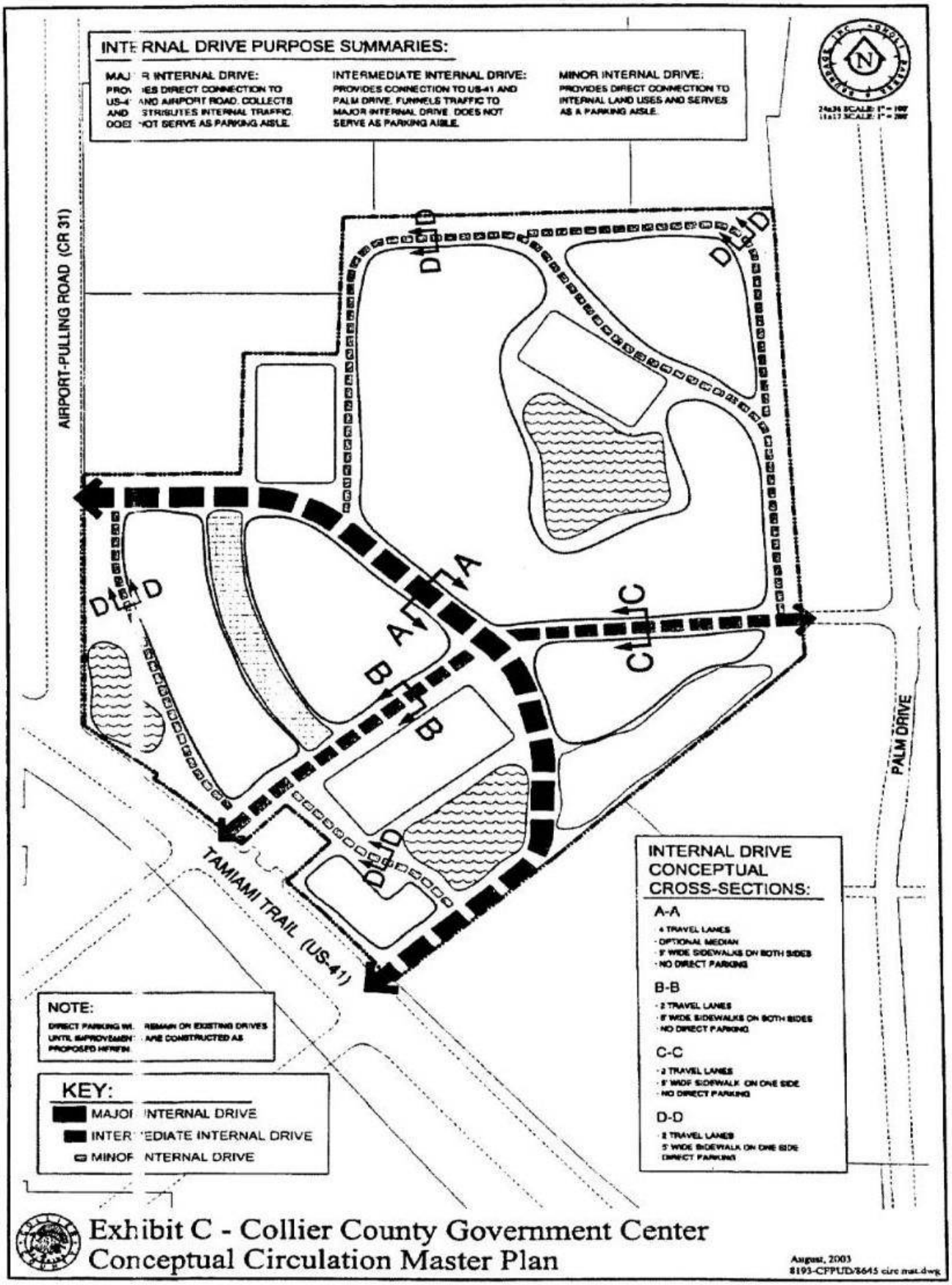

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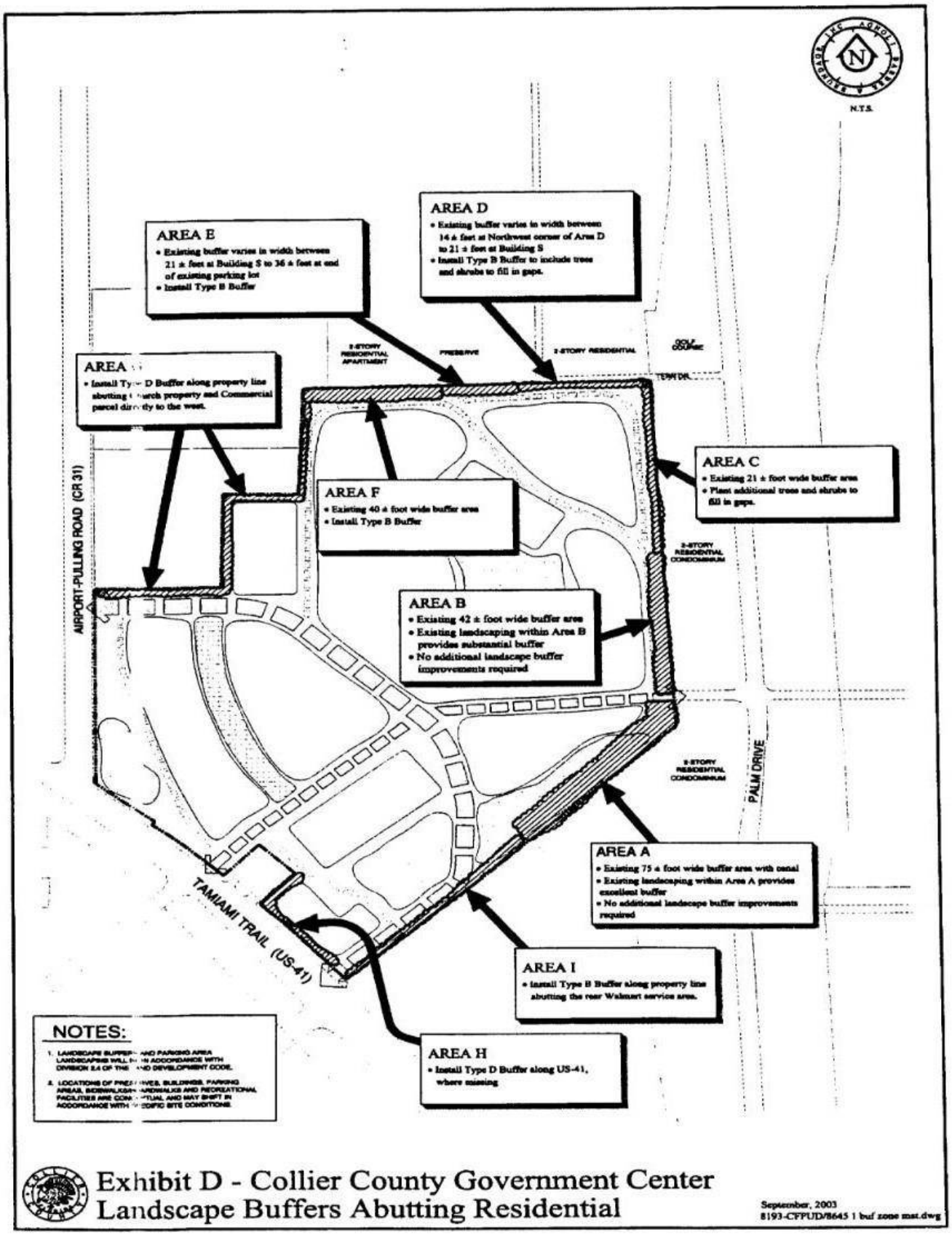

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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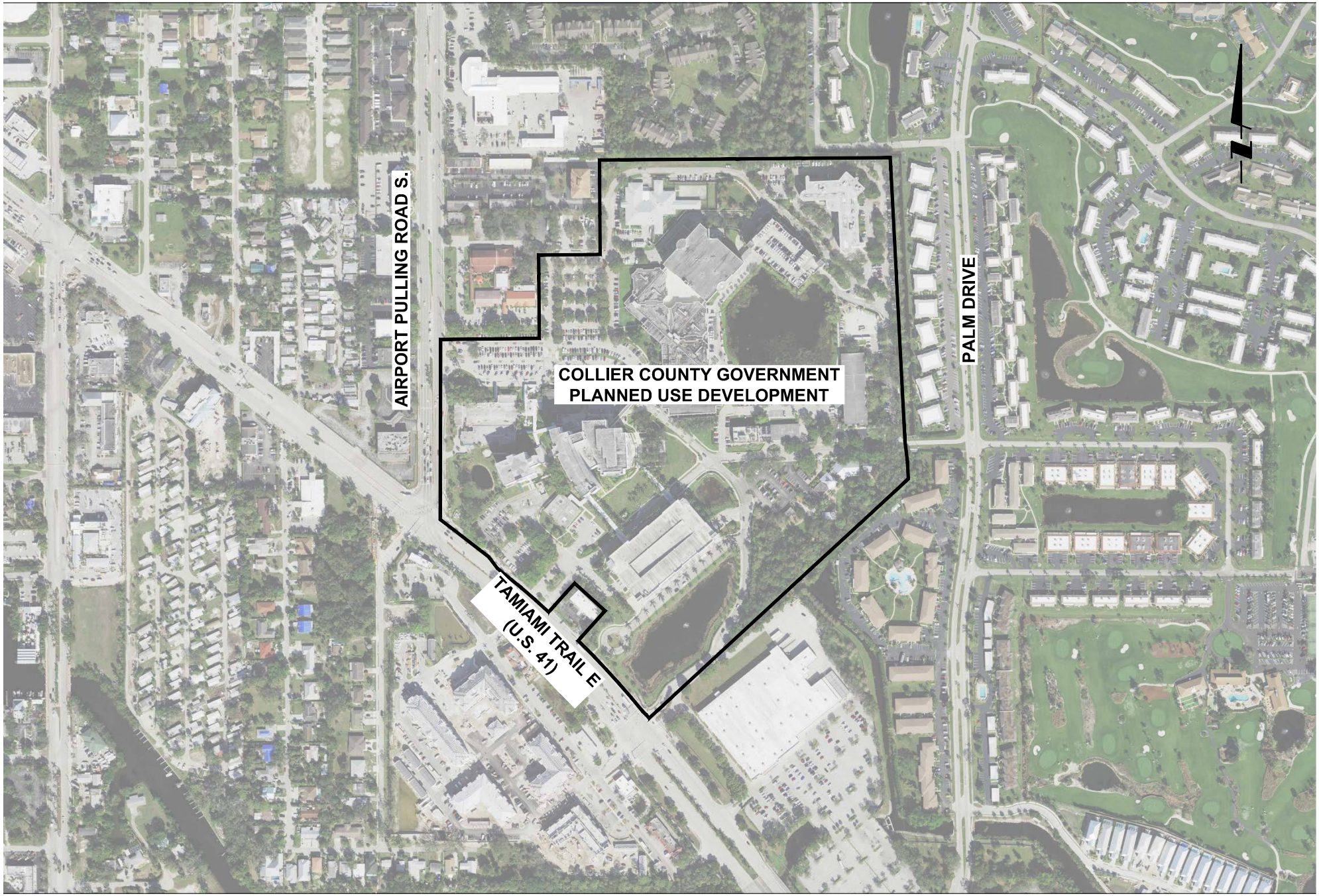
COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 6
DRAWING - LOCATION MAP

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))



Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government

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HEX Hearing – PL20230011586

ITEM 7

NIM INFORMATION

SIGN-IN SHEET

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

NEIGHBORHOOD INFORMATION MEETING
COLLIER COUNTY GOVERNMENT CENTER PUD (PDI) – PLANNED UNIT DEVELOPMENT(PUD) PL202300011586
October 26, 2023 @ 5:30p.m.
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	Address	City, ST, Zip	E-Mail Address
Brenda Lonedeau	174 Palm Dr. 8	Naples	
Louise Robert	184 Palm Dr #2	Naples FL	
Harry Haynes	142 Palm Dr #1	Naples FL 34112	
Sean Sammon	2800 N Horseshoe	Naples FL	Sean.Sammon@collierCountyFl.gov

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government

NEIGHBORHOOD INFORMATION MEETING
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Name	Address	City, ST, Zip	E-Mail Address
Susan Lois	154 Palm Dr. #7	Naples 34112	
Justin Bogart	184 Palm Dr #2	Naples 34112	

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government

Stantec

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 8

NIM INFORMATION

MINUTES AND TRANSCRIPT

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

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Speaker 1 (00:00):

<Silence> Test, test. Okay. Well, alright, good evening, we'll get started. I appreciate everybody coming out this evening and joining us online. Tonight we are having a neighborhood information meeting to talk a little bit about the plan changes or the change to the, the PUD, which is a plan unit development, which a plan unit development, I don't know if you guys know, is basically how a [00:00:30] particular area that's been designated is developed. So with that, I'm just gonna kind of go over what we're gonna do real quick here this afternoon. I'm gonna do a workshop we'll kind of talk a little bit about the procedures. I'm gonna give an introduction, details of the PUD So we, I got some questions to kind of go through that. I'll take questions and answers. We'll do that and then just wrap it up. So I don't see this taking very long, but I'll be here as long as we need to.

(00:53):

So, but let's talk a little bit about coordination tonight. I've got some folks online, [00:01:00] they can hear me. They can't hear you, but that's okay. I'll repeat the question. So I just wanted to let you know if I repeat your question, what's going on so everybody can hear it. And then we'll answer all the questions here. And then I'm gonna answer any questions that we have online. And I'll repeat their question so you guys will hold it to what's being said. Okay. I'm recording this transact the event tonight. And when we do have questions, I just need to remind you if you could gimme your name and your address, that way we can track it so [00:01:30] that, so tonight I'd like to introduce myself. I'm Chris Brockmeier, I'm with Stantec project manager on the project. And also with us tonight is Tim with the county.

(01:41):

Tim is Rigel. I got that Rigel, he's with the county. He's in the county facilities. So do take care of the county buildings and the expansions across the county in particular, any improvements. And in particular, this one is within the district. And I'll bring up the slide in a minute. John McCormick, who [00:02:00] also has joined us online or is getting ready to here. I see. I'm getting ready to log in it looks like. So he'll be, he'll be with us too. Collier County representative, I think someone asked a second ago, we do have Sean Salmon with the, he is the principal planner with growth management. He's here with us this evening too. So thank you Sean for, for coming out. And we've got Michael, who's also with the county. And Michael, thank you for helping me with IT stuff tonight.

(02:23):

Well, and I'm also here as a citizen of the blades. There you go. And he is an adjacent citizen. I have one, Harrison. You got it. Well, thank you. [00:02:30] So the request, what are we requesting? I heard some things earlier and I'd like to kind of get into it and kind of explain what we're doing. So in particular, just a little backup. The plan unit development is the way Collier County does its land use. And what we've got here is this particular area that's outlined here that we were looking at earlier of some of us on the backboard in particular, it, it talks about what's allowed to go in there, what we can do you know, buffers, construction [00:03:00] types, heights, all those items that we typically like to know and, and let the public know in regards to, you know, what is allowed to occur at this site.

(03:08):

Now what are we doing? And I heard there was some confusion. Believe it or not, we, in this part of this PUD is, believe it or not, whether it is an air conditioner unit that sits out in the building, right. Or the building itself. In the PUD when they developed this PUD, originally they called it a structure. Okay. And in the PUD structures have to be [00:03:30] a separate distance from each other. So what we're trying to do is, because I've gotta put some air conditioners and some generators possibly closer to the building than currently is allowed, which is 15 feet. We we're trying to take that 15 down to zero. And by that, that allows us to keep the equipment closer to the buildings instead of putting it further away. It's, we're

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here because of that. That's, that's the reason tonight. So we, we've got some setbacks that aren't required and as part [00:04:00] of the PUD we have to amend that to allow those structures, which we're looking at air conditioners, as you can see electric, transformers, gas, emergency generators, or heating and ventilation equipment if you would cooling chillers, if you would, any of that type of equipment to have a zero setback.

(04:19):

Okay? Now, just so you know, that may apply for some and not all, because the fire department gets to weigh in on what we can do there too. So the back, there's, there's a safety factor there where we [00:04:30] can't change that. That's, that's federal code, county building codes, or state building codes that we have to comply with. So, so that does not get exempt by any means. But in essence, if I wanna move up an air conditioning unit and I've gotta have it closer to the building, I can't, I gotta have it 15 feet off the building. So that's, that's kind of the predicament I'm in right now. So, okay. So with that, I've got just the star that kind of shows in particular, the one location, I need it right now is right where the center of that star is. [00:05:00] But it basically, when I get done, it will apply the entire campus.

Speaker 2 (05:04):

Okay.

Speaker 1 (05:04):

So let's go to the next slide here. So what we've got here is the, I dunno, it might be a little hard for you guys to see that, but basically what we're changing is that underlying section that's in the text of the PUD. So it'll read separation between structures housing primarily electric, gas, emergency generators, or H-V-A H-V-A-C equipment may have a setback of zero feet. Okay. So we could even mount it to the [00:05:30] side of the building if we're allowed to. So that gives us the room that we need to, instead of spreading out is to, is to keep everything compact. Okay. Alright. So where, where are we at? This was asked I think before we started.

Speaker 2 (05:41):

Yeah. As long as we're, that's basically, can

Speaker 1 (05:45):

I, can I get to the end? 'cause I gotta get you to tell me your name. I gotta follow the

Speaker 2 (05:48):

Procedures.

Speaker 1 (05:49):

I'm sorry. I'm almost done. So, quick status. So we did the PD the PUDI application was submitted back in July. Comments were received from staff on August 15th. [00:06:00] We basically submitted some of that information back to the county and we got the approval to move forward with this meeting today. Okay. So this meeting today is basically what we're calling the neighborhood information meeting. The PUDI application becomes basically I turn this in with other whatever questions that the county asks us on this project. So we're, even though we're working for county facilities, I still have to answer to the county growth management. So we, if anything, I feel like we get held to a higher standard Right. That

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growth management expects us to do what [00:06:30] we need to do. So so once they find that PUD PUDI application sufficient, then it kind of moves forward.

(06:39):

And then from there you'll see it goes to the Collier County Planning Commission. I don't know on the public hearing it usually comes in as a a, maybe Sean, you can help me with that. It, it will be, go into the hex Okay. The hearing examiner. Okay. The hearing examiner. So it does not go to the public hearing on that one then. Okay. Because of the, because it's an insubstantial. Okay. Okay. So [00:07:00] again, we'll have some more information on that and I can provide that to you at a later date when those dates fall and fall back in. So so with that, let's just take any questions. And I know you were kind of starting, so I'm gonna let you come. If you could, I'm just gonna hold this. Sure. Tell me

Speaker 3 (07:17):

Your name and address. Sure. Harry Haynes Naples, Florida 142 Palm Drive, unit number one. Perfect. And I, I actually have three questions based upon what you said. The equipment that I

Speaker 1 (07:29):

Remember, I [00:07:30] have to, I have to repeat your question. Sure. So just do one at a time if

Speaker 3 (07:32):

You could for me. Sure. the equipment that you're talking about moving closer to the building is that replacement equipment or new equipment?

Speaker 1 (07:40):

Some is replacement and some is basically new to expand some of the existing systems out here that are, that are a different, different type of treatment or different type of, of mechanical design if you would. Okay. So

Speaker 3 (07:54):

Will will the equipment that you're talking about [00:08:00] moving closer to the building, will that be specified in the application or once it's you get gain approval, assuming you gain approval for a zero setback that will just give you license to do whatever you want within the within that PUD.

Speaker 1 (08:21):

Okay. David, are you, are you able to hear this? David Poteete. Alright, I'll, [00:08:30] okay. Okay. So let me, let me, let me, let me repeat this question. 'cause This one, he kind of was kind of, he wanted to know what type of equipment

Speaker 3 (08:39):

Will it be specified, in other words

Speaker 1 (08:40):

Specified.

Speaker 3 (08:41):

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It, this will give you a co blanc

Speaker 1 (08:43):

Carte blanche

Speaker 3 (08:44):

To put as much equipment as you want close to the building with zero setback. So the appli the actual application will not specify call

Speaker 4 (08:56):

Equipment specified. And that the correct answer is no. We don't call out the equipment [00:09:00] or the amount of equipment as part of this. This basically changes it for that whole, that whole area inside of that will allow that equipment to be closer.

Speaker 3 (09:09):

Sure.

Speaker 4 (09:10):

Instead that, that that previous 15 foot step or the current 15 foot

Speaker 3 (09:14):

If, if I heard you correctly, this will not result in any equipment being close moved closer to the boundary of the PUD.

Speaker 4 (09:25):

Okay. The question was will it, will it res, will this thing result in us being able to move [00:09:30] equipment closer to the boundary of the PUD? And to answer your question, I had did have that question already come in from a citizen that called me out called me on the phone and asked me. It's just that, and those are basically buffers and there's buffers around this PUD that go all the way around it to protect our, you know, between you and us. Right. Between the county property and yourself. Those buffers will not change. We will, this will not allow that equipment to go inside those buffers.

Speaker 3 (09:56):

So what is the setback to the boundary of the PUD?

Speaker 4 (09:58):

[00:10:00] What is the, the question is, what is the setback to the boundary of the PUD? So the, the, the, I guess everything's got a different little bit of a, I guess, setback. I guess what you've got is you've got setbacks. What you're probably concerned about is a setback from the property line.

Speaker 3 (10:16):

Yeah.

Speaker 4 (10:17):

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And the buffers that go around it.

Speaker 3 (10:18):

Yeah.

Speaker 4 (10:19):

So in the PUD that's, that, that was agreed to many years ago. And I have a, I have a little, I don't know if you'll be able to see it, but there's an old piece of the PUD and I'll bring it up right now. We can take a look at that. Those buffers [00:10:30] changed in width as it goes around it. So let's pull that up and take a look. We're gonna, I'm gonna refer to this, this one slide that I created. So, so what I've got here is I pulled that out 'cause that, that woman that called me, real nice lady called me about that. 'cause She lived, I think over where you guys live. And as you can see this little hatched area that runs around, this is the buffer that basically breaks anything between the county property and [00:11:00] the adjacent property owners.

Speaker 3 (11:01):

What is that? What is that dimension?

Speaker 4 (11:03):

It depends where you're at. I mean, they're all, every, you know, they're, they're different. It's a type D, type B, type A. So it, you can see how the width change as we go around it. It'll, it'll change. I, I mean, I have to, I have to figure out where you're at. If you're worried about where you are. I have to get, get back and answer that. I, I don't know that right now.

Speaker 3 (11:25):

I'm not sure. I, I, I'm not sure I asked this question properly, but with this change, [00:11:30] it doesn't seem to me that anything would be moved closer to that boundary.

Speaker 4 (11:36):

That is correct. Nothing will be moved closer. You know, in regards to equipment, we, this is a buffer. So we're not allowed to put any equipment or buildings or anything in that.

Speaker 3 (11:44):

Nothing could come closer.

Speaker 4 (11:48):

Correct.

Speaker 3 (11:48):

Than it currently is. Correct.

Speaker 4 (11:50):

You got it. Nothing we do with this, with this insubstantial change would impact any of that, the setbacks or the buffers.

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Speaker 3 (11:57):
If you didn't get this change.

Speaker 4 (11:59):
Mm-Hmm. <affirmative>,

Speaker 3 (11:59):
You'd [00:12:00] be able to do whatever you wanted within the existing 15 foot setback.

Speaker 4 (12:05):
Correct.

Speaker 3 (12:05):
Okay.

Speaker 4 (12:06):
Yeah.

Speaker 3 (12:06):
Now you're allowed to go closer to the building, correct? That's the change.

Speaker 4 (12:10):
Yes. Correct. I'm bringing that equipment closer to the building. That's the issue.

Speaker 5 (12:14):
That's all it is.

Speaker 4 (12:15):
Yes ma'am. That's why we're here. Okay. So that's all we're doing.

Speaker 5 (12:21):
Not putting up any building or anything that changed. Any more noise? No. I want to understand something.

Speaker 4 (12:27):
So hold on one second. Nope. I think I answered all three of your questions.

Speaker 3 (12:30):
[00:12:30] You did.

Speaker 4 (12:30):
Okay. So I'm gonna skip to this nice lady. So, if I could get your name and address

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Speaker 5 (12:33):

I'm Susan Lewis, 154 Palm Drive.

Speaker 4 (12:36):

Thank you.

Speaker 5 (12:37):

And the way this is written, it sounds like these str these electric, gas, emergency generation stuff are not operational. They're storage. Is that correct? That it's only gonna be

Speaker 4 (12:55):

The question is

Speaker 5 (12:55):

Stored there.

Speaker 4 (12:56):

The question is, is the equipment that's being identified [00:13:00] in our PUD, is it operational or is it storage? And answer your question is operational,

Speaker 5 (13:05):

Right?

Speaker 4 (13:06):

Yes.

Speaker 5 (13:06):

So how much noise and what kind of decibels are we talking about are going to be generated from any of this equipment? Because air conditioners are loud.

Speaker 4 (13:16):

Sure, sure.

Speaker 5 (13:17):

Generators are very loud.

Speaker 4 (13:18):

So that, that's gonna depend on the equipment coming in. Right. And, and in particular what we're doing it is some HVAC with some fans. But I, it could be a generator, it could [00:13:30] be different things. Now we could still put them there, even if we don't get this. Just to be clear with you. What we're trying to do is be able to put 'em closer, you know, and, and service the buildings and, and basically, you know, quit, you know. Yeah, yeah. You know, try to compact the development closer to the building so we don't get closer to where you are.

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Speaker 5 (13:48):
But this will be a lot more equipment than has previously been there.

Speaker 4 (13:55):
It's really equipment servicing the existing building. So we're, we're not adding any buildings. So

Speaker 5 (13:59):
You're not adding [00:14:00] buildings, but you are probably adding more equip, equipment.

Speaker 4 (14:03):
Let me ask you this question.

Speaker 5 (14:04):
Equipment that is generators or

Speaker 4 (14:07):
Gen, I mean, generators are there. Maybe they need another generator. I mean, they don't put generators in 'cause they don't need 'em, but, you know, it's, it, what we're doing in particular is the HVAC in this particular project that we're gonna install, just to be frank, on the project I'm working on. And that is to replace the existing one that has gotten old and it services all these buildings so they don't have to have an air conditioner in each building. It's a central energy plant there that basically generates [00:14:30] the chiller water.

Speaker 5 (14:30):
So, instead of buildings having their own air conditioning systems, it's all gonna come from this one. It,

Speaker 4 (14:37):
It already is Correct. She's asking if it if it's gonna come from, but that it already is. So it's already there. It's just like I'm, I'm getting ready to spend $15,000 at my house to change out my air conditioner. That's what we're doing. Except we're in the millions.

Speaker 5 (14:49):
Okay.

Speaker 4 (14:49):
So,

Speaker 5 (14:50):
And how was this site chosen? I mean, you've got 55 acres. I think it

Speaker 4 (14:56):

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All the existing equipment and all the piping that comes from all the buildings go right to [00:15:00] this location. So we're basically just gonna tear out the old equipment and we're gonna put the new equipment right back in.

Speaker 5 (15:06):

It's more than replacement's gonna be noisy. I have a question for Sean. Sean, how often do you give a a zero setback? How often does a planning board actually agree to a zero setback? Because I know if I wanted to do something at my own, she's

Speaker 4 (15:24):

Asking about a zero setback.

Speaker 5 (15:25):

They would not allow a zero setback. So [00:15:30] how often does the planning board agree to something like that?

Speaker 3 (15:34):

Depends on the project. What you were mentioning about your property, that's usually done by the variance. And a plan development. These requests come through and in substantial change. 'cause It's not substantial to the use of the entire development. It's primarily for what it's servicing.

Speaker 5 (15:56):

So. Okay. But in your experience being on the planning board, [00:16:00] how many times or do you find this happening frequently? Or is this a very unusual situation?

Speaker 3 (16:09):

It's not unusual. I don't know the frequency offhand. But these requests do come in for the type of uses that they're servicing.

Speaker 5 (16:18):

And how often are they granted?

Speaker 3 (16:21):

I, we'd have to go through the records to look at that.

Speaker 5 (16:23):

Yeah, I'm sure not, not too often.

Speaker 3 (16:26):

Not often. But they get approved.

Speaker 5 (16:28):

Yeah. I [00:16:30] don't know. I don't think

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Speaker 4 (16:30):

<Crosstalk>, but I mean, I wanna be clear on one thing just so everybody understands I'm not, we're not talking about the setback. I think you're fine.

Speaker 5 (16:36):

Yeah. I don't think its fine

Okay, We're not talking about, just to clarify your question, there's no confusion. If

Speaker 3 (16:41):

I, if I,

Speaker 4 (16:41):

It's not the setback off of the property line. It's, it's the setback off the particular building that's within the site. Get closer.

Speaker 6 (16:49):

They're closer this way. Well,

Speaker 4 (16:50):

The buffer correct.

Speaker 6 (16:52):

The buffer's gonna take away all noise at all.

Speaker 5 (16:55):

That's what the buffer's there, right.

Speaker 4 (16:56):

Buffers are a break between not the noise, but nevermind. [00:17:00] I understand. Yeah.

Speaker 3 (17:02):

In this, when I first got this, it seemed to me that you were gonna move towards the boundary,

Speaker 5 (17:08):

Right sir?

Speaker 4 (17:09):

You're actually moving away from the boundary.

Speaker 3 (17:09):

Correct.

Speaker 6 (17:11):

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To the building.

Speaker 3 (17:12):

Okay. You're moving the building away from the boundary to the building. Towards the building. Yeah,

Speaker 5 (17:16):

Exactly.

Speaker 3 (17:16):

Building. And, and if you, if you, even if you didn't get this zero setback variance, you would be able to install all the equipment that you currently want to install. For instance, this new AC equipment [00:17:30] where it currently exists. Correct. Instead with this variance, you'll be able to move it away from the boundary closer to the building.

Speaker 4 (17:40):

In this particular case, yeah. You're, we're gonna move it, we're gonna keep it within that area. So if we can't, more equipment, if we can't fit it,

Speaker 3 (17:46):

But they can, the thing of it is they install this equipment now, there's nothing stopping them from installing this equipment. The only thing this does is allow 'em to move it closer to the building. They can [00:18:00] install as much equipment as is allowed within the current PUD.

Speaker 4 (18:05):

That is correct. Yeah.

Speaker 3 (18:06):

Without any, without any approvals at all. They could just go do it.

Speaker 4 (18:10):

Well, we need approvals from the building department and things like that. And of course, gross management is still a permitting process.

Speaker 3 (18:16):

They're replacing existing equipment. In the particular case that he's talking about with the AC units, it's old. They're replacing it with new equipment. Okay. And the new equipment is going

Speaker 5 (18:27):

To be bigger. It's [00:18:30] gonna service more.

Speaker 3 (18:31):

But they, they do not need our permission to do that. They do not need our permission to do that within the existing.

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Speaker 5 (18:38):

But its more sound, Harry, if it's admitting more sound.

Speaker 3 (18:42):

Could be. They would, they would probably have to file a permit and maybe you can speak to that issue. But if they were going to submit for a new air conditioning system, they would probably have to go through zoning and get a permit to do that. And that's where those questions would be answered. This, this change [00:19:00] in and of itself, in, in my opinion, it has no impact on us in and of itself. I'm not close to that.

Speaker 4 (19:07):

If, if anything, it's to be, just be blunt. If anything, we're, we're keeping this equipment more, we are keeping this equipment more to the center of the property of the, of the whole parcel.

Speaker 3 (19:22):

It's gonna be bigger equipment. So, it's gonna service more.

Speaker 4 (19:22):

It’s not gonna service anymore. Service anymore. Not gonna service anymore. I just wanna correct you on that.

Speaker 5 (19:26):

But it's going to be bigger. It's got to give you more [00:19:30] air conditioning or more heating or whatever it is you're looking for.

Speaker 4 (19:33):

Well, I don't know.

Speaker 3 (19:35):

What’re this Change? This change has no bearing on the size of the equipment that they're gonna install whatsoever.

Speaker 4 (19:42):

It's not any

Speaker 3 (19:42):

It, it doesn't have anything to do with what's actually gonna be installed. It just means whenever they decide what they want to install, they can put it closer to the building.

(19:53):

Well, let me get real quick.

Speaker 3 (19:54):

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And all this does,

Speaker 4 (19:55):

I'm gonna let Tim, real quick,

Speaker 3 (19:56):

All this does

Speaker 4 (19:56):

Chime in if I can, Tim, if you would talk about maybe a little bit about [00:20:00] the equipment.

Speaker 7 (20:01):

I just wanted to address some of your concerns because I've been listening back here. We currently have four chillers in place. We are replacing them with four chillers. These will be more energy efficient chillers.

Speaker 5 (20:11):

Are they bigger? They're more energy.

Speaker 7 (20:13):

The individual sizes. Yeah. They will be a little larger than what was there before, but they're more energy efficient. And we also made sure that we got the best sound protection that we could on that, the best decimal level that was allowed. We are very concerned about all of our neighbors around here and we certainly don't want to impose anything on you. What [00:20:30] we're trying to do is, is, is what we believe in the best interest of all Collier County taxpayers because these new energy efficient chillers will be saving us money on our utility bills on a regular basis. We're looking to get an FPL rebate of close to a million dollars by installing all of this equipment that's gonna help pay for that equipment. So that's less money also out of the taxpayer's dollars. The reason we're doing that is the equipment we've had now, unfortunately, we, we've had it for so long, it's not performing as efficient as it should. [00:21:00]

(21:00):

We've had to, we've had to rent chillers to help subsidize the chilling load that we use to air condition all of our building around here, which in turn is money that comes out of our budget, which is taxpayer money. So we're the, the whole reason behind this is to get rid of all that old equipment. I I'm sure you've heard when people talk about air conditioning units in homes, as you start to get to 15, 18 years in your unit, they've developed more efficient units [00:21:30] that run more efficiently, cost you less money to use. That's the purpose of this project right now is we're replacing stuff that's failing and if we don't replace it, it's gonna fail and then we're gonna have nothing.

Speaker 5 (21:40):

I get that.

Speaker 7 (21:41):

Yeah.

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Speaker 5 (21:42):

But what I wanna know is how is it going to affect our community? We have people that are living right across from the canal. They hear all of the activity that goes on at the museum

Speaker 5 (21:55):

When they do the reenactments and all of that. You put bigger equipment in, [00:22:00] they're going to hear that. Who's in charge of understanding how many decibels are being admitted now and how many will be, couldn't tell me. Right. How much will be admitted from the new equipment? We don't know.

Speaker 7 (22:15):

I I couldn't tell you that exactly. I I don't, I don't have the answer for you.

Speaker 5 (22:19):

Is there any other way of soundproofing this?

Speaker 7 (22:22):

Well, we're doing everything that we can to soundproof it. We have screens up around the roof right now that are not only architectural, [00:22:30] but they, they block the sound. The generators that are proposed in this project that have nothing to do with this PUD are coming in sounding sound rated enclosures. So the generator itself is in an enclosure that's supposed to deaden the sound. It's as quiet as we can get a generator to run. Same with the chillers that we have ordered. We have ordered the best sound deadening package that we can because we understand it's going to make noise. We haven't, there's no way around that. But we're trying to mitigate the amount of noise that, and [00:23:00] we've taken that into consideration when we purchased this stuff for this, what this PUDI is is asking, and I think Chris has done a really good job trying to explain it, is we're trying to keep it all condensed. Mm-Hmm. <affirmative>. 'cause Right now we can't get it as close as we want it to. We would have to make it farther away from the building. And by being farther away from the building closer, then it's closer to you guys. We're still not infringing on the buffer zone. We're still within the area that we would be allowed to do it in. It would just be closer toward all of the neighboring buildings. [00:23:30] We're trying to keep it close to itself.

Speaker 5 (23:32):

Okay. I can, I can fix some of that, but I wanna know how is this site ch chosen? Why didn't they put it on the other side of the jail? Why didn't they, I mean it's wires and tubing and whatever.

Speaker 7 (23:47):

I'll, I'll tell you exactly why because that's where it currently exists. Yeah. It's currently there. Right now our chillers are currently in this building. We are renovating the existing building. We're not putting up a new building where the chillers are going. [00:24:00] We're renovating the existing, we didn't choose this location. It was chosen for us many, many years ago when they built it there in the first place.

Speaker 7 (24:07):

So we're not putting up a new building, a new chiller plant. We are just adding to the existing. Right. Exactly where it's at.

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Speaker 8 (24:19):
This stuff was running all summer.

Speaker 4 (24:21):
Right. Hold, hold on a second. Lemme get your, lemme get your name.

Speaker 8 (24:24):
Justin Robert, 1804 Palm Drive. Number 2 two

Speaker 4 (24:25):
Thank you.

Speaker 8 (24:27):
This stuff was running all summer, right?

Speaker 7 (24:28):
Yes, sir.

Speaker 8 (24:29):
I mean, [00:24:30] you hear anything all summer.

Speaker 5 (24:29):
Jess, it's gonna be bigger equipment. Equipment. It's gonna be more,

Speaker 4 (24:36):
I wanna, I want to just disagree with you there because it's, the older equipment was noisy and like he said, the new stuff coming in is all, has sound deadening insulation and then has the insulation. Then we have barriers around it. So kind of, you know, it's belts and the suspenders to try to reduce that noise. We, we've, we've had awareness is we don't want to increase that noise level at all.

Speaker 3 (24:58):
What another question, Harry Haynes, 142 Palm Drive Unit one

Speaker 3 (25:02):
The generators that you speak of?

Speaker 7 (25:05):
Mm-Hmm. <Affirmative>.

Speaker 3 (25:05):
They're just Emerge.

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Speaker 7 (25:06):
Correct.

Speaker 3 (25:08):
Sorry, those are just emergency power, correct?

Speaker 7 (25:11):
Yes sir. Emergency generators

Speaker 3 (25:12):
Thank you

Speaker 4 (25:12):
Are answering. Yes, it's the generator

Speaker 8 (25:14):
Hurricane. So you guys,

Speaker 7 (25:16):
And, and, and one of those generators is a backup to a backup to a backup because

Speaker 8 (25:21):
We can hear those when they had heard they're loud

Speaker 7 (25:23):
And, and, and, and one of those generators that's going in is for powering the jail. And so we're also [00:25:30] working on a companion project to alleviate the need for the generator of the jail. We have a number of FPL feeds that come into the, the building or into our complex here. And we're working on a project now to utilize each one of those feeds. So if a feed one of the primary feeds goes down to the jail, we can switch to the secondary FPL feed. And if we miss that one, we can switch to on another feed that's coming in on the other side of the jail. And one, and if that fails. So this is like the doomsday scenario. That's when the generator [00:26:00] for the jail kicks on.

Speaker 3 (26:03):
One more question perhaps for Sean, but when, when this project is gonna go forward and be approved for the chillers, let's say mm-Hmm. <Affirmative>, you have to have a permit for that. Is that correct?

Speaker 7 (26:04):
That's correct

Speaker 3 (26:06):
Does that permit delve into the sound mitigation and those types of attributes of the project?

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Speaker 7 (26:08):

That would be a question for development review. Once it goes to them, you know, they're looking at all aspects of [00:26:30] the functionality, including, yeah, that's, that's, that's for the building permit.

Speaker 3 (26:10):

Okay. So the building permit, you, they would have to answer the question of sound mitigation, right?

Speaker 7 (26:04):

Technically, yeah. But I mean for this we're concerned about thesetback and the <crosstalk>. No, no, I understand that. But I guess the billing department then they, they, they deal with the nuts in the bolts and the fine details of the equipment and anything that's being installed.

Speaker 8 (27:00):

Okay. So you're not putting more [00:27:00] 'em, you're just gonna replace with the

Speaker 4 (27:01):

That is correct,

Speaker 8 (27:02):

Sir. So the stuff that's there, it's old right? Going supposed to be more efficient, should be quieter, should be more quiet. Right? We'll see,

Speaker 4 (27:11):

You know, I, I would say yes, but you know, then again, do I have a, do we have, we run a pilot te I mean I usually run a pilot test on things and we run it and then we know Exactly. We haven't done that, we don't plan on doing that.

Speaker 8 (27:20):

It's going far away from where we are. You're setting it closer to the building

Speaker 4 (27:24):

Cor Correct. That'll put it up closer.

Speaker 8 (27:25):

That's going by the way, it's not coming this way.

Speaker 4 (27:27):

That is correct. If we don't get it, then we gotta spread out.

Speaker 4 (27:30):

Its gonna spread. Right. So that's what we're trying to do is keep that equipment closer and it helps us keep us closer to the center of the campus too. Have it closer to the building. Yeah.

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Speaker 8 (27:40):

Maybe I want closer to my place. I'm not that far. Yeah, it's going the other way. I know,

Speaker 7 (27:48):

I know. Alright. And as Chris said, this doesn't change the existing setbacks. We aren't asking to, to do anything other than get the buildings closer together. That's all we're asking. We're not asking to [00:28:00] change what the distances are required by the fire department. What the existing buffers are that have been set in place for multiple years. When this PUD was, we're just asking to allow a, our equipment to be closer to the existing building.

Speaker 8 (28:14):

'Cause We're, we're right there. The canal, excuse me, canals there. The museums there. Mm-Hmm. <affirmative>. The noises there. I mean, when you had the generators going for the last hurricane, you know, they're all, they're all alive. You could hear 'em. Yeah. They all,

Speaker 7 (28:26):

Well, believe me, none of us wanna be on generator power and any longer [00:28:30] than we have to. And especially at a big complex like this where we have, I think we have over 800,000 square feet of building space that we have to air condition for people to provide the services for all of you. And sometimes the only way we can do that is by generator power with,

Speaker 8 (28:45):

With a problem. I mean, those are only gonna run when the problem with the power.

Speaker 7 (28:49):

Correct. Yep. They're emergency generators.

Speaker 8 (28:52):

Right? Emergency back. Yeah.

Speaker 7 (28:53):

They, they're not made to run the buildings every day. They're made for an emergency situation.

Speaker 4 (28:59):

Very [00:29:00] good point. Thank you. I didn't touch on that, so.

Speaker 4 (29:04):

So ladies, any questions or you No, I saw your hand up earlier. Do we?

Speaker 8 (29:08):

No, I didn't.

Speaker 4 (29:08):

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No. Okay. I'm sorry. I'm sorry. Okay. Alright. Sorry about that. Okay. That's about, yeah. Alright. Okay. So let me check online real quick if we would real quick and see what I've got that's come in. So I've been very patient with us. I'm not sure, David, have you got anything there for me? Let's see. Nope, nobody. Okay. All right. Sounds good. [00:29:30] All right. Okay. Well that'll be it for our presentation this evening. Thanks for coming out. Thank you. Appreciate you. That's good. Yeah. Thank you.

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Stantec

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 9
NIM INFORMATION
AUDIO RECORDING

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Stantec

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 10

BOUNDARY SURVEY

(WAIVER APPROVED)

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

From: GiblinCormac
To: RosenblumBrett; Mitchell, Chrissy
Cc: Poteete, David
Subject: RE: Collier CEP - boundary survey waiver email
Date: Thursday, June 15, 2023 9:28:46 AM
Attachments: image002.png

This is ok, please include a copy of this email with your application.

Respectfully,
Cormac Giblin, AICP,CPM
Planning Manager, Development Review

Collier County

Collier County Government Growth Management Department
2800 N. Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2460
Cormac.Giblin@CollierCountyFL.gov

From: RosenblumBrett <Brett.Rosenblum@colliercountyfl.gov>
Sent: Thursday, June 15, 2023 8:56 AM
To: Mitchell, Chrissy <Chrissy.Mitchell@stantec.com>
Cc: Poteete, David <David.Poteete@stantec.com>; GiblinCormac <Cormac.Giblin@colliercountyfl.gov>
Subject: RE: Collier CEP - boundary survey waiver email

Cormac,

Can you answer Chrissy's email?

Respectfully,

Brett Rosenblum, PE
Principal Project Manager

Collier County

Development Review Division
Exceeding Expectations, Every Day!

NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2905 Fax: 239.252.3933

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

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From: Mitchell, Chrissy <Chrissy.Mitchell@stantec.com>
Sent: Thursday, June 15, 2023 8:53 AM
To: RosenblumBrett <Brett.Rosenblum@colliercountyfl.gov>
Cc: Poteete, David <David.Poteete@stantec.com>
Subject: Collier CEP - boundary survey waiver email

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 Brett,

In connection with PL20220003162 for the Collier County government complex – New chiller plant building K project and on behalf of the Property Owner (Collier County), I am hereby respectfully requesting a waiver for the requirement to submit a boundary and topographic survey. We currently do not have boundary survey and the topographic survey that we were provided is over the 6 months old. There is no intent to submit a boundary survey under this submittal as the site is part of the Collier County government complex (Parcel No. 0038900008)

Please advise if you are acceptable to this approach.

Respectfully,

Chrissy Mitchell
Administrative Assistant
Direct: 239.985.5504

Stantec
1821 Victoria Ave
Fort Myers, FL 33901

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.
Please consider the environment before printing this email.

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Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Stantec

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI
HEX Hearing – PL20230011586

ITEM 11

REVISED TEXT

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI

REVISED TEXT (PROPOSED)

(Added text is underlined, removed text is ~~struck through~~)

3.4 DEVELOPMENT STANDARDS

D. Distance Between Principal Structures on the Same Parcel:

A minimum of 15 feet or one half the sum of the building heights measured by the closest exterior building walls, whichever is greater.

Separation distance between structures housing primarily electric, gas, emergency generators, or HVAC equipment may be zero (0) feet to all other existing and proposed principal structures.

Attachment: ATTACHMENT A - Backup Package (27744 : PL20230011586 Collier County Government Center PUD (PDI))

COLLIER COUNTY GOVERNMENT CENTER PUD – PDI

REVISED TEXT (PROPOSED)

(Added text is underlined, removed text is ~~struck through~~)

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D. Distance Between Principal Structures on the Same Parcel:

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Attachment: ATTACHMENT B - PUD Revised Text (27744 : PL20230011586 Collier County Government Center PUD (PDI))

SITE LAND USE SUMMARY TABLE

CATEGORY		PRE-CONDITION ACREAGE	PRE-CONDITION PERCENTAGE OF TOTAL	POST-CONDITION ACREAGE	POST-CONDITION PERCENTAGE OF TOTAL	NET CHANGE ACREAGE
IMPERVIOUS AREAS:						
	BUILDING (ROOF)/ TES	0.13	7.3%	0.25	14.0%	0.12
	PAVEMENT	1.03	57.5%	0.91	50.8%	-0.12
	SIDEWALK/HARDSCAPE	0.15	8.4%	0.15	8.4%	0.00
	TOTAL IMPERVIOUS AREA	1.31	73.2%	1.31	73.2%	0.00
PERVIOUS AREAS:						
	OPEN SPACE	0.48	26.8%	0.48	26.8%	0.00
	TOTAL PERVIOUS AREA	0.48	26.8%	0.48	26.8%	0.00
TOTAL PROJECT AREA:		1.79	100.0%	1.79	100.0%	-

ZONING REQUIREMENTS SUMMARY (1)

CURRENT PROJECT ZONING	COUNTY FACILITIES CFPUD (ORD NO: 04-56) STANDARDS ARE FOR GOVERNMENT FACILITY SITE, SECTION VI	
ADJACENT ZONING	NORTH	PUD (RESIDENTIAL)
	SOUTH	RMF-16 (RESIDENTIAL) C-5 (RETAIL)
	EAST	RMF-16 (RESIDENTIAL)
	WEST	C-4 GTMUD-MXD (COMMERCIAL) C-3 (CHURCH) AIRPORT PULLING RD. (RIGHT-OF-WAY) TAMIAMI TRAIL E. (RIGHT-OF-WAY) C-3 (RETAIL)

PRINCIPAL STRUCTURE SETBACKS

CATEGORY	MINIMUM REQUIRED	PROVIDED
FRONT YARD (AIRPORT PULLING RD. N)	25' OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER	1058'
FRONT YARD (RETAIL)	25' OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER	754'
REAR YARD (RESIDENTIAL)	50' OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER	968'
SIDE YARD (RESIDENTIAL)	50' OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER	287'
DISTANCE BETWEEN PRINCIPAL STRUCTURES	15' MINIMUM OR ½ THE SUM OF THE BUILDING HEIGHTS, WHICHEVER IS GREATER	5.44' (2)
MAXIMUM HEIGHT OF BUILDING PER PUD (3)	110'	XX' ZONES (4) XX' ACTUAL (5)

ACCESSORY STRUCTURE SETBACKS

CATEGORY	MINIMUM REQUIRED	PROVIDED
FRONT YARD	SPS (50')	1008'
REAR YARD	10'	833'
SIDE YARD	SPS (50')	370'
STRUCTURE TO STRUCTURE (TES TO EX. BLDG "G")	10' - DETACHED	74'

ZONING REQUIREMENTS SUMMARY NOTES:

1. ALL STRUCTURE SETBACKS ARE MEASURED FROM THE APPLICABLE PROPERTY/TRACT BOUNDARY LINES.
2. BUILDING SEPARATION BETWEEN THE PROPOSED CHILLER PLANT ADDITION AND EXISTING BUILDING "G" DOES NOT MEET THE MINIMUM SEPARATION CRITERIA PER COLLIER COUNTY ORD. NO. 04-56 SECTION 3.4 D. "DISTANCE BETWEEN PRINCIPAL STRUCTURES ON THE SAME PARCEL", PER COORDINATION WITH COLLIER COUNTY AND GREATER NAPLES FIRE DISTRICT A VARIANCE PETITION APPLICATION HAS BEEN SUBMITTED CONCURRENTLY WITH THIS APPLICATION AND STRUCTURAL HAS CONFIRMED AND SIGNED OFF ON A 1-HR RATING FOR THE THE GYM.
3. PER COLLIER COUNTY ORDINANCE 2004-56, EXHIBIT-B "COLLIER COLLIER COUNTY GOVERNMENT CENTER MAXIMUM BUILDING HEIGHT", PROPOSED PROJECT LIES WITHIN A MAXIMUM BUILDING HEIGHT OF 110' ZONE.
4. PER COLLIER COUNTY LDC SECTION 1.08.02. REFERENCE DEFINITION FOR "BUILDING, ZONED HEIGHT OF". CALCULATED AS THE VERTICAL DISTANCE FROM THE FIRST FINISHED FLOOR TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT OR BERMUDA ROOF, TO THE DECK LINE OF A MANSARD ROOF AND TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OF GABLE, HIP, AND GAMBREL ROOFS. WHERE MINIMUM FLOOR ELEVATIONS HAVE BEEN ESTABLISHED BY LAW OR PERMIT REQUIREMENTS, THE BUILDING HEIGHT SHALL BE MEASURED FROM SUCH REQUIRED MINIMUM FLOOR ELEVATIONS. REFERENCE LDC SECTION 4.02.01.D FOR EXEMPTIONS AND EXCLUSIONS FOR CALCULATING ZONED BUILDING HEIGHT.

   FOR THIS CALCULATION, FEMA BASE FLOOD ELEVATION PLUS 1-FOOT (7 FT-NAVD88 + 1 FT) EXCEEDS THE MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED WITHIN THE APPROVED SFWMD ERP PERMIT 11-01784-P, 6.52 FT-NAVD88 (7.8 FT-NGVD) FOR ALL BASINS; AND ELEVATION 8 FT-NAVD88 HAS BEEN USED AS THE BASELINE FOR CALCULATING THE ZONED BUILDING HEIGHT.
5. PER COLLIER COUNTY LDC SECTION 1.08.02. REFERENCE DEFINITION FOR "BUILDING, ACTUAL HEIGHT OF". CALCULATED AS THE VERTICAL DISTANCE FROM THE AVERAGE CENTERLINE ELEVATION OF THE ADJACENT ROADWAYS TO THE HIGHEST STRUCTURE ELEVATION OR APPURTENANCES WITHOUT THE EXCLUSIONS OF LDC SECTION 4.02.01.D.

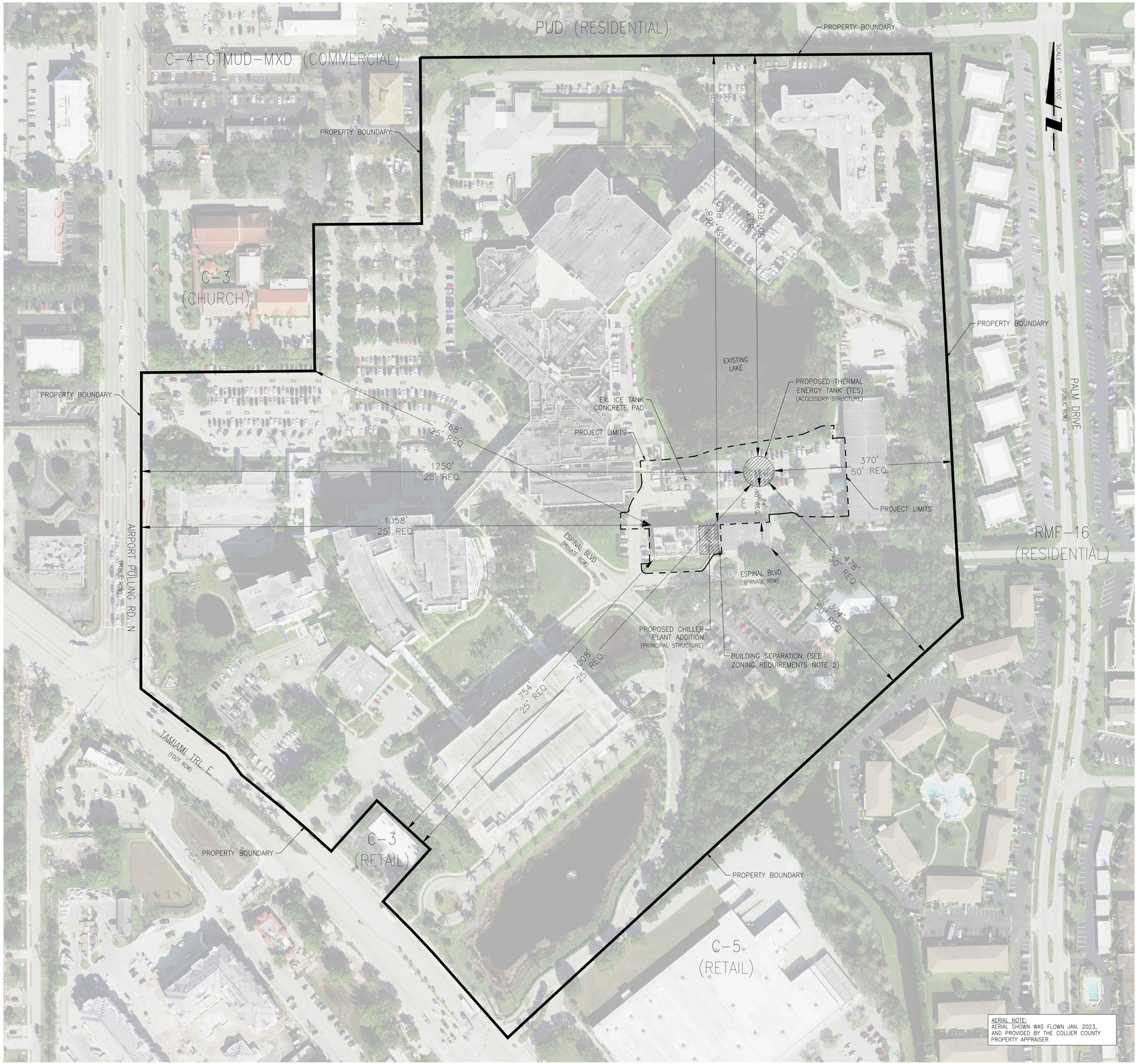
   FOR PURPOSES OF THIS CALCULATION 6.47 FT-NAVD88 HAS BEEN REFERENCED; UTILIZING THE AVERAGE ADJACENT ROADWAY (ESPINAL BLVD) AND ADJACENT PROPOSED PARKING CROWN ELEVATIONS.

OVERALL PARKING SUMMARY TABLE (1)

CATEGORY	REMOVED	ADDED	TOTAL
TOTAL REQUIRED PARKING SPACES PER SDPI PL20170003960			2649
TOTAL REQUIRED PARKING SPACES (THIS APPLICATION)			2649
TOTAL PROVIDED PARKING SPACES PER SDPI PL20170003960			2689
THIS APPLICATION	66	44	19
TOTAL PROVIDED PARKING SPACES (THIS APPLICATION)			2670

PARKING REQUIREMENTS SUMMARY NOTES:

1. AS REQUESTED BY COLLIER COUNTY VALUES SHOWN ARE TAKEN FROM THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR THE COLLIER COUNTY GOVERNMENT CENTER – BUILDING 'F' IDENTIFIED AS COLLIER COUNTY SITE DEVELOPMENT ORDER APPLICATION SDPA-2008-AR13099 (AS MODIFIED BY THE PREVIOUSLY APPROVED INSUBSTANTIAL CHANGE FOR THE COLLIER COUNTY GOVERNMENT CENTER BUILDING 'G' EXTERIOR ALTERATIONS IDENTIFIED AS COLLIER COUNTY SDPI PL20170003960).
2. PER COLLIER COUNTY ORDINANCE 2004-56, EXHIBIT-A "COLLIER COLLIER COUNTY GOVERNMENT CENTER PUD MASTER PLAN", NOTE 2. REQUIRED PARKING MAY BE SHARED BETWEEN THE DISTINCT LAND USES.
3. NO ADDITIONAL PARKING IS REQUIRED FOR THIS PROJECT SUBMITTAL.



MATERN
Mechanical • Electrical • Plumbing • Fire Protection
Technology • Commissioning • Energy Engineers
7680 Cambridge Manor Pl., Suite 101 Fort Myers, FL 33907
ENG. BUS. No. EB-0005096 PHONE (239) 332-1187
CERT. OF AUTH. No. 5096 FAX (239) 332-5195
MPE JOB #: 2022-021

COLLIER COUNTY

NEW CHILLER PLANT BUILDING K-1

3335 Tamiami Trail E, Naples, FL 34112

OWNER

Collier County

CHRIS E. BROCKMEIER LICENSE No. 56859 STATE OF FLORIDA PROFESSIONAL ENGINEER

Professional Seal

ARCHITECT

RG

CIVIL ENGINEER

Stantec

STRUCTURAL ENGINEER

TRC WORLDWIDE ENGINEERING

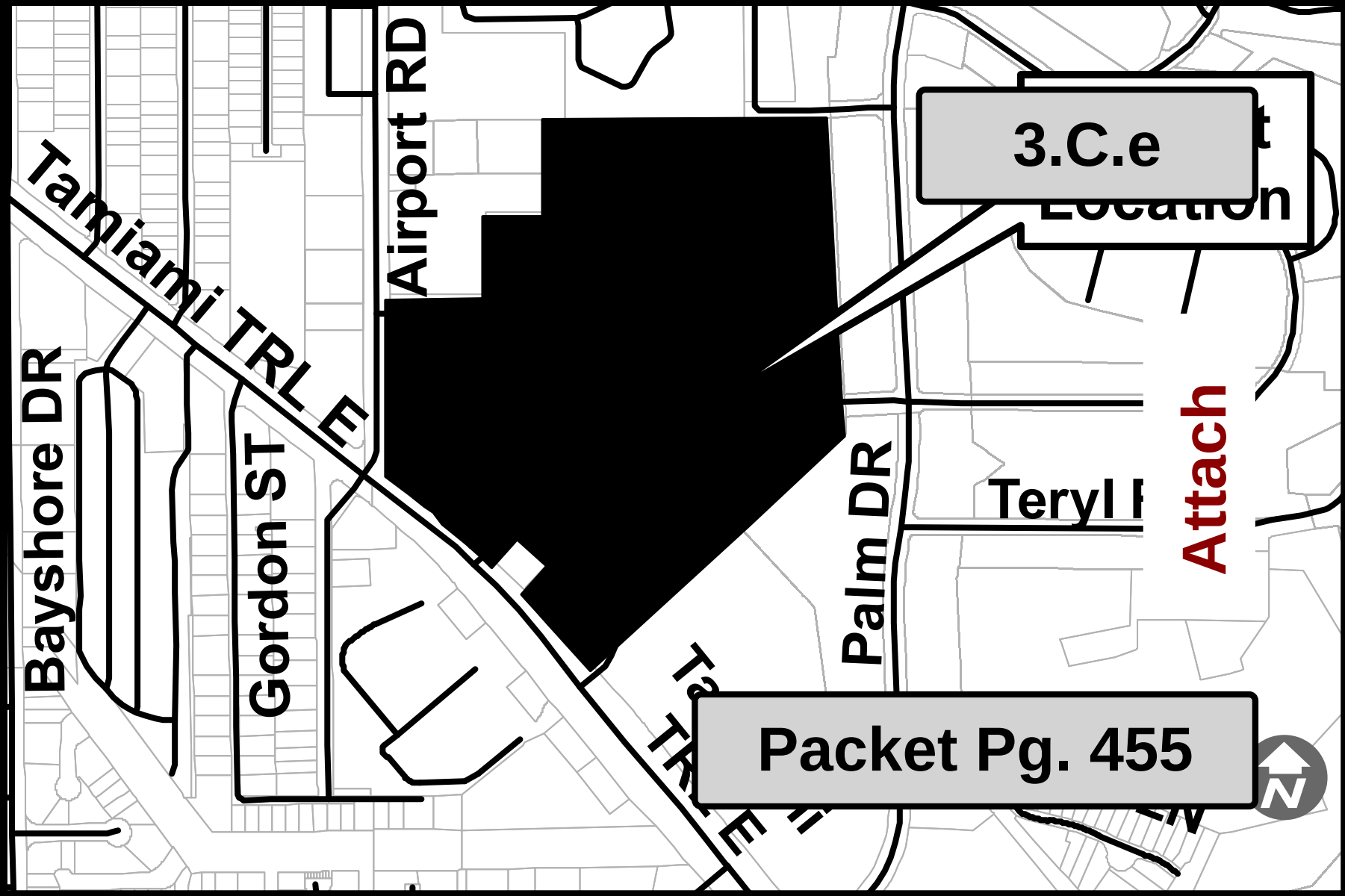
No.	Description	Date
1	PERMIT COMMENT RESPONSES	9/12/23
2	PRE-BID RFI's / MISC. PLAN REVISIONS	9/12/23

ZONING AND DATA PLAN

Project Number	2022-021
Designed By	J.S.M.
Drawn By	D.L.P.
Checked By	C.B.B.
Scale	As indicated
Date	07/12/2023
Project Status	100% CD's

C101

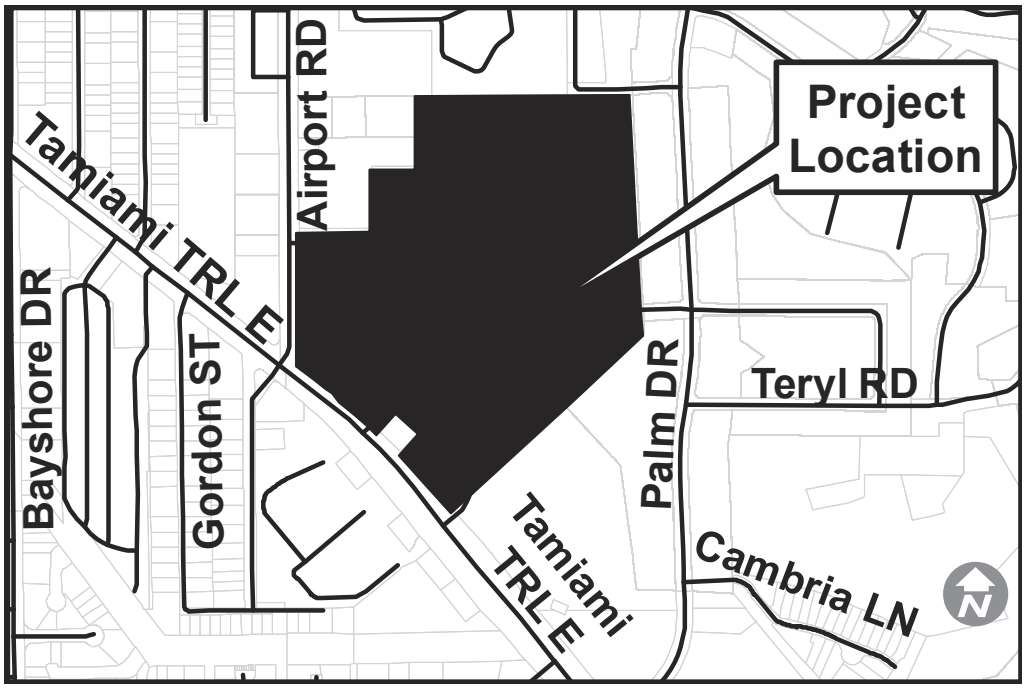
Attachment: ATTACHMENT C – New Chiller Plant Building K-1, Zoning and Data Plan (27744 : PL20230011586 Collier County Government Center PUD (PDI))


3.C.e
Location
Airport RD
Tamiami TRL E
Bayshore DR
Gordon ST
Palm DR
Teryl
Attach
Packet Pg. 455

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., February 8, 2024**, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. PDI-PL20230011586 – REQUEST FOR AN INSUBSTANTIAL CHANGE TO ORDINANCE NO. 04-56, AS AMENDED, THE COLLIER COUNTY GOVERNMENT CENTER COMMUNITY FACILITIES PLANNED UNIT DEVELOPMENT (CFPUD), BY AMENDING THE COMMUNITY FACILITIES DEVELOPMENT STANDARDS, SECTION 3.4.D., DISTANCE BETWEEN PRINCIPAL STRUCTURES ON THE SAME PARCEL, TO ALLOW SEPARATION BETWEEN STRUCTURES HOUSING PRIMARILY ELECTRIC, GAS, EMERGENCY GENERATORS, OR HVAC EQUIPMENT TO BE ZERO (0) FEET. THE SUBJECT PUD IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF US-41 AND AIRPORT-PULLING ROAD SOUTH IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.



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

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

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

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

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

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

ND-38431231

Public Hearing Sign Photos - **PL20230011586** - Collier County Government Center PUD - (PDI) – HEX

1 – Parallel to Airport Pulling Road:

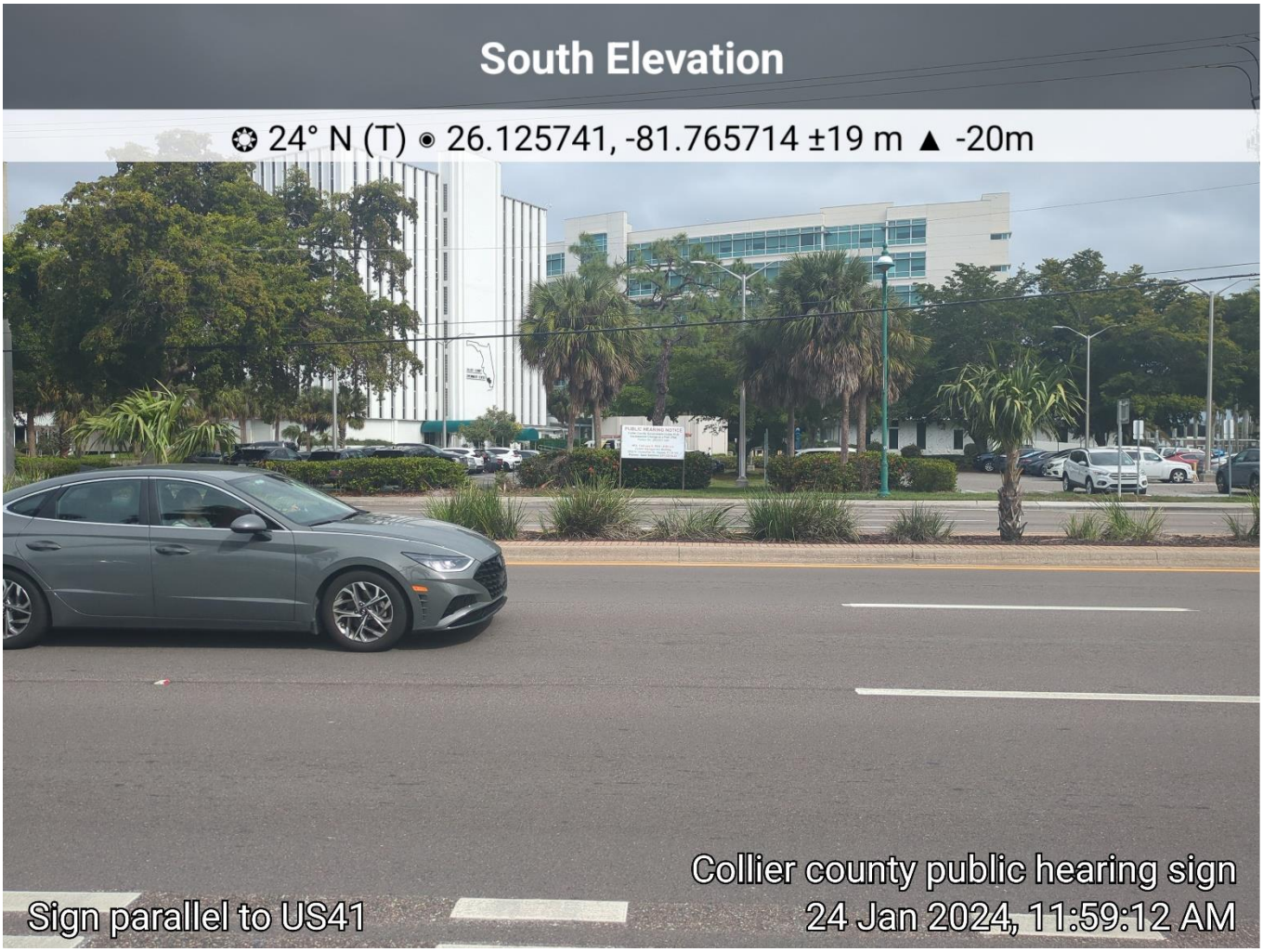
Attachment: ATTACHMENT D - Signs & Notification (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Attachment: ATTACHMENT D - Signs & Notification (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Attachment: ATTACHMENT D - Signs & Notification (27744 : PL20230011586 Collier County Government Center PUD (PDI))

2 – Sign parallel to US 41

Attachment: ATTACHMENT D - Signs & Notification (27744 : PL20230011586 Collier County Government Center PUD (PDI))



Attachment: ATTACHMENT D - Signs & Notification (27744 : PL20230011586 Collier County Government Center PUD (PDI))

Attachment: ATTACHMENT D - Signs & Notification (27744 : PL20230011586 Collier County Government Center PUD (PDI))

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Doc ID: 27745
Item Summary: Petition No. SV-PL20230013949 - Ave Maria Boulevard between Merritt Lane and Useppa Drive - A sign variance from the entrance location requirements of Land Development Code section 5.06.04.F.3 to allow one directory sign to be placed along the collective frontage of four parcels abutting Ave Maria Boulevard, where there is no entrance to a public street, on property located on the east side of Ave Maria Boulevard between Merritt Lane and Useppa Drive, and described as Tracts F-2, F-3, F-4, and F-5, Ave Maria Unit 2, Park of Commerce subdivision, in Section 4, Township 48 South, Range 29 East in Ave Maria, Collier County, Florida. (Coordinator: Eric Ortman Planner III) (Commissioner District 5)

Meeting Date: 02/08/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Eric Ortman
01/16/2024 2:55 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
01/16/2024 2:55 PM

Approved By:

Review:

Growth Management Community Development Department	Diane Lynch		GMD Approver 01/16/2024 7:23 PM	Skipped
Operations & Regulatory Management	Michael Stark	Review Item	Completed	01/23/2024 9:40 AM
Zoning	Diane Lynch	Review Item	Skipped	01/19/2024 7:12 PM
Zoning	Ray Bellows	Review Item	Completed	01/23/2024 9:56 AM
Zoning	Mike Bosi	Review Item	Completed	01/23/2024 10:59 AM
Zoning	Mike Bosi	Division Director	Completed	01/23/2024 10:59 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/23/2024 11:01 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	02/08/2024 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING SERVICES DIVISION GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: FEBRUARY 8, 2024

SUBJECT: SV-PL20230013949,
AVE MARIA PARK OF COMMERCE SIGN VARIANCE

PROPERTY OWNER/AGENT:

Owner:
Ave Maria Development, LLLP
5076 Annunciation Cir., #104
Ave Maria, FL. 34142

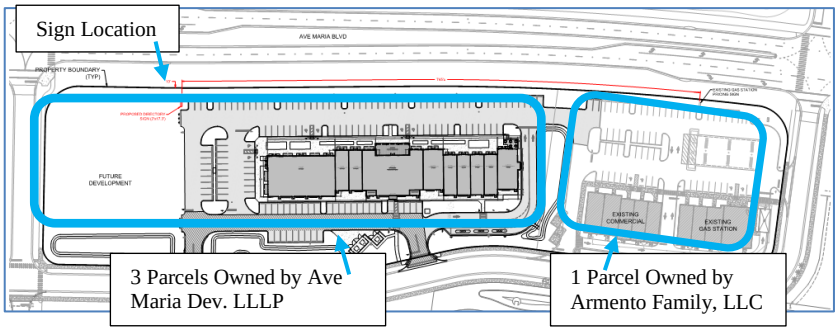
Owner:
Armento Family, LLC
921 Interstate Commerce Dr.
Fort Myers, FL. 33913

Agent:
Chris Scott
Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL. 34105

REQUESTED ACTION:

The applicant is requesting a variance from Section 5.06.04.F.3 of the Land Development Code (LDC), which states, "*Multiple-occupancy parcels or multiple parcels developed under a unified development plan, with a minimum of 8 independent units, and containing 20,000 square feet or more of leasable floor area shall be permitted one directory sign at one entrance on each public street,*" to allow instead a directory sign to be located along the collective frontage to Ave Maria Boulevard where there is no entrance to a public street.

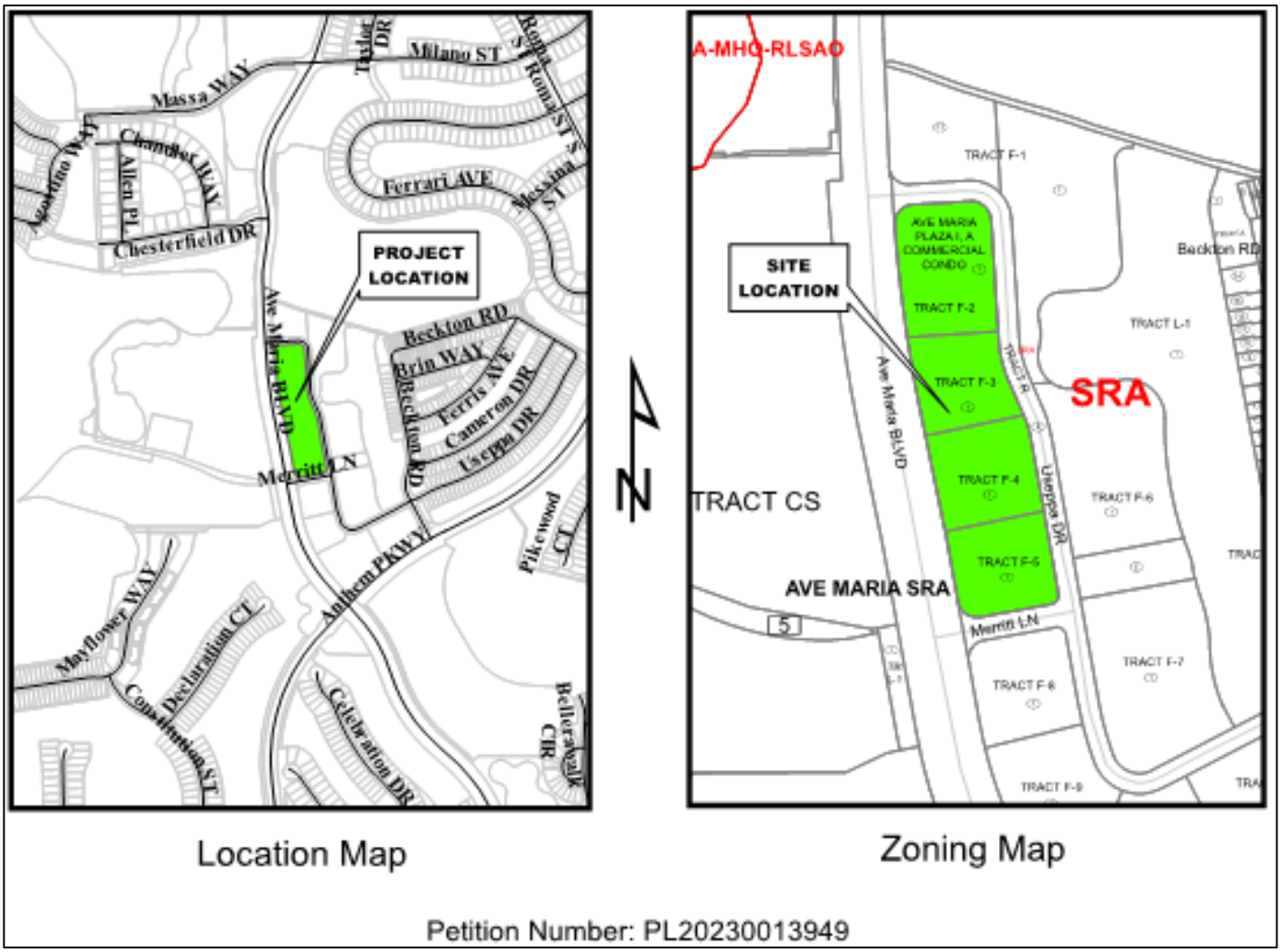
This petition involves four parcels in a unified development plan under a single SDP. Three of the parcels are owned by the Ave Maria Development, LLLP; the Armento Family, LLC owns the fourth parcel. Ave Maria Development, LLLP has submitted the petition; both owning entities have signed affidavits of authorization permitting Peninsula Engineering to represent them, although the Armento Family's only part is being a property owner of part of the unified development plan.



Attachment: Staff Report SV-PL20230013949 Ave Maria (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

GEOGRAPHIC LOCATION:

The subject ±6.4-acre property is a unified development under a single-site development plan consisting of four individual parcels, as shown below. The property abuts Ave Maria Boulevard, approximately one mile south of the intersection of Ave Maria Boulevard and Annunciation Circle, where the University of Ave Maria is located. Ave Maria is approximately five miles south of Immokalee.



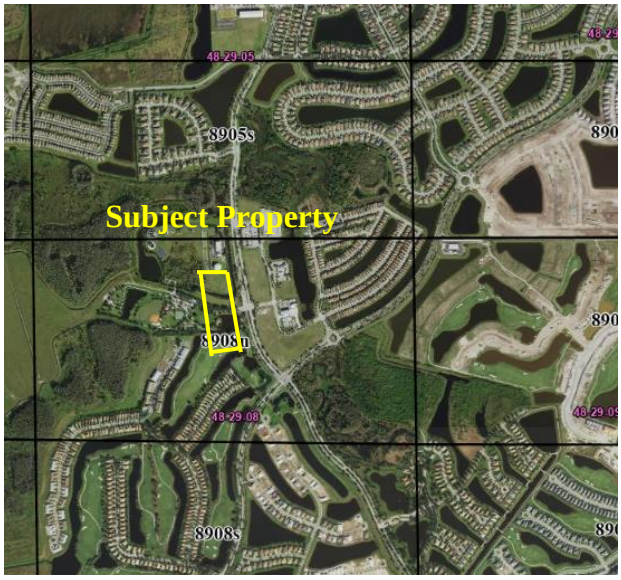
PURPOSE/DESCRIPTION OF PROJECT:

Per Ave Maria development standards, commercial buildings along Ave Maria Boulevard must be designed so that buildings' front facades face Ave Maria Boulevard, with access to the buildings provided to the rear, in this case, Useppa Drive. There is no access to the subject property from Ave Maria Boulevard, where most traffic that drives past the subject property is. The Ave Maria development standards and LDC requirement that directory signs be placed at entrances from public streets creates a situation where the directory sign is required to be placed on little traveled Useppa Drive where it is not visible from traffic along Ave Maria Boulevard. The applicant seeks a sign variance to allow one directory sign to be placed along the property's frontage facing Ave Maria Boulevard, where it will be visible to passersby.

Attachment: Staff Report SV-PL20230013949 Ave Maria (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

SURROUNDING LAND USES & ZONING FOR AVE MARIA PARK OF COMMERCE:

North, East, South and West:
The subject property is surrounded on all four sides by land that has a base zoning of Agricultural (A) and is in two overlay zones – Mobile Home Overlay (MHO) and Rural Lands Stewardship Area Overlay (RLSAO). The property is also part of a Stewardship Receiving Area (SRA). SRAs are intended to encourage and facilitate uses that enable economic prosperity and diversification of the economic base of the RLSA District, encourage development that utilizes creative land use planning techniques, and facilitate a Compact form of development to accommodate population growth by establishing SRAs.



Collier County Zoning Map

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property has an Agricultural/Rural Designation, Rural Lands Stewardship Area (RLSA) on the Future Land Use Map of the Growth Management Plan (GMP). The RLSA's goal is to retain agricultural activities, direct incompatible uses away from wetlands and upland habitats, enable the conversion of rural land to other uses in appropriate locations, discourage urban sprawl, and encourage development that employs creative land use planning techniques with established incentives.

The Ava Maria SRA was determined to be consistent with the GMP when it was first approved. The Growth Management Plan (GMP) focuses on the actual uses of land and does not address individual variance requests related to land use therefore, staff concludes that the proposed use remains consistent with the FLUE.

STAFF ANALYSIS:

The four parcels are within Town Center 3 of the Town of Ave Maria SRA and are being developed as a unified development under the original site development plan SDP-2007-AR-1116. SDPA-PL20210002992 amended the SDP to develop the middle two parcels; construction is proceeding on these two parcels; the sign variance pertains to this SDPA.

Resolution 21-67 updated parts of the Ave Maria SRA, in particular stating, "*Signage within Town Center 2 and 3 shall comply with Town Core standards, Community General standards or LDC Section 5.06.04.F*". This update allows for greater flexibility in the regulation of signage.

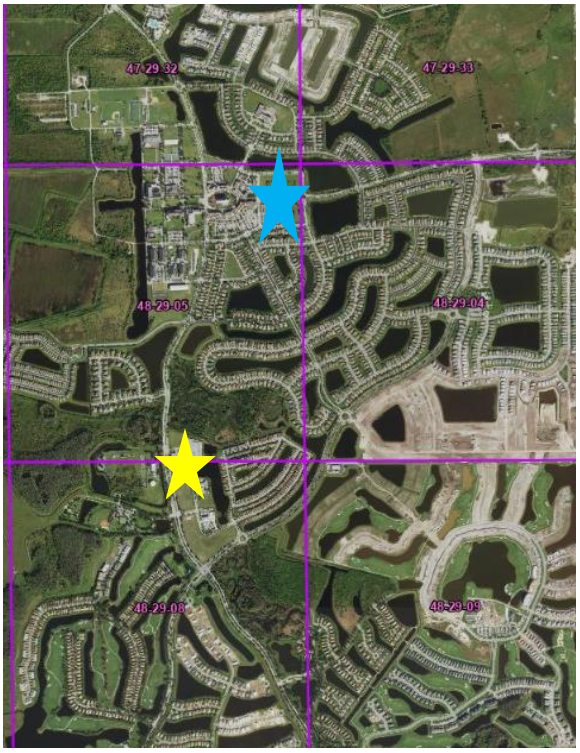
LDC §5.06.04. F states, "*Multiple-occupancy parcels or multiple parcels developed under a unified development plan, with a minimum of 8 independent units, and containing 20,000 square feet or more of leasable floor area shall be permitted 1 directory sign at one entrance on each*

Attachment: Staff Report SV-PL20230013949 Ave Maria (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

public street." Development of PL20210002992 exceeds these requirements; therefore, one directory sign at one entrance on each public street is permitted.

LDC §5.06.08 provides the criteria that are required to be met to be eligible for a sign variance. The applicant's successful meeting of these criteria is discussed below. Aside from the request to locate the sign along Ave Maria Boulevard, the sign will meet all other LDC requirements. Since the Ave Maria SRA specifically allows the use of LDC 5.06.04, the application may only be judged on the requirements of the LDC and not its potential long-term impact on Ave Maria.

The graphic on the left below shows most of the Ave Maria commercial development, with the Town Core represented by the blue star and the Town Center 3 represented by the yellow star. The yellow rectangle in the graphic below to the right represents the subject property, showing how much of Town Center 3 remains undeveloped. As of December 2023, roughly 65 percent (65%) of the permitted goods and services remain undeveloped (*See Attachment 1*).



The decision to grant a sign variance is based on the criteria of LDC Section 5.06.08.B. Staff has analyzed this petition relative to the evaluative criteria and offers the following responses:

a. That special conditions and circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same district.

Attachment: Staff Report SV-PL20230013949 Ave Maria (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

The subject property, which contains the proposed shopping center, is oriented (per Ave Maria SRA standards) so that the entrance to the center is from the rear while traffic drives by the front of the center, creating a significant visibility hindrance for drivers passing by to see the directory sign which is at the rear of the center. This is quite different from the Town Core (graphic to the right), where buildings front the main road in the center, creating a significant disadvantage for businesses in the Ave Maria Commerce Park.

b. That literal interpretation of the sign code's provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. It would cause unnecessary and undue hardship on the applicant.

A literal interpretation of the LDC would require the directory sign to be placed at one of the entrances off Useppa Drive, where it would be very difficult to see for traffic on Ave Maria Boulevard and would do little to signify the presence of the businesses within the Commerce Park. This would likely create a competitive disadvantage compared to stores in the Town Center.

c. That the special conditions and circumstances which are peculiar to the land, structure, or building do not result from the actions of the applicant.

The SRA development standards were developed in 2005. These standards, which orient buildings to have access in the rear, result, in this case, in a sign that is hard to see for most passing traffic and may result in a competitive disadvantage.

d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this sign code to other lands, structures, or buildings in the same zoning district.

Any person or entity is entitled to request a Sign Variance from the Board of Zoning Appeals provided that the petition meets the criteria in LDC 5.06.08 and does not create a public safety and welfare issue. While the Sign Variance, if approved, does convey a special privilege to the applicant, as does any variance, any other property owner may apply for the same variance. In this respect, granting the variance offers relief from the LDC that is available to any other landowner and is not a special exclusive privilege.

e. The variance granted is the minimum relief that will make the reasonable use of the land, building, or structure possible.

The location of the sign is the only request; the sign will meet all other LDC requirements. The request, therefore, is the minimum relief possible.

Attachment: Staff Report SV-PL20230013949 Ave Maria (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

f. That the granting of the variance will be consistent with the general intent and purpose of the Collier County Sign Code and the Growth Management Plan and will not be injurious to adjacent properties or otherwise detrimental to the public welfare.

Section 5.06.01.A. of the LDC states that the purpose and intent of the LDC relative to signage is to ensure that all signs help promote the health, safety, and welfare of the citizens of Collier County by

1. Lessening hazards to pedestrians and vehicular traffic,
2. Preserving property values,
3. Preventing unsightly and detrimental signs that detract from the aesthetic appeal of the county and lead to economic decline and blight,
4. Preventing signs from reaching such excessive size and numbers that they obscure one another to the detriment of the county,
5. Assuring good and attractive design that will strengthen the county's appearance and economic base and
6. Preserving the right of free speech and expression in displaying signs.

It is Staff's opinion that the proposed sign meets the six criteria above and that the location of the sign, which is the sole deviation from the LDC, will not hinder or diminish any of the above criteria. Staff notes that the sign will be erected a minimum of 10 feet from the edge of the public right-of-way on the applicant's property.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends that the Hearing Examiner approve Petition SV-PL20230013949 to allow a single directory sign to be located along Ave Maria Boulevard at least 10 feet from the edge of the right-of-way.

Attachments:
1. Ave Maria Monitoring Report 12-18-23
2. Applicant's Backup Materials
3. Advertising and Sign Posting

Attachment: Staff Report SV-PL20230013949 Ave Maria (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Attachment 1
Ave Maria Monitoring Report 12-18-23

Attachment: Attachment 1 - Monitoring Report 12-18-23 (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Project Name	Petition #	Ordinance No.	Approval Date	Petition #	Ordinance No.	Approval Date	Ordinance No.
Ave Maria		Res 04-89	3/23/2004	PL18-3069	Res 19-102	6/11/2019	DO 05-01
		Res 05-234A	6/14/2005	PL19-2416	Res 21-067	3/23/2021	DO 08-01
	PL11-0657	Res 11-131	7/26/2011	PL20-2317	Res 22-09	1/11/2022	DO 11-03
	PL12-0705	Res 12-232	11/13/2012	PL21-2041	Res 23-119	6/13/2023	DO 12-02
	PL10-0313	Res 14-222	10/14/2014				

Approved	Residential Dwelling Units			Square Footage		
	Single-Fam	Multi-Fam	Total	ALF	Goods & Services	Ind/Warehouse
	8850	2150	11000	275	1,078,943	711000
						Arthrex

Used		Single-Fam	Multi-Fam		ALF	Retail/Service	Ind/Ware
SDP Name	**AR #**						
Coordination Residential Single Family	PPL-2006-AR-8940	1777					
Coquina Phase 2-3	PL15-2721	162					
Avalon Park 3	PL16-1983	53					
Avalon Park 4	PL21-0173	110					
Avalon Park 4A	PL22-4667	141					
Coquina Phase 3	PL17-0773	-2					
Coquina @ Maple Ridge Reserve Phase 1	PL17-2303	129					
Maple Ridge Model Homes Center	PL17-2650	12					
Maple Ridge Phase 5A	PL17-2500	130					
Maple Ridge Phase 5B	PL18-0568	121					
Maple Ridge Phase 5B	PL19-2843	-25					
Maple Ridge Phase 6B	PL18-1175	204					
Maple Ridge Phase 6B	PL19-0868	-27					
Maple Ridge Phase 6C	PL20-1634	56					
Maple Ridge Phase 7	PL20-2567	*					
Maple Ridge 7A	PL20-2567	113					
Maple Ridge 7B	PL21-1851	314					
Maple Ridge 7B Ternberry	PL22-3332	0					
Maple Ridge Phase 8	PL22-0232	195					
Ellington Park	PL18-2756	20					
National Golf & CC	PL18-3167	96					
National Golf & CC Phase 2	PL20-1505	47					
National Golf & CC Phase 3	PL20-2565	75					

Attachment: Attachment 1 - Monitoring Report 12-18-23 (27745 : PL20230013949 Ave Maria Commerce

National Golf & CC Phase 4	PL22-0047	171					
Silverwood at Ave Maria Phase 2	PL19-2347	183					
Silverwood at Ave Maria Phase 3 & 4	PL21-1742	290					
Del Webb Naples at Ave Maria Parcel 111	PL20-1217	48					
Del Webb 205-208	PPL-PL20-1578	95					
Del Webb Parcels 301-303 & 311	PPL-PL21-2134	86					
Del Webb Parcels 304-306	PPL-PL23-17431	93					
Del Webb Parcels 307-310	PPL-PL21-3291	139					
Emerson Park & Avalon Park	ICP-PL21-2079	-47					
Del Webb Naples Parcel 114	PPL-PL22-1486	54					
Hotel							
Total Single Family		**4813**					
Coordination Residential Single Family Age		481					
Del Webb 107-108	PL16-0906	57					
Del Webb 213	PL16-1636	26					
Del Webb 204	ICP-PL16-1321	-6					
Del Webb 209-212	PL17-0434	181					
Del Webb 209-212 Replat	PL19-2497	-8					
Del Webb 109 Holiman Way	PL18-0500	49					
Del Webb Naples Parcels 500-505	PSP-PL23-7513						
Del Webb Naples Parcels 500-505	PPL-PL23-14890	180					
Total Single Family Age Targeted		**960**					
Multi-Family							
Coordination Residential Multi-Family			610				
Del Webb 102, Phase 2	PL18-2847		68				
Del Webb Parcels 301-303 & 311	PPL-PL21-2134		40				
National Golf & CC Phase 1	SDP-PL19-2300		122				
National Golf & CC Phase 2 MF	SDP-PL20-1800		100				
National Golf & CC Phase 3	SDP-PL21-0762		498				
National Golf & CC MF Tracts 3D, 3E & 3F	SDP-PL21-2239		176				
Total Residential Multi-Family			1614				
University							
AMU Parking Lots	SDPA-PL22-3813						

Attachment: Attachment 1 - Monitoring Report 12-18-23 (27745 : PL20230013949 Ave Maria Commerce

Ave Maria Univ. Locker Room Facility	SDPA-PL20-1241						
Church							
Professional Office including Medical						59,614	
Retail						175,608	
Manufacturing							420,353
Ave Maria Self Storage	SDP-PL18-2901						
Lennar Golf Course Community	PPL-PL18-3167						
Del Webb Way Extension	PPL-PL18-3111						
Immokalee Fire Station #32	SDP-PL19-1751						
National Golf & CC Golf Maintenance	SDP-PL19-2298						
National Golf & CC Amenity Ctr Phase 1	SDP-PL19-2299						
Ave Maria Park of Commerce Flex Bldgs	SDP-PL20-0437					19,602	?
~~The Residence at Ave Maria (ALF)~~	SDP-PL19-2874						
Ave Maria Judi's Gym	SDP-PL20-2171						
Arthrex Commerce Park North Extension	PPL-PL21-2993						
Ave Maria Park of Commerce Retail	SDP-PL21-2992					22,482	
Ave Maria University Chapel	SIP-PL22-1556						
AMU Chancel Chapel	SDPA-PL23-15798						
CCPC K-5 Ave Maria (500 students)	SBR-PL22-3661						
AMU Rosary Wall Phase 1	SDPA-PL23-0520						
Approved Units/SqFootage Subtotal		5773	1614		0	277,306	420,353
Balance		**3077**	**536**		**275**	**801,637**	**290,647**
				3,613			Arthrex
		Single-Fam	Multi-Fam		ALF	Goods/Services	Ind/Ware
	Allowed	8850	2150	11000	275	1,078,943	711,000
							Arthrex

Pre-application only - do not use in calculations

Anthem Parkway Phase 5A	PPL-PL22-4186	Road only
Arthrex Commerce Park Phase 2	PPL-PL23-8595	Pre-app 5/25/23

Attachment: Attachment 1 - Monitoring Report 12-18-23 (27745 : PL20230013949 Ave Maria Commerce

Attachment 2
Applicant Backup Documents

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Attachment 2
Applicant Backup Documents

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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

Sign Variance Petition (SV)

Land Development Code section 5.06.08

Chapter 3 I of the Administrative Code

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Ave Maria Development, LLLP and Armento Family, LLC

Name of Applicant if different than owner: Ave Maria Development, LLLP

Address: 2600 Golden Gate Parkway **City:** Naples **State:** FL **ZIP:** 34105

Telephone: _____ **Cell:** _____

E-Mail Address: _____

Name of Agent: Christopher Scott

Firm: Peninsula Engineering

Address: 2600 Golden Gate Parkway **City:** Naples **State:** FL **ZIP:** 34105

Telephone: 239-403-6727 **Cell:** _____

E-Mail Address: CScott@pen-eng.com

PROPERTY INFORMATION

Provide a detailed legal description of the property covered by the application. If space is inadequate, attach description on a separate page.

Property I.D. #: 22671201504, 22671201407, 22671201300 and 22672000021 **Section/Township/Range:** 8 / 48 / 29

Subdivision: Ave Maria Unit Two Park of Commerce Tracts F-2, F-3, F-4, F-5 **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: _____

Address of Sign Location TBD

Current Zoning A-MHO; RLSA-Receiving **Land Use of Subject Parcel:** Shopping Center

If a wall sign, length & height of wall upon which the Sign will be secured: N/A

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

NATURE OF PETITION

1. On a separate sheet attached to the application, provide a detailed explanation of the variance request including what signs are existing and what is proposed; the amount of encroachment proposed using numbers, e.g. reduce setback from 15 ft to 10 ft; why encroachment is necessary; how existing encroachment came to be; etc.

2. Please note that staff shall be guided in their recommendation to the Hearing Examiner, and that the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the below listed criteria (a-f), pursuant to LDC subsection 5.06.08 B. On a separate sheet attached to the application, please address the following criteria:

   a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

   b) That literal interpretation of the provisions of the sign code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would present unnecessary and undue hardship on the applicant.

   c) That the special conditions and circumstances which are peculiar to the land, structure, or building do not result from the actions of the applicant.

   d) That granting the variance requested will not confer on the applicant any special privilege that is denied by this sign code to other lands, structures or buildings in the same zoning district.

   e) That the variance granted is the minimum relief that will make possible the reasonable use of the land, structure or building.

   f) That the granting of the variance will be consistent with the general intent and purpose of the Collier County Sign Code and the Growth Management Plan, and will not be injurious to adjacent properties or otherwise detrimental to the public welfare.

Pre-Application Meeting and Final Submittal Requirement Checklist Sign Variance Chapter 3 I 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 or processed.**

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application	☑	
Pre-Application meeting notes	☑	☐
Affidavit of Authorization signed and notarized	☑	
Property Ownership Disclosure Form	☑	
Completed Addressing Checklist	☑	
Location Map depicting major streets in area for reference	☑	☐
Survey or Site Plan of Property	☑	☐
Once the first set of review comments are posted, provide the assigned project manager the Property Owner Advisory Letter and Certification	☐	☐

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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

ASSOCIATIONS

Complete the following for all registered Home Owner / Civic Association(s) that could be affected by this petition and located within 1,000 feet of the subject property. Provide additional sheets if necessary. Information can be found on the **Civic Associations and Communities page** on the Board of County Commissioner's website. Applicant is responsible for and shall confirm the current mailing addresses for each association as registered by the Florida Department of State, Division of Corporations.

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ___ **ZIP:** _____

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ___ **ZIP:** _____

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ___ **ZIP:** _____

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ___ **ZIP:** _____

Name of Homeowner / Civic Association: _____
Mailing Address: _____ **City:** _____ **State:** ___ **ZIP:** _____

FEE REQUIREMENTS

- ☑ **Pre-Application Meeting: $500.00**
- ☑ **Sign Variance Petition: $2,000.00**
- ☑ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner: $1,125.00**
- ☑ **Fire Code Plans Review Fee: $50.00**

All fees are collected at the time of application. Property Notification Letters, if required by The Land Development Code, will be invoiced after the petition is heard by the Board of County Commissioners.

*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. *Additional fee for the 5th and subsequent re-submittal will be accessed at 20% of the original fee.*

***The completed application, all required submittal materials, and fees shall be submitted to:**
Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Signature of Petitioner or Agent

Christopher O. Scott — Printed named of signing party

12/15/2023 — Date

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230013949 Ave Maria Park of Commerce Sign Variance

I, David B. Genson (print name), as Vice President of Barron Collier Corporation (title, if applicable) of Managing Member of Ave Maria Development, LLLP (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 Peninsula Engineering 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 9/20/2023 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [x] physical presence or [ ] online notarization this 20th day of September, 20 23, by (printed name of owner or qualifier) David B. Genson, Vice President of Barron Collier Corporation Managing Member of Ave Maria Development, LLLP.

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: _____

SABINA HARDY
MY COMMISSION # HH 343836
EXPIRES: January 14, 2027

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230013949 Ave Maria Park of Commerce Sign Variance

I, Phil Toye (print name), as Development Manager (title, if applicable) of Armento Family LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

Phil Toye
Signature

11/21/23
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 21st day of November, 2023 by (printed name of owner or qualifier) Phil Toye.

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: _____

JOANNE C. JOHNSON
Commission # HH 007161
Expires July 13, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

APEC
Automated Petroleum & Energy Co., Inc.
1201 Oakfield Drive
P.O. Box 1110
Brandon, FL 33509-1110
(813) 681-4279 • Fax: (813) 685-8631
www.AutomatedPetroleum.com

November 16, 2023

To Whom It May Concern:

This letter serves as notice that I, William D. McKnight, President of the companies listed on the attached addendum, hereby authorize the following persons to sign on my behalf for any and all documents related to the specified title of said persons.

Michelle Mendoza
Vice President of Corporations attached
Managing Member of LLC's attached

Christine McKnight Decker
Treasurer of Corporations attached
Managing Member of LLC's attached

Rick Herweh
Environmental Manager of Corporations and LLC's attached

Phil Toye
Development Manager of Corporations and LLC's attached

Jess Wirts
Development Manager of Corporations and LLC's attached

If you have any further questions, please contact me at (813) 681-4279.

Sincerely,

William D. McKnight
President

State of Florida]
County of Hillsborough]

The foregoing instrument was acknowledged before me this **16th** day of **November, 2023** by **WILLIAM D. McKNIGHT**, who is personally known to me.

JOANNE C. JOHNSON
Commission # HH 007161
Expires July 13, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public – State of Florida

(Seal)

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

ADDENDUM
to
LETTER OF AUTHORIZATION

Automated Petroleum & Energy Company, Inc.
Angelfish Real Estate, LLC
Armento Family, LLC
Barracuda Stations, LLC
Bell Shoals Associates
Blue Marlin Stations, LLC
Catfish Real Estate, LLC
Central Florida Petroleum Distributors, LLC
Coastal Acquisitions, LLC
Dolphin Stations, LLC
Garner Acquisition, LLC
Knights Real Estate, Inc.
Lake Worth Property Enterprises, LLC
Manatee Project, LLC
McKnight Stations, LLC
Mulrennen Real Estate, LLC
Neptune Station, LLC
Piranha Real Estate, LLC
Progress Real Estate, LLC
Sailfish Real Estate, LLC
Sea Lion Real Estate, LLC
Seahorse Stations, LLC
Spring Hill Plaza, LLC
St Lucie Enterprises, LLC
Starfish Real Estate, LLC
Swordfish Real Estate, LLC
Tampa Acquisitions, Inc.
Tarpon Stations, LLC
Tigerfish Real Estate, LLC
Volusia County Enterprises, LLC
Wahoo Real Estate, LLC

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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

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

Name and Address	% of Ownership
Ave Maria Development, LLLP	100
GP Barron Collier Corporation (0.0500%)	
GP Nua Baile, LLC (0.0500%)	
LP BCAM, LLLP (49.9500%)	
LP Thomas S. Monaghan Irr. Grantor Trust (49.9500%)	

(See attached Ownership Detail)

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 1994

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

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

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 Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Christopher Scott Digitally signed by Christopher Scott DN: cn=Christopher Scott, c=US, o=Peninsula Engineering, email=CScott@pen-eng.com Date: 2023.11.14 14:44:10 -05'00'

Agent/Owner Signature

11/14/2023
Date

Christopher O. Scott
Agent/Owner Name (please print)

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

AVE MARIA DEVELOPMENT

GP	Barron Collier Corporation	0.0500%
GP	Nua Baile. LLC	0.0500%
LP	BCAM, LLLP	49.9500%
LP	Thomas S. Monaghan Irrevocable Grantor Trust	49.9500%

BARRON COLLIER CORPORATION (GP)

Share Holder	Juliet C. Sproul Family Inheritance Trust	25.000000%
Share Holder	Barron Collier III	25.000000%
Share Holder	R. Blakeslee Gable	6.250000%
Share Holder	M. Wells Gable 2021 Trust	6.250000%
Share Holder	Christopher D. Villere	4.166666%
Share Holder	Mathilde V. Currence	4.166667%
Share Holder	Lamar G. Villere	4.166667%
Share Holder	Phyllis Gable Alden Trust dtd 06-21-1988, as amended	12.500000%
Share Holder	Donna G. Keller Irrevocable Trust	12.500000%

NUA BAILE, LLC (GP)

Manager: Thomas S. Monaghan
Manager: Paul Roney
Manager: George Forrest III

BCAM, LLLP (LP)

GP	Barron Collier Corporation	0.1000%
LP	Barron Collier Partnership, LLLP	99.9000%

BARRON COLLIER CORPORATION

Share Holder	Juliet C. Sproul Family Inheritance Trust	25.000000%
Share Holder	Barron Collier III	25.000000%
Share Holder	R. Blakeslee Gable	6.250000%
Share Holder	M. Wells Gable 2021 Trust	6.250000%
Share Holder	Christopher D. Villere	4.166666%
Share Holder	Mathilde V. Currence	4.166667%
Share Holder	Lamar G. Villere	4.166667%
Share Holder	Phyllis Gable Alden Trust dtd 06-21-1988, as amended	12.500000%
Share Holder	Donna G. Keller Irrevocable Trust	12.500000%

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Barron Collier Partnership, LLLP, a Florida limited liability limited partnership

Barron Collier Management LLC – GP – 1%

Juliet C. Sproul –	0.25000%
Barron G. Collier IV –	0.06250%
Alexandra E. Collier –	0.06250%
Lara C. Grady (Collier)–	0.06250%
Christopher C. Collier –	0.06250%
Robert B. Gable-	0.06250%
Michael Wells Gable-	0.06250%
Christopher D. Villere-	0.04167%
Mathilde V. Currence-	0.04167%
Lamar G. Villere-	0.04166%
William Cameron Doane-	0.06250%
Mary Marguerite Doane-	0.06250%
Ashleigh N. Ora (Keller)-	0.02500%
Chelsea K. Kunde (Keller)-	0.02500%
Kathryn E. Keller-	0.02500%
Matthew D. Keller-	0.02500%
Stephen B. Keller-	0.02500%

Juliet C. Sproul Family Inheritance Trust - LP – 24.75%

Juliet C. Sproul –	24.7500%

Barron Collier III Lifetime Irrevocable Trust – LP – 24.75%

Barron G. Collier IV -	6.1875%
Alexander E. Collier -	6.1875%
Lara C. Grady (Collier) -	6.1875%
Christopher C. Collier -	6.1875%

Lamar Gable Lifetime Irrevocable Trust - LP – 12.375%

Robert B. Gable -	6.1875%
Michael W. Gable -	6.1875%

Frances G. Villere Lifetime Irrevocable Trust for Christopher D. Villere Family - LP – 4.125%

Christopher D. Villere -	4.1250%

Frances G. Villere Lifetime Irrevocable Trust for Mathilde V. Currence Family - LP – 4.125%

Mathilde V. Currence -	4.1250%

Frances G. Villere Lifetime Irrevocable Trust for Lamar G. Villere Family - LP – 4.125%

Lamar G. Villere -	4.1250%

Phyllis G. Alden Lifetime Irrevocable Trust - LP – 12.375%

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

William Cameron Doane - 6.1875%
Mary Marguerite Doane - 6.1875%

Donna G. Keller Lifetime Irrevocable Trust - LP – 12.375%
Ashleigh N. Ora (Keller) - 2.4750%
Chelsea K. Kunde (Keller) - 2.4750%
Kathryn E. Keller - 2.4750%
Matthew D. Keller - 2.4750%
Stephen B. Keller - 2.4750%

Thomas S. Monaghan Irrevocable Grantor Trust (LP)

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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

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

Name and Address	% of Ownership
Armento Family LLC	100%
William D. McKnight	30%
Kathryn A. McKnight	30%
Mchelle Mendoza	10%
William P. McKnight	10%
Christine McKnight Decker	10%
Kathryn A. McKnight, Jr.	10%

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 2013

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

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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

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 Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Christopher Scott Digitally signed by Christopher Scott DN: cn=Christopher Scott, c=US, o=Peninsula Engineering, email=CScott@pen-eng.com Date: 2023.11.22 08:15:13 -05'00'

Agent/Owner Signature

11/22/2023
Date

Christopher O. Scott
Agent/Owner Name (please print)

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

22671201504, 22671201407, 22671201300 & 22672000021

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

S5, T48, R29; see attached

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

PROJECT INFORMATION

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

CURRENT PROJECT NAME

Ave Maria Park of Commerce

PROPOSED PROJECT NAME

PROPOSED STREET NAME(s)

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

PL20210002992

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
www.colliercountyfl.gov

3.D.c

Collier County Property Appraiser
Property Summary

Parcel No	22671201504	Site Address *Disclaimer		Site City	AVE MARIA	Site Zone *Note	34142

Name / Address	AVE MARIA DEVELOPMENT, LLLP				
	2600 GOLDEN GATE PKWY				
City	NAPLES	State	FL	Zip	34105-3227

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3E04	173613 F-5 13E04	4	48	29	1.45

Legal	AVE MARIA UNIT TWO PARK OF COMMERCE TRACT F-5

Millage Area	298	Millage Rates *Calculations		
Sub./Condo	173613 - AVE MARIA # 2 PARK OF COMMERCE	School	Other	Total
Use Code	10 - VACANT COMMERCIAL	4.292	8.5933	12.8853

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount

2023 Preliminary Tax Roll

(Subject to Change)

Land Value	$ 189,486
(+) Improved Value	$ 0
(=) Market Value	$ 189,486
(=) Assessed Value	$ 189,486
(=) School Taxable Value	$ 189,486
(=) Taxable Value	$ 189,486

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Print

MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2023 Urban [6IN]
- Aerials 2023 Rural [2FT]
- Collier County

Folio Number: 22671201504
Name: AVE MARIA DEVELOPMENT, LLLP
Street# & Name:
Build# / Unit#: F-5 / 1
Legal Description: AVE MARIA UNIT TWO PARK OF COMMERCE TRACT F-5

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.

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

3.D.c

Collier County Property Appraiser
Property Summary

Parcel No	22671201407	Site Address *Disclaimer	5360 AVE MARIA BLVD	Site City	AVE MARIA	Site Zone *Note	34142

Name / Address	AVE MARIA DEVELOPMENT, LLLP				
	2600 GOLDEN GATE PKWY				
City	NAPLES	State	FL	Zip	34105-3227

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3E04	173613 F-4 13E04	4	48	29	1.58

Legal	AVE MARIA UNIT TWO PARK OF COMMERCE TRACT F-4

Millage Area	298	Millage Rates *Calculations		
Sub./Condo	173613 - AVE MARIA # 2 PARK OF COMMERCE	School	Other	Total
Use Code	10 - VACANT COMMERCIAL	4.292	8.5933	12.8853

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount

2023 Preliminary Tax Roll

(Subject to Change)

Land Value	$ 206,474
(+) Improved Value	$ 0
(=) Market Value	$ 206,474
(=) Assessed Value	$ 206,474
(=) School Taxable Value	$ 206,474
(=) Taxable Value	$ 206,474

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Print

MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2023 Urban [6IN]
- Aerials 2023 Rural [2FT]
- Collier County

Folio Number: 22671201407
Name: AVE MARIA DEVELOPMENT, LLLP
Street# & Name: 5360 AVE MARIA BLVD
Build# / Unit#: F-4 / 1
Legal Description: AVE MARIA UNIT TWO PARK OF COMMERCE TRACT F-4

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Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

3.D.c

Collier County Property Appraiser
Property Summary

Parcel No	22671201300	Site Address *Disclaimer	5335 USEPPA DR	Site City	AVE MARIA	Site Zone *Note	34142

Name / Address	AVE MARIA DEVELOPMENT, LLLP				
	2600 GOLDEN GATE PKWY				
City	NAPLES	State	FL	Zip	34105-3227

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3E08	173613 F-3 13E08	8	48	29	1.38

Legal	AVE MARIA UNIT TWO PARK OF COMMERCE TRACT F-3

Millage Area	298	Millage Rates *Calculations		
Sub./Condo	173613 - AVE MARIA # 2 PARK OF COMMERCE	School	Other	Total
Use Code	10 - VACANT COMMERCIAL	4.292	8.5933	12.8853

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount

2023 Preliminary Tax Roll

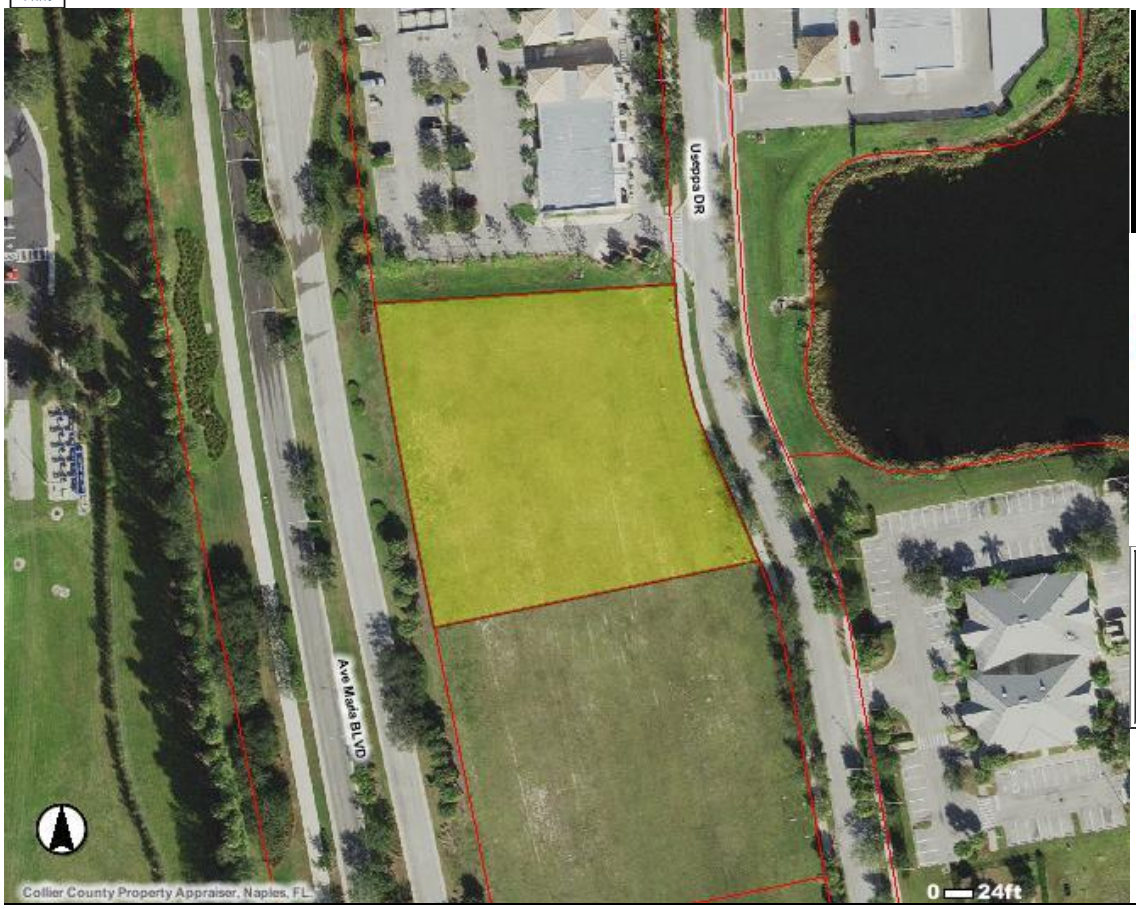
(Subject to Change)

	Land Value	$ 180,338
(+)	Improved Value	$ 0
(=)	Market Value	$ 180,338
(=)	Assessed Value	$ 180,338
(=)	School Taxable Value	$ 180,338
(=)	Taxable Value	$ 180,338

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Print



MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2023 Urban [6IN]
- Aerials 2023 Rural [2FT]
- Collier County

Folio Number: 22671201300
Name: AVE MARIA DEVELOPMENT, LLLP
Street# & Name: 5335 USEPPA DR
Build# / Unit#: F-3 / 1
Legal Description: AVE MARIA UNIT TWO PARK OF COMMERCE TRACT F-3

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.

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

3.D.c

Collier County Property Appraiser
Property Summary

Parcel No	22672000021	Site Address *Disclaimer	5330 AVE MARIA BLVD	Site City	AVE MARIA	Site Zone *Note	34142

Name / Address	ARMENTO FAMILY LLC				
	1201 OAKFIELD DR #109				
City	BRANDON	State	FL	Zip	33511

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3E05	173616 1003E05	5	48	29	0

Legal	AVE MARIA PLAZA I A COMMERCIAL CONDOMINIUM UNIT 100

Millage Area	298	Millage Rates *Calculations		
Sub./Condo	173616 - AVE MARIA PLAZA I A COMMERCIAL CONDOMINIUM	School	Other	Total
Use Code	407 - COMMERCIAL	4.292	8.5933	12.8853

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
06/30/22	6151-1320	$ 0
12/06/12	4863-459	$ 50,000

2023 Preliminary Tax Roll

(Subject to Change)

	Land Value	$ 0
(+)	Improved Value	$ 351,000
(=)	Market Value	$ 351,000
(=)	Assessed Value	$ 351,000
(=)	School Taxable Value	$ 351,000
(=)	Taxable Value	$ 351,000

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Print

MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2023 Urban [6IN]
- Aerials 2023 Rural [2FT]
- Collier County

Folio Number: 22672000021
Name: ARMENTO FAMILY LLC
Street# & Name: 5330 AVE MARIA BLVD
Build# / Unit#: / 100
Legal Description: AVE MARIA PLAZA I A COMMERCIAL CONDOMINIUM UNIT 100

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.

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

PENINSULA ENGINEERING

AVE MARIA PARK OF COMMERCE SIGN VARIANCE

LOCATION MAP

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

PENINSULA ENGINEERING

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

AVE MARIA PARK OF COMMERCE SIGN VARIANCE

PROJECT NARRATIVE AND EVALUATION CRITERIA

PROJECT REQUEST:

The applicant is requesting a variance from LDC Section 5.06.04.F.3. which requires directory signs for multiple parcels developed under a unified development plan to be located at one entrance on each public street, to instead allow a directory sign to be located adjacent to Ave Maria Boulevard away from the entrance to a public street.

BACKGROUND:

The subject property is located in the Ave Maria Park of Commerce, lying between Ave Maria Boulevard, Useppa Driveat, and Merritt Lane. The +/-6.4-acre property includes four parcels developed as a unified development under a single Site Development Plan (SDP). The shopping center is addressed as 5330-5360 Ave Maria Boulevard.

The shopping center includes a gas station with carwash, brewery and cleaner on Tract F-2, which was originally approved by SDP-2007-AR-11116. The SDP was amended by PL20210002992 to include an additional 22,482 square foot multi-tenant commercial building on Tracts F-3 and F-4, and to show Tract F-5 as Future Development.

The front facades of the commercial buildings face Ave Maria Boulevard. Access to the site is provided from four separate driveways located off of Useppa Lane, including one on the north side of the development to access the gas station site, and three located on the east side of the development.

The Ave Maria Stewardship Receiving Area (SRA) provides specific sign standards for each of the Town's Context Zones. This property is identified as part of Town Center 3 on the Ave Maria SRA Master Plan. The SRA Town Plan notes that "Signage within Town Centers 2 and 3 shall comply with Town Core standards, Community General standards or LDC Section 5.06.04.F."

LDC Section 5.06.04.F.3. allows multiple-occupancy parcels or multiple parcels developed under a unified development plan, with a minimum of 8 independent units, and containing 20,000 square feet or more of leasable floor area, a directory sign at one entrance on each public street. The maximum height of the directory sign is limited to 20' in height and 200 square feet in sign area, with a minimum 10' setback to the property line.

The applicant wishes to construct a directory sign adjacent to Ave Maria Boulevard, consistent with the Sign Elevation and Site Plan exhibits attached to this application. The proposed directory sign will be 15'-6" tall with a sign face area of 184.95 sqare feet. The sign will be maintain the required 10' setback from the Ave Maria Boulevard right-of-way line and will be located near the shared property line of Tracts F-4 and F-5.

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797
Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

The only other ground sign located on the shopping center property is an existing gas station pricing sign located on Tract F-2 adjacent to Ave Maria Boulevard. The proposed directory sign will be approximately 765' to the south of the gas station pricing ground sign.

EVALUATION CRITERIA:

The requested variance to allow a directory sign adjacent to Ave Maria Boulevard, away from the vehicular access onto a public street, meets the evaluation criteria of LDC Section 5.06.08 B.1. and as noted in the boldened sections below:

> 5.06.01 B.1. Variance criteria. A variance from the terms of this sign code shall not be granted by the Board of Zoning Appeals unless and until a written application for a variance is submitted demonstrating:
>
> a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
>
> **The shopping center is oriented so that the buildings front onto Ave Maria Boulevard, which is identified as a Collector Road by the Collier County Growth Management Plan. Vehicular access to the site is provided exclusively from Useppa Lane, which is located at the rear of the buildings. The applicant is seeking the variance in order to allow a sign along the development's frontage, adjacent to the traveling public along Ave Maria Boulevard.**
>
> b. That literal interpretation of the provisions of the sign code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant.
>
> **The LDC requirement for directory signs to be located at the the entrance from a public street would require the sign to be located along Useppa Drive at the rear of the development. This would result in a sign that is not be visible to the vehicular traffic along Ave Maria Boulevard. Most commercial developments have their primary entrances and associated signage located along the property frontage to be visible to passing motorists.**
>
> c. That the special conditions and circumstances which are peculiar to the land, structure or building do not result from the actions of the applicant.
>
> **The site layout of the shopping center is consistent with the design standards adopted for the Town of Ave Maria. The Ave Maria SRA encourages commercial buildings to front their buildings toward pedestrian friendly streets with tree lined sidewalks and the SRA's design standards seek to minimize pedestrian and vehicular conflicts. The shopping center accomplishes this by locating all of the vehicular access points along the local streets and away from Ave Maria Boulevard, a collector roadway.**

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this sign code to other lands, structures or buildings in the same zoning district.

The variance would not confer any special privilege to the property. Granting the variance will allow a directory sign along the development's frontage and is visible to passing vehicular traffic.

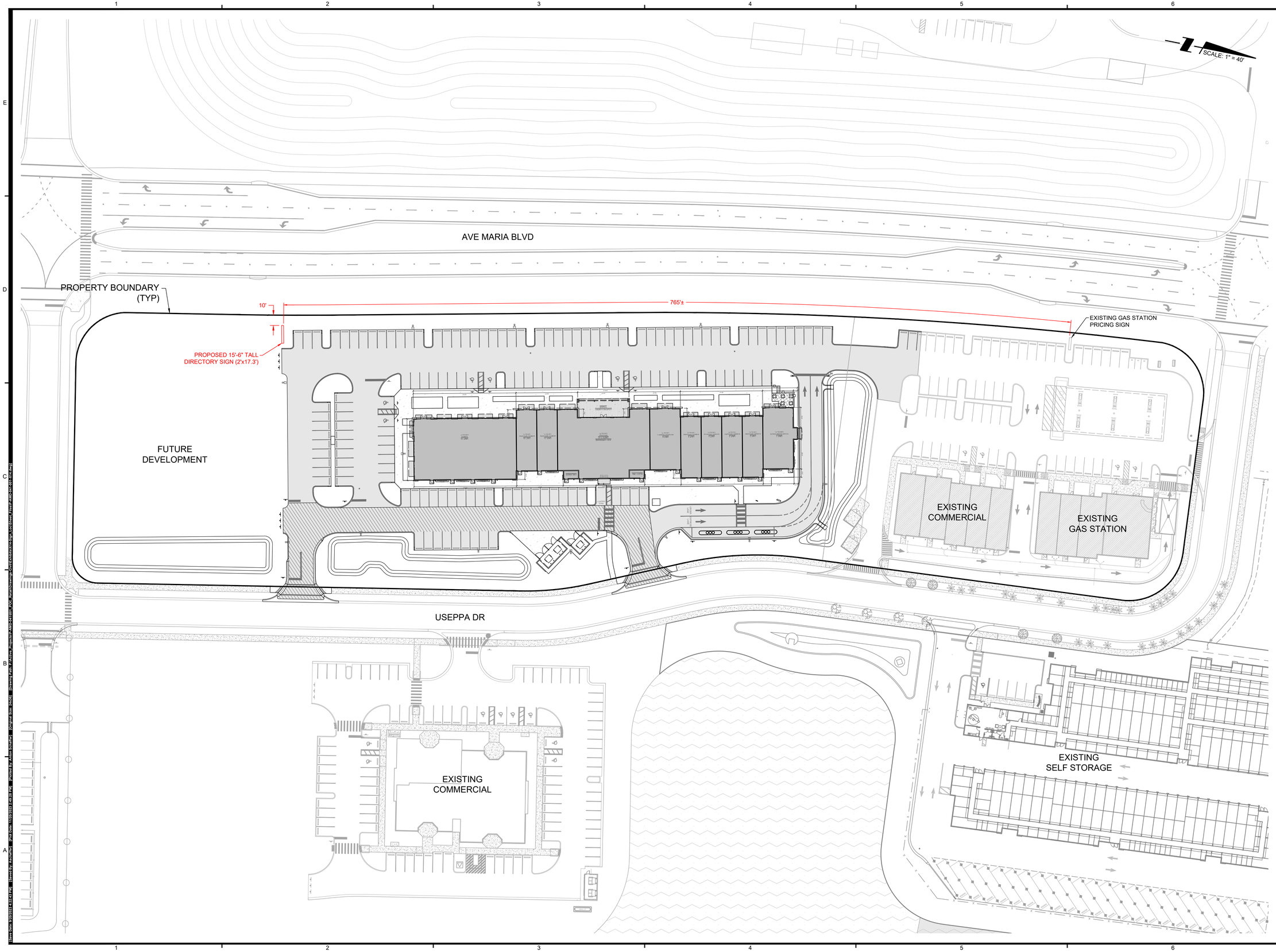
e. That the variance granted is the minimum relief that will make possible the reasonable use of the land, building or structure.

The requested variance is the minimum relief needed. The proposed directory sign will comply with all other design criteria established by the LDC.

f. That the granting of the variance will be consistent with the general intent and purpose of the Collier County Sign Code and the Growth Management Plan, and will not be injurious to adjacent properties or otherwise detrimental to the public welfare.

The proposed directory sign will meet the size, height, setback and landscaping requirements of the LDC Section 5.06.04.F.1. and therefore is in keeping with the purpose and intent of the Sign Code. Allowing the directory sign along Ave Maria Boulevard, and away from the vehicular entrances located at the rear of the shopping center, allows vehicular traffic to identify the stores and services available within the development in a safe and effective manner. The Collier County GMP does not address commercial sign regulations.

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)



PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy Naples, FL 34105
239.403.6700 Pen-Eng.com

PROJECT:

AVE MARIA PARK OF COMMERCE RETAIL

TITLE:

DIRECTORY SIGN EXHIBIT

CLIENT:

AVE MARIA DEVELOPMENT, LLLP

REVISIONS:

No:	Revision:	Date:

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER:

FLORIDA LICENSE NUMBER:

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 40'
0 10' 20' 40' 80' 120'

SEC: 8	TWP: 48S	RGE: 29E
City: AVE MARIA	County:	COLLIER
Designed by:		ANTON SCHAFFER
Drawn by:		ANTON SCHAFFER
Date:		SEPTEMBER 2023
Horizontal Scale:		1" = 40'
Vertical Scale:		N.T.S.
File Name:		P-AMD-041-001-X14.dwg
Project Number:		P-AMD-041-001
Sheet ID:		C-X14
Sheet Number:		01 of 01

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

AVE MARIA
PARK OF COMMERCE RETAIL

Ground Sign Concept

5360 Ave Maria Boulevard | Ave Maria, FL 34142

Ave Maria Park of Commerce Retail

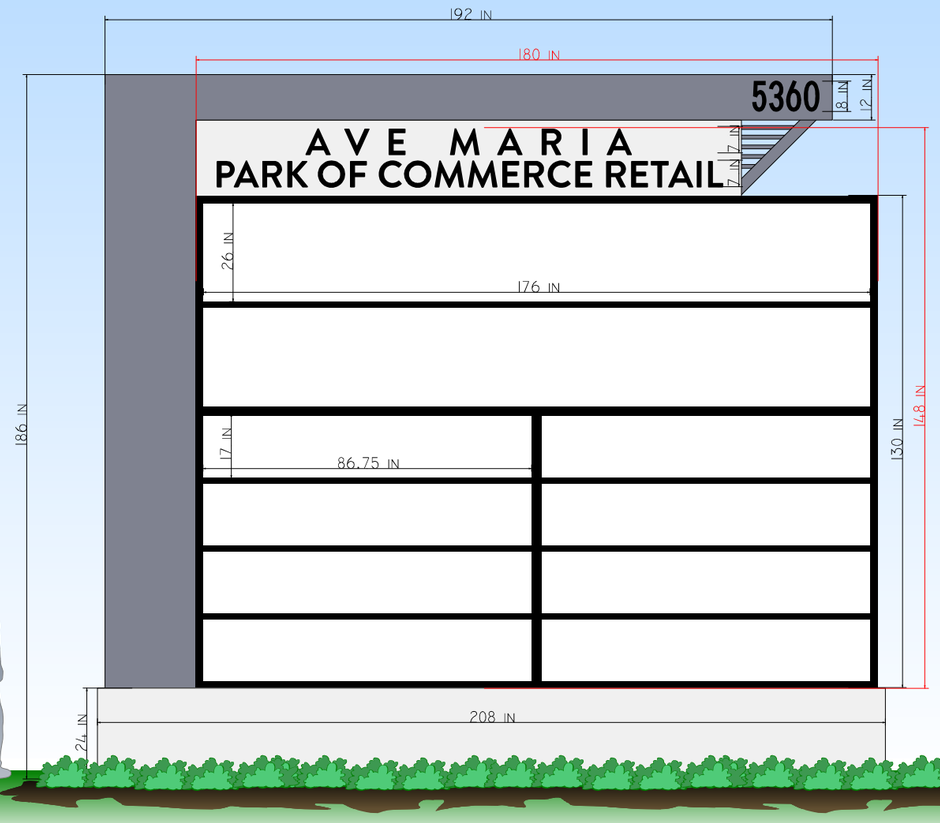
US SIGN & MILL CORPORATION
CBC 1263730

7981 MAINLINE PKWY
FT. MYERS FL, 33912
PH: 239-936-9154 FAX: 239-936-2899

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

LAYOUT: DOUBLE-SIDED ILLUMINATED GROUND SIGN

DRAWING TYPE: [X] CONCEPT [ ] PRODUCTION



DOUBLE-SIDED INTERNALLY ILLUMINATED GROUND SIGN: (MAX. 20' TALL, MAX 200 SQ. FT.)

- ALUMINUM ANGLE AND SHEET CABINET CONSTRUCTION WITH STUCCO FINISH PAINTED TO MATCH BUILDING
- PLAZA NAME TO BE CUT-OUT LETTERS BACKED-UP WITH 3/16" WHITE ACRYLIC WITH 3M BLACK PERFORATED VINYL OVERLAY
- TENANT CABINETS WITH 2" RETAINERS, 1.5" AND 2.5" T-BARS PAINTED BLACK, 3/16" WHITE ACRYLIC FACES
- LIGHTING W/ WHITE LED
- CUSTOM ALUMINUM TOP WITH STUCCO FINISH PAINTED TO MATCH BUILDING
- ALUMINUM BASE WITH STUCCO FINISH PAINTED TO MATCH BUILDING
- 1/4" ALUMINUM FCO ADDRESS NUMBERS PAINTED BLACK, FLUSH MOUNTED

TO MATCH BUILDING

TO MATCH BUILDING

BLACK

COPY AREA IS 148" x 180" = 185 [/]

THIS SIGN INCLUDING BUT NOT LIMITED TO ALL PLASTIC OR SIMILAR COMPONENTS THEREOF, HAS BEEN DESIGNED IN COMPLIANCE WITH FBC 2020, 7th EDITION AND ASCE 7-16 IS USED FOR DESIGN AND CALCULATIONS FBC 107.2.1 AND CITY ORDINANCES 5-41 WIND LOADS AND SEC. 3107 REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
ALL SIGNAGE REQUIRES A DEDICATED CIRCUIT TO INCLUDE AND INDEPENDENT HOT, NEUTRAL & GROUND. SHARED NEUTRALS ARE UNACCEPTABLE.

*MATERIALS AND SIZES SUBJECT TO CHANGE PENDING ENGINEERING REQUIREMENTS AND MATERIAL AVAILABILITY

ARCHITECT RENDERING

[X] Verified from survey [ ] Scaled, **NOT** verified

FILE PATH: \\USSIGN-SERVER\SquareCoil\Z:\230000\230700 - 230799\230787 - AVE MARIA PARK OF COMMERCE\02- DESIGN

3.D.c

AVE MARIA
PARK OF COMMERCE RETAIL

Site Address
5360 Ave Maria Bo rd
City Av ria
State FL 42
Plaza Name

Project Manager:
Nancy C an

Designer K
Project # 23078 04
Original Date 0 23
Revision Date 0 23
0 23

Survey Done: PE G
PE G

THIS DRAWING IS PROPERTY OF US SIGN & MILL CORP. ANY ALTERAT R REPRODUCTIONS IN WHOLE OR IN F E PROHIBITED WITHOUT WRITTEN CO OF US SIGN & MILL.
THIS DRAWING HAS BEEN MADE AV TO THE CLIENT TO ILLUSTRATE DESIGN MANUFACTURING DETAILS AND ARE O BE DISTRIBUTED FOR BID WITHOUT THI EN CONSENT OF US SIGN & MILL.

I HAVE REVIEWED THE ABOVE SPECIFICAT ND & HEREBY FULLY UNDEF THE CONTENT OF WORK E PERFORMED AND
I APPROVE THIS PROJEC TO BEGIN

SIGNATURE:

Date

US SIG MILL CORPORA N
CBC 1 30

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

The pu inst any cau s a result o ut not limited t des which the purchaser or others may deem valuable.

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Zoning Pre-Application Meeting Notes

Petition Type: Sign Variance (SV)
Date and Time: Wednesday 9/13/23 at 1:30pm - ZOOM

Assigned Planner: Eric Ortman

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

Project Information

Project Name: Ave Maria Park of Commerce Sign Variance (SV)

PL #: 20230013949

Property ID #: 22671201407,22672000021, 22671201504 22671201300 **Current Zoning:** Ave Maria PUD

Project Address: 5360 Ave Maria BLVD 5335 Useppa Dr **City:** Ave Maria **State:** FL **Zip:** 34142

Applicant: Peninsula Engineering – Kim Davidson

Agent Name: Chris Scott **Phone:** 239-262-2600

Agent/Firm Address: 2600 Golden Gate Pkwy **City:** Naples **State:** FL **Zip:** 34105

Property Owner: - Ave Maria Development, LLLP
- Armento Family LLC

Please provide the following, if applicable:

i. **Total Acreage:** 4.41 +/-

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 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Collier County

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NAPLES, FLORIDA 34104
(239) 252-2400

Meeting Notes

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

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

ZONING - ERIC ORTMAN - See ATTACHED NOTES AND PROCEDURE FOR SIGN POSTING. ON PAGE 2A.1 → 2A.2.

SIGNS Reviewer - DIANA CAMPAGNONE - See CONTACT INFO ON PAGE 4 - CALL WITH QUESTIONS

ENVIRONMENTAL - ~~ALEX~~ ALEXANDRA MITCHEL - See CONTACT INFO ON PAGE 4 - CALL OR EMAIL WITH QUESTIONS

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 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Pre-App Notes SV-20230013949 – Ave Maria Park of Commerce Sign

Directory sign for a unified development (more than 8 units and 20,000 square feet), the Ave Maria Commerce Park located between Ave Maria Boulevard and Useppa Drive and north of Merritt Lane. Details for the unified development may be found under PL20210002992.

Applicant wishes to place a directory sign along Ave Maria Boulevard roughly 750 feet south of the existing price sign for the existing gas station. Ave Maria Town Plan is silent on directory signs so LDC 5.06.04.F.3 prevails.

Long-standing zoning policy only allows the use of 5.06.04.F.1 or .3 to be used for a sign. The sign at the gas station is determined to be a pricing sign.

LDC 5.06.04.F.3 states that, "Multiple-occupancy parcels or multiple parcels developed under a unified development plan, with a minimum of 8 independent units, and containing 20,000 square feet or more of leasable floor area shall be permitted 1 directory sign at one entrance on each public street."

The variance is to allow the placement of a directory sign along Ave Maria Boulevard outside of the public right-of-way and setback 10 feet from the property line where there is no curb cut. The sign is limited to a maximum height of 20 feet and an area of 200 square feet. The 1,000-foot separation mentioned in 5.06.04.F.1 does not apply.

Notification of the sign variance must be sent by the applicant to property owners within 150 feet of the subject property. The applicant is responsible for the placing a sign on the property; these Administrative Code requirements are included with the pre-app notes. The applicant is also responsible for the cost of the legal advertisement; the placing of the ad is done by County staff.

Collier County Growth Management Department

Eric Ortman, Principal Planner, Zoning Division

2800 North Horseshoe Drive

Naples, FL 34104

Direct line: (239) 252-1032

Eric.Ortman@colliercountyfl.gov

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

E. Posting of a Sign

Applicability For applicable land use petitions, the posting of a sign shall be as follows.

Timing The sign shall be posted at least 15 days before the Hearing Examiner, Planning Commission, or the BCC acting as the BZA hearing.

Sign Requirements The sign copy must occupy the total area of the sign. The requirements for the size, location, and proof of posting and removal of the sign are as follows:

1. **Properties < 1 acre:** The sign shall measure at least 1 and ½ square feet in area. The sign is erected by the Planning & Zoning Department on behalf of the **applicant**.

2. **Properties > 1 acre**: The sign shall measure at least 32 square feet in area. The sign is erected by the **applicant**. At least 1 sign is placed on each external boundary that fronts a street. If the external boundaries along a street exceed 1,320 linear feet, signs are placed equidistant from one another with a maximum spacing of 1,000 linear feet. However, the number of signs along an exterior boundary fronting a street cannot exceed 4 signs.

3. **All properties**:
   - The sign must be located in full view of the public on each street side of the subject property.
   - Where the subject property is landlocked or for some other reason the signs cannot be posted directly on the subject property, then the sign or signs are erected along the nearest street right-of-way, with an attached notation indicating generally the distance and direction to the subject property.
   - The **applicant** must provide evidence to the Planning & Zoning Department that the sign(s) were erected by furnishing photographs of the sign(s) that show the date of their erection at least 10 days before the scheduled public hearing.

Removal of Sign The signs shall remain in place until any of the following occur:

1. Final action is taken on the application, or
2. The Planning & Zoning Department receives written notification that the **applicant** is withdrawing or indefinitely continuing the application.

Updated

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Page 2.A.2.

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(239) 252-2400

Meeting Notes

Note: The County collects impact fees prior to the issuance of a Certificate of Occupancy to help offset the impacts of each new development on public facilities. These impact fees are used to fund projects identified in the Capital Improvement Element of the Growth Management Plan (GMP) as needed to maintain the adopted Level of Service (LOS) for public facilities. Other fees collected prior to the issuance of a building permit include building permit review fees. Please note that impact fees and taxes collected were not included in the criteria used by staff and the Planning Commission to analyze this petition.

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 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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NAPLES, FLORIDA 34104
(239) 252-2400

Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230013949

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Laura DeJohn	Zoning - Vendor	252-5587	Laura.dejohn@colliercountyfl.gov
☐ John Kelly	Zoning -Planner III	252-5719	john.kelly@colliercountyfl.gov
☐ Richard Henderlong	Zoning -Planner III	252-2464	richard.henderlong@colliercountyfl.gov
☑ Ray Bellows	Zoning & Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Mike Bosi	Zoning & Planning Director	252-1061	Michael.Bosi@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning – Planner III	252-2484	nancy.gundlach@colliercountyfl.gov
☑ Eric Ortman	Zoning – Planner III	252-1032	Eric.Ortman@colliercountyfl.gov
☐ Sean Sammon	Zoning – Planner III	252-8422	Sean.sammon@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning - Planner III	252-4312	timothy.finn@colliercountyfl.gov
☑ Thomas Clarke	Zoning - Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Anthony Stoltz	Utility Planning - Supervisor	252-5835	Anthony.stoltz@colliercountyfl.gov
☐ Drew Cody	Utility Planning – Project Mgr III	252-2917	Drew.cody@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Shon Fandrich	Utilities-Project Mgt-Supervisor	252-8835	Shon.fandrich@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring-Project Mgr II	252-5782	laurie.beard@colliercountyfl.gov
☐ Sean Lintz	North Collier Fire -Batallion Chief	597-9227	slintz@northcollierfire.com
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☐ Diane Lynch	Management Analyst I	252-4283	diane.lynch@colliercountyfl.gov
☐ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Gino Santabarbara	Impact Fees – Planner III	252-2925	Gino.santabarbara@colliercountyfl.gov

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

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(239) 252-2400

☐	Thomas Mastroberto	Greater Naples Fire – Site Plans Reviewer III	252-7348	thomas.mastroberto@colliercountyfl.gov
☐	Sue Faulkner	GMP-Comp Planning -Planner III	252-5715	sue.faulkner@colliercountyfl.gov
☐	Parker Klopf	GMP–Comp Planning – Planner II	252-2471	Parker.klopf@colliercountyfl.gov
☐	Rachel Hansen	GMP–Comp Planning – Planner III	252-1142	Rachel.hansen@colliercountyfl.gov
☐	Kathy Eastley	GMP-Comp Planning-Planner III	252-2834	Kathy Eastley@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Alexandra Mitchel	Environmental Specialist	252-2907	Alexandra.Mitchel@colliercountyfl.gov
☐	David Roe	Environmental Specialist	252-2915	David.Roe@colliercountyfl.gov
☐	Craig Brown	Environmental Review Supervisor	252-2548	craig.brown@colliercountyfl.gov
☑	~~Sarah Harrington~~ Alexandra Mitchel	Environmental Review ~~Manager~~	~~252-4211~~ 2907	~~Sarah.Harrington@colliercountyfl.gov~~ ALEXANDRA.MITCHEL@COLLIERCOUNTYFL.GOV
☐	John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐	Jocelyn Nageon De Lestang, P.E.	Engineering Stormwater	252-2434	Jocelyn.NageondeLestang@colliercountyfl.gov
☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Cormac Giblin, AICP	Director – Econ. Dev. & Housing	252-2460	Cormac.giblin@colliercountyfl.gov
☐	Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Brett Rosenblum-P.E	Dev. Review -Supervisor Proj. Mgt	252-2905	brett.rosenblum@colliercountyfl.gov
☐	Michele Mosca, AICP	Community Develop. – Planner III	252-2466	michele.mosca@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Renald Paul	Client Services	252-2443	Renald.paul@colliercountyfl.gov
☐	Lisa Blacklidge	Building Review	252-2758	Lisa.blacklidge@colliercountyfl.gov
☐	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov

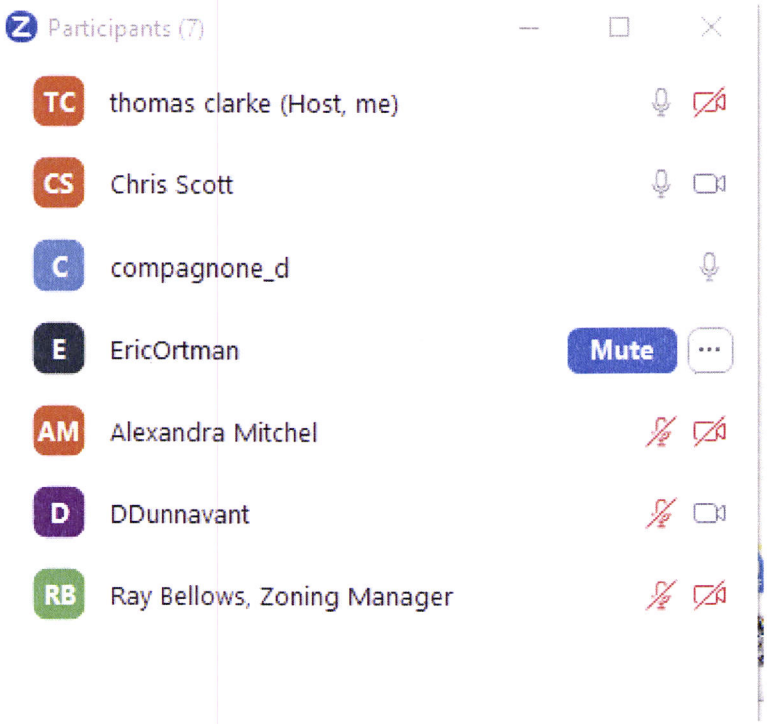
Additional Attendee Contact Information:

Name	Representing	Phone	Email
DIANA COMPAGNONE	SIGNS REVIEWER - COLLIER COUNTY	(239) 252-2429	DIANA.COMPAGNONE@COLLIERCOUNTYFL.GOV
KIM DAVIDSON	~~DAVIDSON ENGINEERING~~ PENINSULA ENG.	239-262-2600	
CHRIS SCOTT	PENINSULA "	239-403-6727	
D. DUNNAVANT	PENINSULA "		
ALEXANDRA MITCHEL	ENVIRONMENTAL - REVIEW - COLLIER COUNTY	(239) 252-2907	

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

Zoom Attendance – Ave Maria Park of Commerce Sign (SV) – PL20230013880 - Planner Eric Ortman

Applicant: Peninsula Engineering – Kim Davidson -- Wednesday 9/13/23 at 1:30PM



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

PL20230013949 – Ave Maria Park of Commerce Sign Variance (SV) - Planner: Eric Ortman

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Peninsula Engineering – Kim Davidson
  239-262-2600
  kdavidson@pen-eng.com

- **Agent to list for PL#**

  Kim Davidson – Peninsula Engineering

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

  - Ave Maria Development, LLLP
  - Armento Family LLC

- **Confirm Purpose of Pre-App:**

  Sign Variance

- **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:**

Variance to LDC Section 5.06.04.F.3., which allows 1 directory sign at one entrance on each public street to instead allow a directory sign along the Ave Maria Boulevard frontage.

REQUIRED Supplemental Information provided by:
Name:
Title:
Email:
Phone:

Cancellation/Reschedule Requests: Contact Connie Thomas- Supervisor – Permitting
Consuela.thomas@colliercountyfl.gov - Phone: 239-252-2473

Created April 5, 2017

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

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

ThomasClarkeVEN

From: Chris Scott <cscott@pen-eng.com>
Sent: Monday, September 11, 2023 1:52 PM
To: ThomasClarkeVEN
Cc: Kim Davidson
Subject: PL202330013949 Ave Maria Park of Commerce Sign Variance
Attachments: Sign Elevation.pdf; Sub 1 - Site Plan.pdf

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

Here is the draft site plan and sign elevation.

Christopher O. Scott, AICP
Planning Manager

PENINSULA ENGINEERING
Direct: 239.403.6727
www.pen-eng.com

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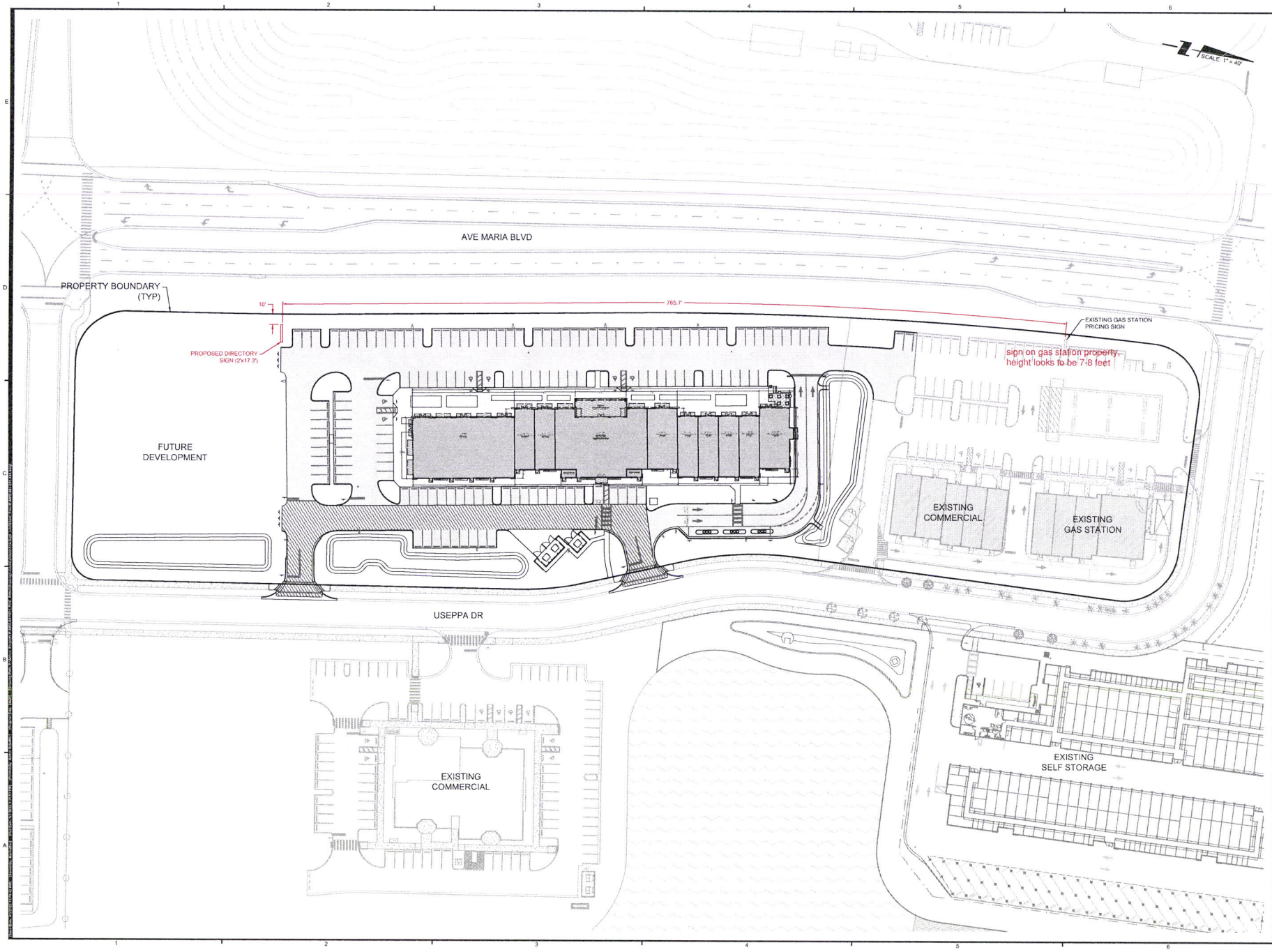

PENINSUL
ENGINEERI

2600 Golden Gate Pkwy
Naples, FL 34105

PROJECT:

AVE MAR
PARK O
COMMER
RETAIL

TITLE:

DIRECTORY S
EXHIBIT

CLIENT:

AVE MARIA DEVELO
LLLP

REVISIONS:
No: Revision:

NOTES:

PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER:

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 8
(NORTH AMERICAN VERTICAL DATUM OF

Bar Scale: 1" = 40'

SEC: 8 TWP: 48S
City: AVE MARIA County:
Designed by: ANTON
Drawn by: ANTON
Date: SEPTE
Horizontal Scale:
Vertical Scale:
File Name: P-AMD-041-(
Project Number: P-AMI
Sheet ID: C
Sheet Number:

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce

AVE MARIA
PARK OF COMMERCE RETAIL

Ground Sign Concept

5360 Ave Maria Boulevard | Ave Maria, FL 3414

Ave Maria Park of Commerce Reta

US SIGN & MILL CORPORATIO
CBC 126373

7981 MAINLINE PKWY
FT. MYERS FL, 33912
PH: 239-936-9154 FAX: 239-936-2899

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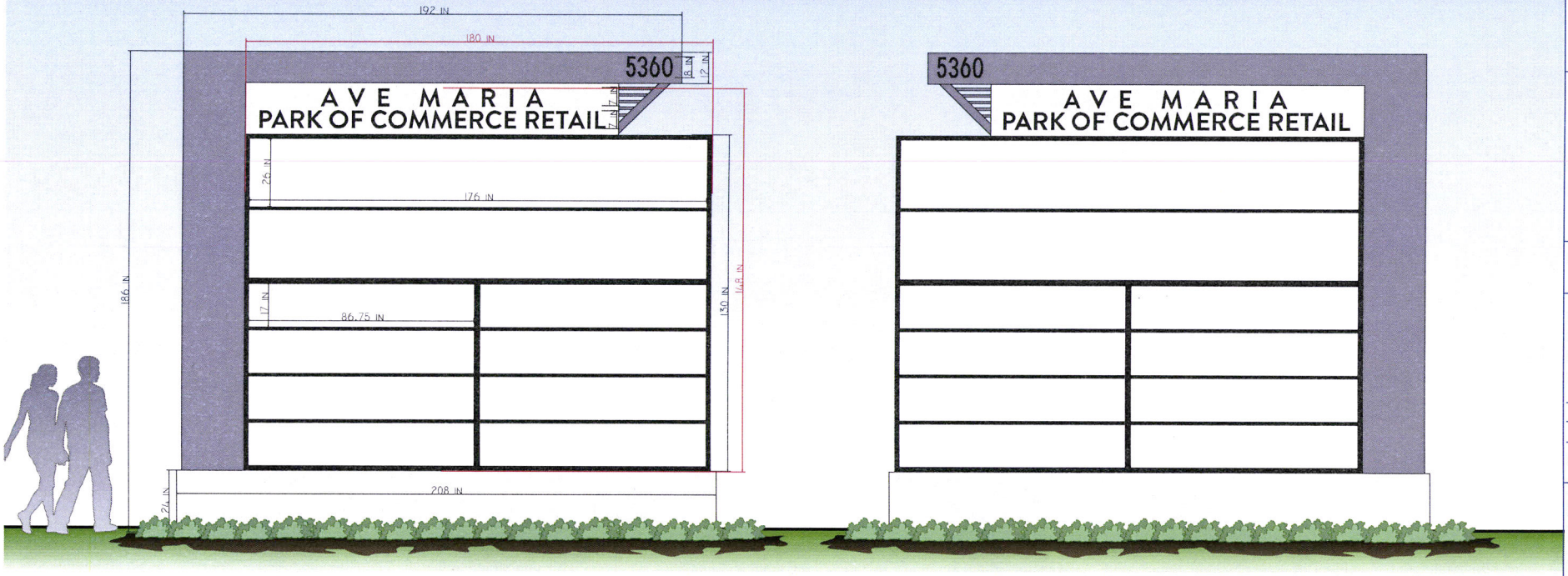

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TO MATCH BUILDING
TO MATCH BUILDING
BLACK

COPY AREA IS 148" x 180" = 185 [/]

ARCHITECT RENDERING

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PATH: \\USSIGN-SERVER\SquareCoil\Z:\230000\230700 - 230799\230787 - AVE MARIA PARK OF COMMERCE\02- DESIGN

X Verified from survey ☐ Scaled, **NOT** verified

AVE MA
PARK OF COM
RETAI

Site Address
5360 Ave Maria
City
State
Plaza Name

Project Manager:
Nancy

Designer
Project # 230
Original Date
Revision Date

Survey Done:

THIS DRAWING IS PROPERTY
US SIGN & MILL CORP. ANY AL
REPRODUCTIONS IN WHOLE O
PROHIBITED WITHOUT WRITTE
OF US SIGN & MILL.
THIS DRAWING HAS BEEN MA
THE CLIENT TO ILLUSTRATE D
MANUFACTURING DETAILS AN
DISTRIBUTED FOR BID WITHO
CONSENT OF US SIGN & MILL.

I HAVE REVIEWED
THE ABOVE SPECIFI
& HEREBY FULLY UN
THE CONTENT OF W
PERFORMED AND
I APPROVE THIS PR
TO BEGIN

SIGNATUR

Date

US SI
MILL CORPO

Page

The purchaser agrees to hold the se
any cause for action for damages wh
result of drilling for piers and foundat
limited to sewer, gas lines or any un
which the purchaser or others may c

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce

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.

OBJECTID	GIS_FLN_NUM	FOLIO	ADDRESSTYPE	NAME1	NAME2	NAME3	NAME4	NAME5	LEGAL1	LEGAL2	LEGAL3	LEGAL4	SECTION	TWNSHP	RANGE	BLOCK	LOT	UNIT	NAME6
1	138600301	001386003 01	U	AVE MARIA DEVELOPMENT LLLP	2600 GOLDEN GATE PKWY				33 47 29 THOSE PORTIONS OF SEC	33 AS DESC IN OR 3682 PG 3219,	SEC 32 AS DESC IN OR 3682 PG	3223, SEC 4 TWP 48 RNG 29 AS	33	47	29	004	0	NAPLES, FL	34105---0
2	138600301	226714002 66	U	AVE MARIA DEVELOPMENT LLLP	2600 GOLDEN GATE PKWY	PO BOX 413038			AVE MARIA PHASE THREE TRACT	R-1			33	47	29	R-1	1	NAPLES, FL	34101---3038
3	226320108	002263201 08	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY			5 48 29 THAT UNPLATTED PORTION	OF SEC 5 AS DESC IN OR 4426	PGS 2646-48		5	48	29	001	0	NAPLES, FL	34105---3227
4	226440004	002264400 04	U	BARRON COLLIER PARTNERSHIP	AMULT LLC	2600 GOLDEN GATE PKWY STE 200			8 48 29 ALL LESS OR 3682 PG	3682 PG 3223,THAT	PORTION OF SEC 13 TWP 48 RNG	28 DESC IN OR 3696 PG 3132,	8	48	29	001	0	NAPLES, FL	34105---0
5	226441508	002264415 08	U	AVE MARIA MASTER ASSN INC	2600 GOLDEN GATE PKWY				8 48 29 SOUTH SPORTS PARK AT	AVE MARIA AS DESC IN OR 4109	PG 3358 THRU 3360		8	48	29	003	0	NAPLES, FL	34105---3227
6	226441605	002264416 05	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY			8 48 29 THOSE PORTIONS IN SECS	8,9,AND 5 AS DESC IN OR 4378	AND THAT PORTION	DESC WITHIN OR 4426 PG 2642+43	8	48	29	004	0	NAPLES, FL	34105---3227
7	226441702	002264417 02	U	AVE MARIA DEVELOPMENT LLLP	2600 GOLDEN GATE PKWY				08 48 29 COM NE CNR TR L1 OF	PHASE ONE PB 46 PG	22, S 79DEG W 68.49 TO POB; S	77DEG W 22.33FT, RUN 115.94FT	8	48	29	005	0	NAPLES, FL	34105---3227
8	22275000062	222750000 62	U	AVE MARIA STEWARDSHIP CD	2600 GOLDEN GATE PKWY				ANTHEM PARKWAY PHASE ONE	TRACT R, LESS AVE MARIA UNIT	COMMERCE TRACT	R, LESS THE PORTION IN SEC 4	8	48	29	R	1.1	NAPLES, FL	34105---0
9	22275000088	222750000 88	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY			ANTHEM PARKWAY PHASE ONE	THE PORTION OF TRACT R ALSO	PART OF AVE MARIA	UNIT TWOPARK OF COMMERCE	8	48	29	R	1.2	NAPLES, FL	34105---0
10	22671000064	226710000 64	U	AVE MARIA DEVELOPMENT LLLP	2600 GOLDEN GATE PKWY	PO BOX 413038			AVE MARIA PHASE ONE TRACT CS,	PORTION DESC AS LAKE	5 IN OR 4237 PG 181, LESS THAT	PORT DESC IN OR 4370 PG 3813	33	47	29	CS	1	NAPLES, FL	34101---3038
11	22671000077	226710000 77	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2500 GOLDEN GATE PKWY			AVE MARIA PHASE ONE THAT PORT	DESC AS "LAKE 5"	IN OR 4237 PG 181 (6.81AC)		33	47	29	CS	1.1	NAPLES, FL	34105---3299
12	22671000080	226710000 80	U	AVE MARIA UTILITY COMPANY LLLP	2600 GOLDEN GATE PKWY				AVE MARIA PHASE ONE THAT PORT	OF TRACT CS AS DESC IN OR 4370	PG 3816		8	48	29	CS	1.2	NAPLES, FL	34105---3227
13	22671000381	226710003 81	U	AVE MARIA DEVELOP LLLP ETALS	2600 GOLDEN GATE PKWY	PO BOX 413038			AVE MARIA PHASE ONE TRACT L1	PORTION DESC IN OR	4109 PG 3371, ALSO LESS THAT	PORTION LOCATED WITHIN THE AVE	33	47	29	L1	1	NAPLES, FL	34101---3038
14	22671001788	226710017 88	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY			AVE MARIA PHASE ONE TRACT R,	LESS A PORTION AS DESC IN OR	LESS AVE MARIA U7	LIBERTY PARK, LESS THOSE POR-	33	47	29	R	1	NAPLES, FL	34105---3227
15	22671201106	226712011 06	U	5320 USEPPA SP LLC	PO BOX 2034				AVE MARIA UNIT TWO PARK OF	PORTION OF TRACT	FOLL: BEG NE CNR	F-1, S16.4056W 14.23FT, ALG	5	48	29	F-1	1	SANTA MONICA, CA	90406---0
16	22671201119	226712011 19	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY				AVE MARIA UNIT TWO PARK OF	PORTION OF TRACT	FOLL: BEG NW CNR	TR F-1, S75.1014E 71.9FT,	5	48	29	F-1	1.1	NAPLES, FL	34105---0
17	22671201203	226712012 03		AVE MARIA PLAZA I A COMM	ERCIAL CONDOMINIUM				AVE MARIA PLAZA I A COMMERCIAL CONDOMINIUM			hrd_parcel_id: 22672000005							
18	22671201203	226720000 21	U	ARMENTO FAMILY LLC	1201 OAKFIELD DR #109				AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 100		5	48	29		100	BRANDON, FL	33511---0
19	22671201203	226720000 47	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 200		5	48	29		200	NAPLES, FL	34105---0
20	22671201203	226720000 63	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 300		5	48	29		300	NAPLES, FL	34105---0
21	22671201203	226720000 89	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 400		5	48	29		400	NAPLES, FL	34105---0
22	22671201203	226720001 02	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 500		5	48	29		500	NAPLES, FL	34105---0
23	22671201203	226720001 28	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 600		5	48	29		600	NAPLES, FL	34105---0
24	22671201203	226720001 44	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 700		5	48	29		700	NAPLES, FL	34105---0
25	22671201203	226720001 60	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 800		5	48	29		800	NAPLES, FL	34105---0
26	22671201203	226720001 86	U	AVE MARIA GAS STATION LLC	2600 GOLDEN GATE PKWY	STE 200			AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	UNIT 900		5	48	29		900	NAPLES, FL	34105---0
27	22671201203	226720002 09	U	ARMENTO FAMILY LLC	1201 OAKFIELD DR #109				AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	CAR WASH UNIT		5	48	29		CW	BRANDON, FL	33511---0
28	22671201203	226720002 25	U	ARMENTO FAMILY LLC	1201 OAKFIELD DR #109				AVE MARIA PLAZA I	A COMMERCIAL CONDOMINIUM	FUEL UNIT		5	48	29		FU	BRANDON, FL	33511---0
29	22671201300	226712013 00	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY				AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-3			8	48	29	F-3	1	NAPLES, FL	34105---3227
30	22671201407	226712014 07	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY				AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-4			4	48	29	F-4	1	NAPLES, FL	34105---3227
31	22671201504	226712015 04	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY				AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-5			4	48	29	F-5	1	NAPLES, FL	34105---3227
32	22671201601	226712016 01	U	5340 AVE MARIA LLC	1380 NORTH UNIVERSITY DR				AVE MARIA UNIT TWO PARK OF	TRACT F-6, LESS THE	S 109.47FT		4	48	29	F-6	1	PLANTATION, FL	33322---0

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33	22671201614	226712016 14	U	COLLIER CNTY	3335 TAMIAMI TR E			AVE MARIA UNIT TWO PARK OF	COMMERCE	S 109.47FT OF TRACT F-6		4	48	29	F-6	2	NAPLES, FL	34112---0
34	22671201708	226712017 08	U	COLLIER CNTY	3335 TAMIAMI TRL E			AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-7			4	48	29	F-7	1	NAPLES, FL	34112---0
35	22671201805	226712018 05	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY			AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-8			4	48	29	F-8	1	NAPLES, FL	34105---3227
36	22671201902	226712019 02	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY			AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-9			4	48	29	F-9	1	NAPLES, FL	34105---3227
37	22671202008	226712020 08	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY			AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-10			4	48	29	F-10	1	NAPLES, FL	34105---3227
38	22671202105	226712021 05	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY			AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT F-11	PARKWAY PH ONE		4	48	29	F-11	1	NAPLES, FL	34105---3227
39	22671203201	226712032 01	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY		AVE MARIA UNIT TWO PARK F	COMMERCE L-1			4	48	29	L-1	1	NAPLES, FL	34105---3227
40	22671203227	226712032 27	U	AVE MARIA STEWARDSHIP COM DIST	2600 GOLDEN GATE PKWY			AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT L-2, LESS	COQUINA AT MAPLE RIDGE	PHASE 2 AND 3	4	48	29	L-2	1	NAPLES, FL	34105---0
41	22671203269	226712032 69	U	AVE MARIA DEVELOPMENT, LLLP	2600 GOLDEN GATE PKWY			AVE MARIA UNIT TWO PARK OF	COMMERCE TRACT O			4	48	29	O	1	NAPLES, FL	34105---3227
42	22671203285	226712032 85	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY		AVE MARIA UNIT TWO PARK OF	TRACT R LESS THAT	R ADJACENT TO TR	F-1 THRU F-11 EXCEPT FOR THAT	8	48	29	R	1	NAPLES, FL	34105---3227
43	22671203298	226712032 98	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY		AVE MARIA UNIT TWO PARK OF	THAT PORTION OF	TR R ADJACENT TO TR F-1 THRU	TR F-11 EXCEPT FOR THAT POR-	8	48	29	R	2	NAPLES, FL	34105---0
44	22673901462	226739014 62	U	DEL WEBB NAPLES COMMUNITY	ASSOCIATION INC	6005 ANTHEM PARKWAY		AVE MARIA UNIT 3 DEL WEBB	PHASE ONE TRACT A			8	48	29	A	1	NAPLES, FL	34142---0
45	22673901608	226739016 08	U	DEL WEBB NAPLES COMMUNITY	ASSOCIATION INC	10401 DEERWOOD PARK BLVD	STE 2130	AVE MARIA UNIT 3 DEL WEBB	TRACT GC1, LESS THAT	PORTION OF TR GC1 AS DESC IN	OR 4313 PG 674	8	48	29	GC1	1	JACKSONVILLE, FL	32256---0
46	22673901611	226739016 11	U	AVE MARIA MASTER ASSN INC	2600 GOLDEN GATE PKWY			AVE MARIA UNIT 3 DEL WEBB	THAT PORTION OF	TRACT GC1 AS DESC IN OR 4313	PG 674	8	48	29	GC1	1.1	NAPLES, FL	34105---3227
47	22687000029	226870000 29	U	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR	STE 300		AVE MARIA UNIT 9 DEL WEBB AT	PARCELS 101, 103,	104 & 105, TRACT 101, LESS	THAT PORTION NKA MAYFLOWER WAY	8	48	29	101	1	BONITA SPRINGS, FL	34134---4937
48	22687001044	226870010 44	U	CARLOS, MATTHEW EDWARD	5719 DECLARATION CT			AVE MARIA UNIT 9 DEL WEBB AT	PARCELS 101 103 104	& 105 BLOCK 103 LOT 26		8	48	29	103	26	AVE MARIA, FL	34142---0
49	22687001060	226870010 60	U	THOMPSON, DALE & VALERIE A	5715 DECLARATION CT			AVE MARIA UNIT 9 DEL WEBB AT	PARCELS 101 103 104	& 105 BLOCK 103 LOT 27		8	48	29	103	27	AVE MARIA, FL	34142---0
50	22689000205	226890002 05	U	AVE MARIA DEVELOPMENT LLLP	2600 GOLDEN GATE PKWY			AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES TRACT R	LESS COQUINA AT MAPLE RIDGE	PH 1	8	48	29	R	1	NAPLES, FL	34105---3227
51	22689003749	226890037 49	U	AVE MARIA UNIVERSITY INC	% ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 177 (HO)			5	48	29	177		AVE MARIA, FL	34142---9505
52	22689003765	226890037 65	U	AVE MARIA UNIVERSITY INC	% ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 178 (HO)			5	48	29	178		AVE MARIA, FL	34142---9505
53	22689003781	226890037 81	U	AVE MARIA UNIVERSITY INC	C/O ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 179 (HO)			5	48	29	179		AVE MARIA, FL	34142---9505
54	22689003804	226890038 04	U	AVE MARIA UNIVERSITY INC	% ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 180 (HO)			5	48	29	180		AVE MARIA, FL	34142---9505
55	22689003820	226890038 20	U	AVE MARIA UNIVERSITY INC	% ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 181 (HO)			5	48	29	181		AVE MARIA, FL	34142---9505

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56	22689003846	2268900384646	U	AVE MARIA UNIVERSITY INC	% ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 182 (HO)	5	48	29	182	AVE MARIA, FL	34142---9505			
57	22689003862	2268900386262	U	AVE MARIA UNIVERSITY INC	C/O ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 183 (HO)	5	48	29	183	AVE MARIA, FL	34142---9505			
58	22689003888	2268900388888	U	AVE MARIA UNIVERSITY INC	C/O ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 184 (HO)	5	48	29	184	AVE MARIA, FL	34142---9505			
59	22689003901	2268900390101	U	AVE MARIA UNIVERSITY INC	C/O ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 185 (HO)	5	48	29	185	AVE MARIA, FL	34142---9505			
60	22689003927	2268900392727	U	AVE MARIA UNIVERSITY INC	C/O ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 186 (HO)	5	48	29	186	AVE MARIA, FL	34142---9505			
61	22689003943	2268900394343	U	AVE MARIA UNIVERSITY INC	% ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 187 (HO)	5	48	29	187	AVE MARIA, FL	34142---9505			
62	22689003969	2268900396969	U	AVE MARIA UNIVERSITY INC	%ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 188 (HO)	5	48	29	188	AVE MARIA, FL	34142---9505			
63	22689003985	2268900398585	U	SEIJO, MITZY SARAI	5182 BECKTON RD		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 189 (HO)	5	48	29	189	AVE MARIA, FL	34142---0			
64	22689004007	2268900400707	U	AVE MARIA UNIVERSITY INC	5050 AVE MARIA BLVD		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 190 (HO)	5	48	29	190	AVE MARIA, FL	34142---0			
65	22689004023	2268900402323	U	AVE MARIA UNIVERSITY INC	5050 AVE MARIA		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 191 (HO)	5	48	29	191	AVE MARIA, FL	34142---5012			
66	22689004049	2268900404949	U	AVE MARIA UNIVERSITY INC	5050 AVE MARIA BLVD		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 192 (HO)	5	48	29	192	AVE MARIA, FL	34142---0			
67	22689005569	2268900556969	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 268 (HO)	4	48	29	268	AVE MARIA, FL	34142---0			
68	22689005585	2268900558585	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 269 (HO)	4	48	29	269	AVE MARIA, FL	34142---0			
69	22689005608	2268900560808	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 270 (HO)	4	48	29	270	AVE MARIA, FL	34142---0			
70	22689005624	2268900562424	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 271 (HO)	4	48	29	271	AVE MARIA, FL	34142---0			
71	22689005640	2268900564040	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD # 355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 272 (HO)	4	48	29	272	AVE MARIA, FL	34142---0			
72	22689005666	2268900566666	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD # 355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 273 (HO)	4	48	29	273	AVE MARIA, FL	34142---0			
73	22689005682	2268900568282	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 274 (HO)	4	48	29	274	AVE MARIA, FL	34142---0			
74	22689005705	2268900570505	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 275 (HO)	4	48	29	275	AVE MARIA, FL	34142---0			
75	22689005721	2268900572121	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 276 (HO)	4	48	29	276	AVE MARIA, FL	34142---0			
76	22689005747	2268900574747	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 277 (HO)	4	48	29	277	AVE MARIA, FL	34142---0			
77	22689005763	2268900576363	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 278 (HO)	4	48	29	278	AVE MARIA, FL	34142---0			
78	22689005789	2268900578989	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 279 (HO)	4	48	29	279	AVE MARIA, FL	34142---0			
79	22689005802	2268900580202	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 280 (HO)	4	48	29	280	AVE MARIA, FL	34142---0			
80	22689005828	2268900582828	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 281 (HO)	4	48	29	281	AVE MARIA, FL	34142---0			
81	22689005844	2268900584444	U	AVE MARIA UNIVERSITY INC	ACCOUNTS PAYABLE DEPT	5050 AVE MARIA BLVD #355	AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 282 (HO)	4	48	29	282	AVE MARIA, FL	34142---0			
82	22689005860	2268900586060	U	DERUSSO, JAMIE	5231 BECKTON RD		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 283 (HO)	4	48	29	283	AVE MARIA, FL	34142---0			
83	22689005886	2268900588686	U	WARCHOL, MARK & ROBIN	43046 WESTKIRKWOOD		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 284 (HO)	4	48	29	284	CLINTON TOWNSHIP, MI	48038---0			
84	22689005909	2268900590909	U	AVE MARIA UNIVERSITY INC	5050 AVE MARIA BLVD		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 285 (HO)	4	48	29	285	AVE MARIA, FL	34142---0			
85	22689005925	2268900592525	U	HUDACK, LAWRENCE	5243 BECKTON RD		AVE MARIA UNIT 13 MIDDLEBROOKE	TOWNHOMES LOT 286 (HO)	4	48	29	286	AVE MARIA, FL	34142---5036			
86	27725000025	2772500002525	U	AVE MARIA DEVELOPMENT LLLP	2600 GOLDEN GATE PKWY		COQUINA AT MAPLE RIDGE	PHASE 1 TRACT A	8	48	29	A	1	NAPLES, FL	34105---0		
87	27725000122	2772500012222	U	CC AVE MARIA LLC	2020 SALZEDO ST #200		COQUINA AT MAPLE RIDGE	PHASE 1 TRACT F	5	48	29	F	1	CORAL GABLES, FL	33134---0		
88	27725000148	2772500014848	U	CC COQUINA AT MAPLE RIDGE LLC	2020 SALZEDO ST #200		COQUINA AT MAPLE RIDGE	PHASE 1 TRACT L-1	8	48	29	L-1	1	CORAL GABLES, FL	33134---0		
89	27725000177	2772500017777	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY	COQUINA AT MAPLE RIDGE PH 1	PORTION AS DESC IN	OR 5103 PG 1959, LESS COQUNIA	AT MAPLE RIDGE PH 2 AND 3	8	48	29	R	2	NAPLES, FL	34105---0
90	27725000180	2772500018080	U	WITTMEYER, CLAY ALAN	5130 GENOA ST		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 1			4	48	29		1	AVE MARIA, FL	34142---0
91	27725000203	2772500020303	U	PIERRE, DOY & SALANE	5305 BECKTON RD		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 2			4	48	29		2	AVE MARIA, FL	34142---0

Attachment: Attachment 2 - Applicant Backup Documents (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

92	27725000229	27725000229	U	HIDIROGLOU, IPATIOS A	VASILIKI K HIDIROGLOU	5301 BECKTON RD		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 3	4	48	29	3	AVE MARIA, FL 34142---0
93	27725000245	27725000245	U	HAZELGREEN, MELISSA FABIOLA	CRAIG THOMAS HAZELGREEN JR	26 TREPTOW ST		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 4	4	48	29	4	LITTLE FERRY, NJ 07643---0
94	27725000261	27725000261	U	CABRERA, JESUS	5293 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 5	4	48	29	5	AVE MARIA, FL 34142---0
95	27725000287	27725000287	U	ROSSEY, ZULIMA	5289 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 6	4	48	29	6	AVE MARIA, FL 34142---0
96	27725000300	27725000300	U	LABONTE, PAUL R	CARMEN A RAMIREZ	5285 BECKTON RD		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 7	4	48	29	7	AVE MARIA, FL 34142---0
97	27725000326	27725000326	U	DOUGHERTY, THOMAS	5281 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 8	4	48	29	8	AVE MARIA, FL 34142---0
98	27725000342	27725000342	U	FEROLI, KEVIN MICHAEL	5277 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 9	4	48	29	9	AVE MARIA, FL 34142---0
99	27725000368	27725000368	U	WURZBURG, JUSTIN W	5273 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 10	4	48	29	10	AVE MARIA, FL 34142---0
100	27725000384	27725000384	U	WALDEMAR TRZEINSKI &	EWA AGATA POWALKA LIV TRUST	47329 DOVE CT		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 11	4	48	29	11	SHELBY TOWNSHIP, MI 58315---0
101	27725000407	27725000407	U	CAREAGA, F ALEZANDER CSAPEK	ALICIA CAREAGA DE CSAPEK	229 SW 9TH AVENUE		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 12	4	48	29	12	FORT LAUDERDALE, FL 33312---0
102	27725000423	27725000423	U	SEBASTIAN, R DANIEL WILDE	229 SW 9TH AVENUE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 13	4	48	29	13	FORT LAUDERDALE, FL 33312---0
103	27725000449	27725000449	U	RODRIGUEZ, JORDAN N	5257 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 14	4	48	29	14	AVE MARIA, FL 34142---0
104	27725000465	27725000465	U	PORTILLO, JOSUE	5296 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 15	8	48	29	15	AVE MARIA, FL 34142---0
105	27725000481	27725000481	U	GUZMAN, IVAN & MIRIAM	5088 ISIDORA LN			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 16	8	48	29	16	AVE MARIA, FL 34142---0
106	27725000504	27725000504	U	MIRANDA, ALBERTO & JUSSARA	5288 BECKTON RD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 17	8	48	29	17	AVE MARIA, FL 34142---0
107	27725000520	27725000520	U	BELLO, TOMAS & ELBA	JENIECE BELLO	THOMAS BELLO	5284 BECKTON RD	COQUINA AT MAPLE RIDGE	PHASE 1 LOT 18	8	48	29	18	AVE MARIA, FL 34142---0
108	27725000546	27725000546	U	GOMEZ, JUAN PABLO	KIARA HERNANDEZ RODRIGUEZ	25941 S DIXIE HWY 731		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 19	8	48	29	19	HOMESTEAD, FL 33032---0
109	27725000562	27725000562	U	DIONNE, MICHAEL	RICHARD & SUZANNE DIONNE	5276 BECKTON RD		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 20	8	48	29	20	AVE MARIA, FL 34142---0
110	27725000588	27725000588	U	DANIELLO REVOCABLE TRUST	5272 BECKTON ROAD			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 21	8	48	29	21	AVE MARIA, FL 34142---0
111	27725000601	27725000601	U	ABLAZA, ALYSSA	5494 FERRIS AVE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 22	8	48	29	22	AVE MARIA, FL 34142---0
112	27725000627	27725000627	U	HERNANDEZ, FABIAN ZALDIVAR	5490 FERRIS AVE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 23	8	48	29	23	AVE MARIA, FL 34142---0
113	27725000643	27725000643	U	ORELLANA, WINGSTON A	D CAROLINA MOLINA SALAZAR	5486 FERRIS AVE		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 24	8	48	29	24	AVE MARIA, FL 34142---0
114	27725000669	27725000669	U	RECINELLA, KOREY & MEAGAN	5482 FERRIS AVE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 25	8	48	29	25	AVE MARIA, FL 34142---0
115	27725000685	27725000685	U	MARIMON, CHRISTIAN	5478 FERRIS AVE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 26	8	48	29	26	AVE MARIA, FL 34142---0
116	27725000708	27725000708	U	GODOY, KATHIUSKA MILAGRO	5474 FERRIS AVE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 27	8	48	29	27	IMMOKALEE, FL 34142---0

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117	27725000724	277250007 24	U	ROMERO, ADAM	AMISADAI LOPEZ ROMERO	5470 FERRIS AVE		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 28			8	48	29		28	AVE MARIA, FL 34142---0
118	27725001244	277250012 44	U	RUIZ JR, EDUARDO	GREYS MARISOL FUENTES	5483 FERRIS AVE		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 54			8	48	29		54	AVE MARIA, FL 34142---0
119	27725001260	277250012 60	U	ANDRAWS, MORPHY F	DANIA Y BLANDINO	5479 FERRIS AVE		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 55			8	48	29		55	AVE MARIA, FL 34142---0
120	27725001286	277250012 86	U	GARCIA, ALBERTO	MARIA ORUE	5475 FERRIS AVE		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 56			8	48	29		56	AVE MARIA, FL 34142---0
121	27725001309	277250013 09	U	SCHOLZ JR, MICHAEL ANTHONY	5471 FERRIS AVE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 57			8	48	29		57	AVE MARIA, FL 34142---0
122	27725001325	277250013 25	U	BARRERA, MARGARITA	5467 FERRIS AVE			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 58			8	48	29		58	AVE MARIA, FL 34142---0
123	27725001642	277250016 42	U	MARTELL, AIVIL	HEYLIN TORRES	5372 BRIN WAY		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 74			8	48	29		74	AVE MARIA, FL 34142---0
124	27725001668	277250016 68	U	HUANG, XIN FENG	SHU CAI	11200 NW 8TH ST		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 75			8	48	29		75	PLANTATION, FL 33325---0
125	27725001684	277250016 84	U	PATRICIA NUBIA MELENDEZ	GENESIS PATRICIA COLMENAREZ	5380 BRIN WAY		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 76			8	48	29		76	AVE MARIA, FL 34142---0
126	27725001707	277250017	U	RODRIGUEZ, ASIEL E	LISA JANETH MASON	5384 BRIN WAY		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 77			8	48	29		77	AVE MARIA, FL 34142---0
127	27725001723	277250017 23	U	TOVAR, JAIME	5388 BRIN WAY			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 78			8	48	29		78	AVE MARIA, FL 34142---0
128	27725001749	277250017 49	U	CLEMENTS, RYAN & ALEXIS	5397 BRIN WAY			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 79			5	48	29		79	AVE MARIA, FL 34142---0
129	27725001765	277250017 65	U	TERCERO, ANDREA LYN	5393 BRIN WAY			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 80			5	48	29		80	AVE MARIA, FL 34142---0
130	27725001781	277250017 81	U	SOLIS, JOSUE F	MARIA T PEREZ	5389 BRIN WAY		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 81			5	48	29		81	AVE MARIA, FL 34142---0
131	27725001804	277250018 04	U	SINDONI, THOMAS	JENNIFER LORENZO-IRIZARRY	5385 BRIN WAY		COQUINA AT MAPLE RIDGE	PHASE 1 LOT 82			5	48	29		82	AVE MARIA, FL 34142---0
132	27725001820	277250018 20	U	MURPHY, CARLOS	5381 BRIN WAY			COQUINA AT MAPLE RIDGE	PHASE 1 LOT 83			5	48	29		83	AVE MARIA, FL 34142---0
133	27725001846	277250018 46	U	REYES, MANUEL COLORADO	DELMY COLORADO LOPEZ	IRVING S COLORADO LOPEZ	5377 BRIN WAY	COQUINA AT MAPLE RIDGE	PHASE 1 LOT 84			5	48	29		84	AVE MARIA, FL 34142---0
134	27725002748	277250027 48	U	CC AVE MARIA LLC	135 SAN LORENZO AVE # 750			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 TRACT B			8	48	29	B	1	CORAL GABLES, FL 33146---0
135	27725002764	277250027 64	U	CC AVE MARIA LLC	135 SAN LORENZO AVE # 750			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 TRACT D			8	48	29	D	1	CORAL GABLES, FL 33146---0
136	27725002803	277250028 03	U	AVE MARIA STEWARDSHIP CD	2600 GOLDEN GATE PKWY			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 TRACT L-2, AT MAPLE RIDGE LESS COQUINA	PH2 AND 3	REPLAT	8	48	29	L-2	1	NAPLES, FL 34105---0
137	27725002845	277250028 45	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICE	2600 GOLDEN GATE PKY		COQUINA AT MAPLE RIDGE PHASE 2	PORTION OF TRACT R	DESC IN OR 5275 PG 1170		8	48	29	R	1.1	NAPLES, FL 34105---0
138	27725002887	277250028 87	U	VELAQUEZ, EDUARDO M RAFOLS	IRENELIZ RAFOLS	5493 CAMERON DR		COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 1			4	48	29		1	AVE MARIA, FL 34142---0
139	27725002900	277250029 00	U	CKMAK BROS LLC	229 SW 9TH AVE			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 2			4	48	29		2	FORT LAUDERDALE, FL 33312---0
140	27725002926	277250029 26	U	HUTCHINSON, STEPHANIE	5483 CAMERON DR			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 3			4	48	29		3	AVE MARIA, FL 34142---0
141	27725002942	277250029 42	U	GONZALEZ, KATRINA	EDDIE VILLAFUERTE	3142 CHAMPION RING RD #303		COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 4			4	48	29		4	FORT MYERS, FL 33905---0
142	27725002968	277250029 68	U	CKMAK BROS LLC	229 SW 9TH AVE			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 5			4	48	29		5	FORT LAUDERDALE, FL 33312---0
143	27725002984	277250029 84	U	SCHWARTZ III, LINWOOD RICHARD	CATHERINE MARIE SCHWARTZ	5471 CAMERON DR		COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 6			4	48	29		6	AVE MARIA, FL 34142---0
144	27725003006	277250030 06	U	ELSY K HERRERA-GALVIS	REVOCABLE TRUST	4398 BATTLECREEK WAY		COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 7			4	48	29		7	AVE MARIA, FL 34142---0
145	27725003608	277250036 08	U	ROSTIN, GLENN & LEAH	5492 CAMERON DR			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 37			4	48	29		37	AVE MARIA, FL 34142---0
146	27725003624	277250036 24	U	ALVAREZ, ALEJANDRO & VERONICA	5488 CAMERON DRIVE			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 38			4	48	29		38	AVE MARIA, FL 34142---0
147	27725003640	277250036 40	U	SERVEN, YADELY YASMIN PERICHI	5484 CAMERON DR			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 39			4	48	29		39	AVE MARIA, FL 34142---0
148	27725003666	277250036 66	U	GONZALEZ, JESSENIA & LEONARDO	5480 CAMERON DR			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 40			4	48	29		40	AVE MARIA, FL 34142---0
149	27725003682	277250036 82	U	MORRIS, SEAN C & MONIKA	5476 CAMERON DR			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 41			4	48	29		41	AVE MARIA, FL 34142---0
150	27725003705	277250037 05	U	CASTILLA, TEODULO MANUEL ROJAS	BELINDA ESTHER DIAZ ABDO	MARIA AUXILIADORA ROJAS DIAZ	5472 CAMERON DR	COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 42			4	48	29		42	AVE MARIA, FL 34142---0
151	27725004380	277250043 80	U	BROCK, MATTHEW & CAROLINE	4329 FAIRFAX CT			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 76			4	48	29		76	AVE MARIA, FL 34142---0
152	27725004403	277250044 03	U	DIAZ, KATRINA	5426 USEPPA DR			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 77			4	48	29		77	AVE MARIA, FL 34142---0
153	27725004429	277250044 29	U	DECATUR, MELISSA	5430 USEPPA DR			COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 78			4	48	29		78	AVE MARIA, FL 34142---0

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154	27725004445	27725004445	U	MACHEN, NATHANIEL	5434 USEPPA DR		COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 79		4	48	29		79	AVE MARIA, FL	34142---0
155	27725004461	27725004461	U	PALMATIER, WILLIAM O	5438 USEPPA DR		COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 80		4	48	29		80	AVE MARIA, FL	34142---0
156	27725004487	27725004487	U	BLOOMFIELD, NATALIE O	SIMON NYJEL BLOOMFIELD	5442 USEPPA DR	COQUINA AT MAPLE RIDGE PHASE 2	AND 3 LOT 81		4	48	29		81	AVE MARIA, FL	34142---0
157	27725006524	27725006524	U	SISSON, ANDREW J	5415 USEPPA DR		COQUINA AT MAPLE RIDGE	PHASE 2 AND 3 REPLAT	LOT 118	4	48	29		118	AVE MARIA, FL	34142---0
158	27725006540	27725006540	U	TORRES, MANUEL	MAYDA MARRERO	5419 USEPPA DR	COQUINA AT MAPLE RIDGE	PHASE 2 AND 3 REPLAT	LOT 119	4	48	29		119	AVE MARIA, FL	34142---0
159	27725006566	27725006566	U	CRUZ, JORGE A	LIN WU	13232 NW 15TH ST	COQUINA AT MAPLE RIDGE	PHASE 2 AND 3 REPLAT	LOT 120	4	48	29		120	PEMBROKE PINES, FL	33028---0
160	27725006582	27725006582	U	HOLBROOK, GLORIA S	5427 USEPPA DR		COQUINA AT MAPLE RIDGE	PHASE 2 AND 3 REPLAT	LOT 121	4	48	29		121	AVE MARIA, FL	34142---0
161	27725006605	27725006605	U	GIRON, DAVID	KIMBERLY C CONANT	5431 USEPPA DR	COQUINA AT MAPLE RIDGE	PHASE 2 AND 3 REPLAT	LOT 122	4	48	29		122	AVE MARIA, FL	34142---0
162	27725006621	27725006621	U	ORTEGA, GUSTAVO	OLGA GARZON	5435 USEPPA DR	COQUINA AT MAPLE RIDGE	PHASE 2 AND 3 REPLAT	LOT 123	4	48	29		123	AVE MARIA, FL	34142---5078
163	56540000048	56540000048	U	CC AVE MARIA ESTATES LLC	2020 SALZEDO ST #200		MAPLE RIDGE RESERVE AT	AVE MARIA PHASE 1	TRACT B	5	48	29	B	1	CORAL GABLES, FL	33134---0
164	56540000064	56540000064	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	22501A BURNS RD	MAPLE RIDGE RESERVE AT	AVE MARIA PHASE 1	TRACT C	5	48	29	C	1	PALM BCH GARDENS, FL	33410---0
165	56540000640	56540000640	U	AVE MARIA STEWARDSHIP	COMMUNITY DISTRICT	2600 GOLDEN GATE PKWY	MAPLE RIDGE RESERVE AT	AVE MARIA PHASE 1	TRACT R	5	48	29	R	1	NAPLES, FL	34105---0
166	56540000666	56540000666	U	MARIANO, VINCENT CHRISTOPHER	ELIZABETH MARIANO	5310 CHESTERFIELD DR	MAPLE RIDGE RESERVE AT	AVE MARIA PHASE 1	LOT 1	5	48	29		1	AVE MARIA, FL	34142---0
167	56540000682	56540000682	U	CATON, JAMES MICHAEL	MARILYN IBARRA CATON	5314 CHESTERFIELD DR	MAPLE RIDGE RESERVE AT	AVE MARIA PHASE 1	LOT 2	5	48	29		2	AVE MARIA, FL	34142---0

Attachment: Attachment 2 - Applicant Backup Documents (2775 : PL20230013949 Ave Maria Commerce Park Sign Variance)

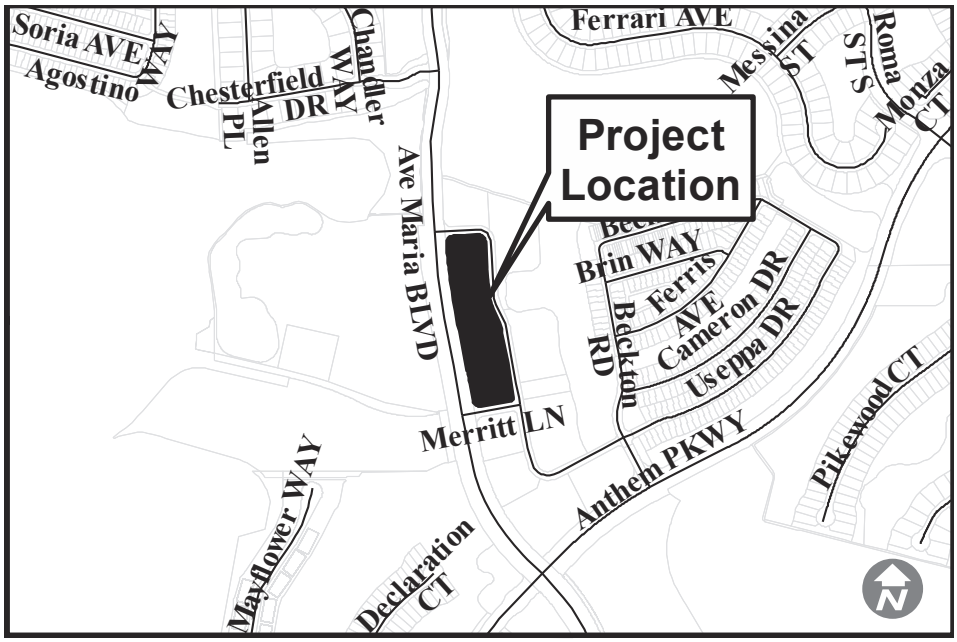
Attachment 3
Advertising and Sign Posting

Attachment: Attachment 3 - Advertising and Sign Photos (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M.**, February 8, 2024, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. SV-PL20230013949 - A SIGN VARIANCE FROM THE ENTRANCE LOCATION REQUIREMENTS OF LAND DEVELOPMENT CODE SECTION 5.06.04.F.3 TO ALLOW 1 DIRECTORY SIGN TO BE PLACED ALONG THE COLLECTIVE FRONTAGE OF FOUR PARCELS ABUTTING AVE MARIA BOULEVARD, WHERE THERE IS NO ENTRANCE TO A PUBLIC STREET, ON PROPERTY LOCATED ON THE EAST SIDE OF AVE MARIA BOULEVARD BETWEEN MERRITT LANE AND USEPPA DRIVE, AND DESCRIBED AS TRACTS F-2, F-3, F-4, AND F-5, AVE MARIA UNIT 2, PARK OF COMMERCE SUBDIVISION, IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 29 EAST IN AVE MARIA, COLLIER COUNTY, FLORIDA.



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

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

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

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

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

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

ND-38431251

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.

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PENINSULA ENGINEERING

AVE MARIA PARK OF COMMERCE SIGN VARIANCE, PL20230013949

Collier County Hearing Examiner

Public Hearing Sign Posting – January 24, 2024

Attachment: Attachment 3 - Advertising and Sign Photos (27745 : PL20230013949 Ave Maria Commerce Park Sign Variance)