COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

January 27, 2022

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. VA PL20210001771 - Variance request from Land Development Code Section 4.02.01 to reduce the required rear yard setback of 75-feet to 20 feet for a guest house in the Estates Zoning District located at 6761 Sable Ridge Lane in Section 7, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Gabriela Castro, Principal Planner] Commission District 2

B. Petition No. BDE-PL20210001645 - Request for a 23-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 43 feet into a waterway that is 135 feet wide for the benefit of property is located at 1660 Vinland Way, further described as Lot 14, Landing at Bear's Paw, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

C. Petition No. BDE-PL20210001646 - Request for a 21-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 41 feet into a waterway that is 135 feet wide for the benefit of property is located at 1664 Vinland Way, further described as Lot 15, Landing at Bear's Paw, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

D. Petition No. BDE-PL20210000708 - Request for a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow an addition to an existing boat docking facility that will protrude a total of 32 feet into a waterway that is 206± feet wide, pursuant to Section 5.03.06 of the Land Development Code, for the benefit of property located at 180 Pago Pago Drive West, also described as Lot 193, Isles of Capri No. 2, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: Petition No. VA PL20210001771 - Variance request from Land Development Code Section 4.02.01 to reduce the required rear yard setback of 75-feet to 20 feet for a guest house in the Estates Zoning District located at 6761 Sable Ridge Lane in Section 7, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Gabriela Castro, Principal Planner] Commission District 2

Meeting Date: 01/27/2022

Prepared by:
Title: Principal Planner – Zoning
Name: Gabriela Castro
12/29/2021 7:54 AM

Submitted by:
Title: – Zoning
Name: Mike Bosi
12/29/2021 7:54 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/13/2022 4:11 PM
Zoning	Ray Bellows	Review Item	Completed	01/14/2022 5:34 PM
Zoning	Mike Bosi	Review Item	Completed	01/18/2022 9:32 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/27/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JANUARY 27, 2022

SUBJECT: **PETITION** VA-PL-20210001771; 6761 SABLE RIDGE LN

PROPERTY OWNER/AGENT:

Owner:
Dennis & Amanda Weinman
6761 Sable Ridge Ln
Naples Fl 34109

Agent:
Jessica Klutz
Davidson Engineering
4365 Radio Road Suite 201
Naples Fl 34104

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application for a variance from Section 4.02.01, of the Collier County Land Development Code (LDC) to reduce the minimum rear yard setback on the north side from 75 feet to 20 feet for a proposed guest house.

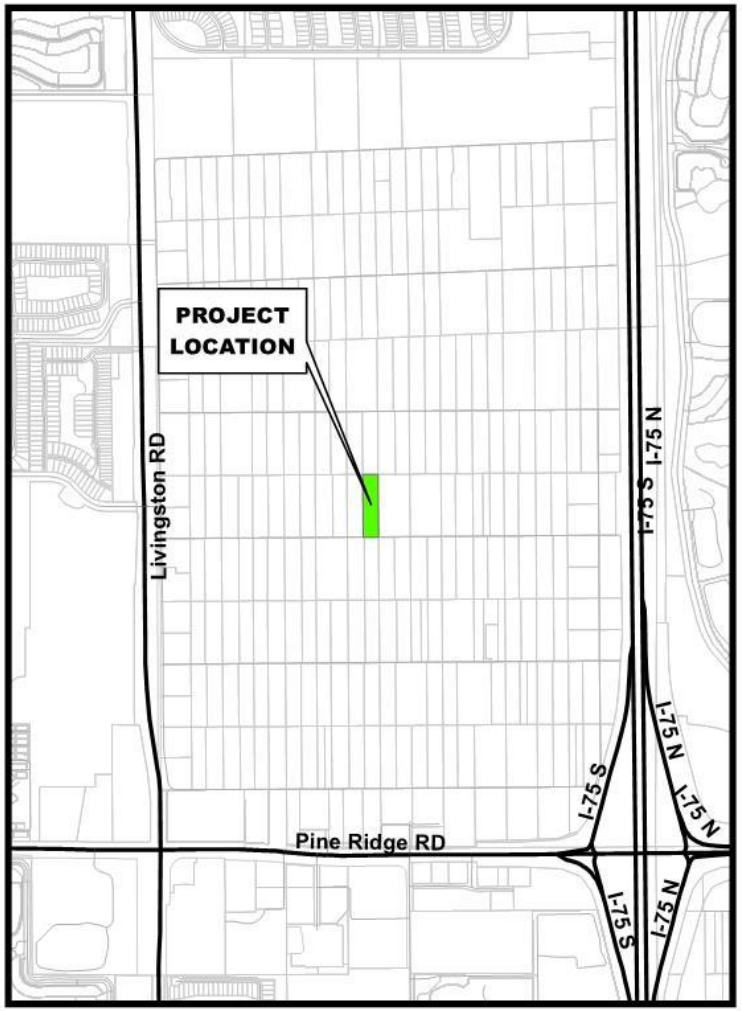
GEOGRAPHIC LOCATION:

The subject property is located at 6761 Sable Ridge Lane in Section 7, Township 49 South, Range 26 East, Collier County, Florida. *(See location map on following page)*

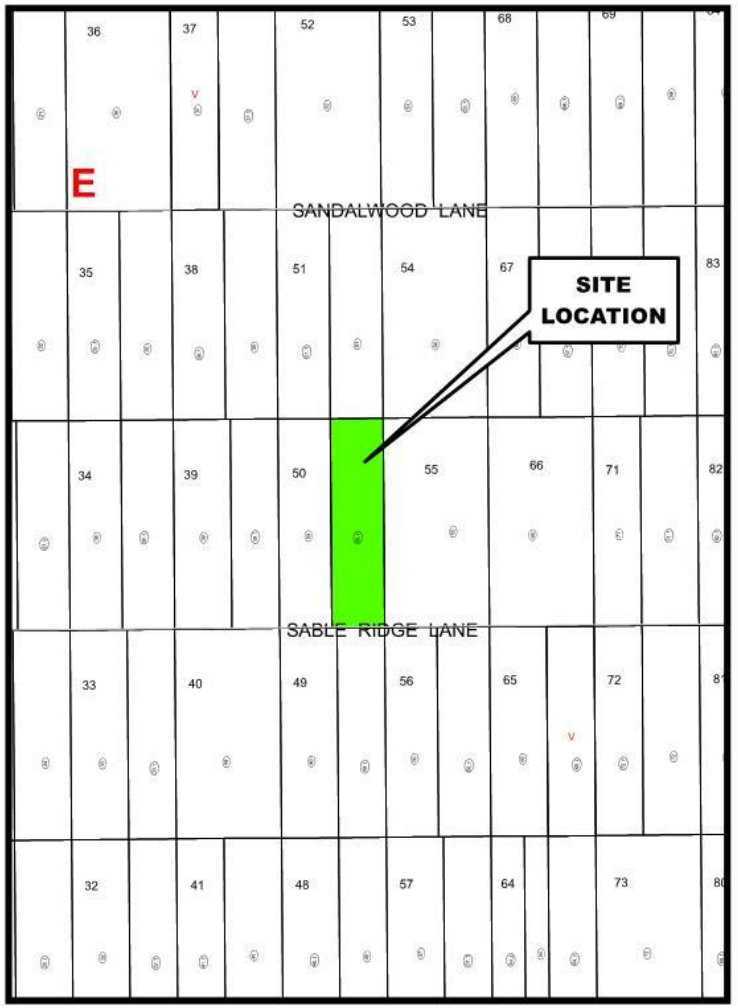
PURPOSE/DESCRIPTION OF PROJECT:

The purpose of this petition is to request a 55' reduction from the northern rear yard setback, 75-foot requirement to 20-feet, for a proposed guest house. The home was purchased by the current owners in 2018, and the baseball field was completed behind the home sometime in 2019. Now the owners want to build a guest house beyond the baseball field, thus needing a variance to locate the guest house beyond the baseball field.

Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)



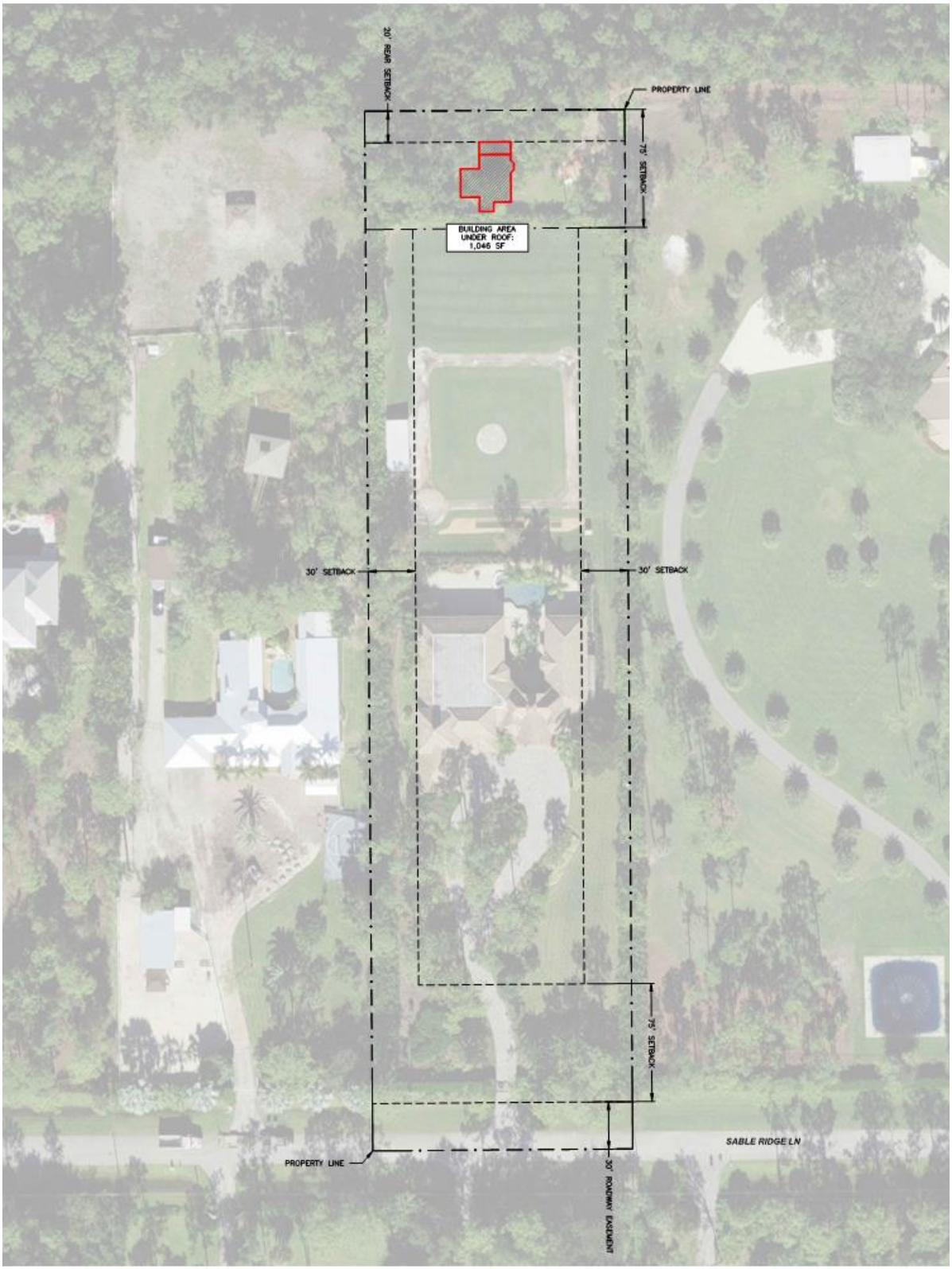
Location Map



Zoning Map

Petition Number: PL20210001771

Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)



SABLE RIDGE LN-WEINMAN

Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)

SURROUNDING LAND USE & ZONING:

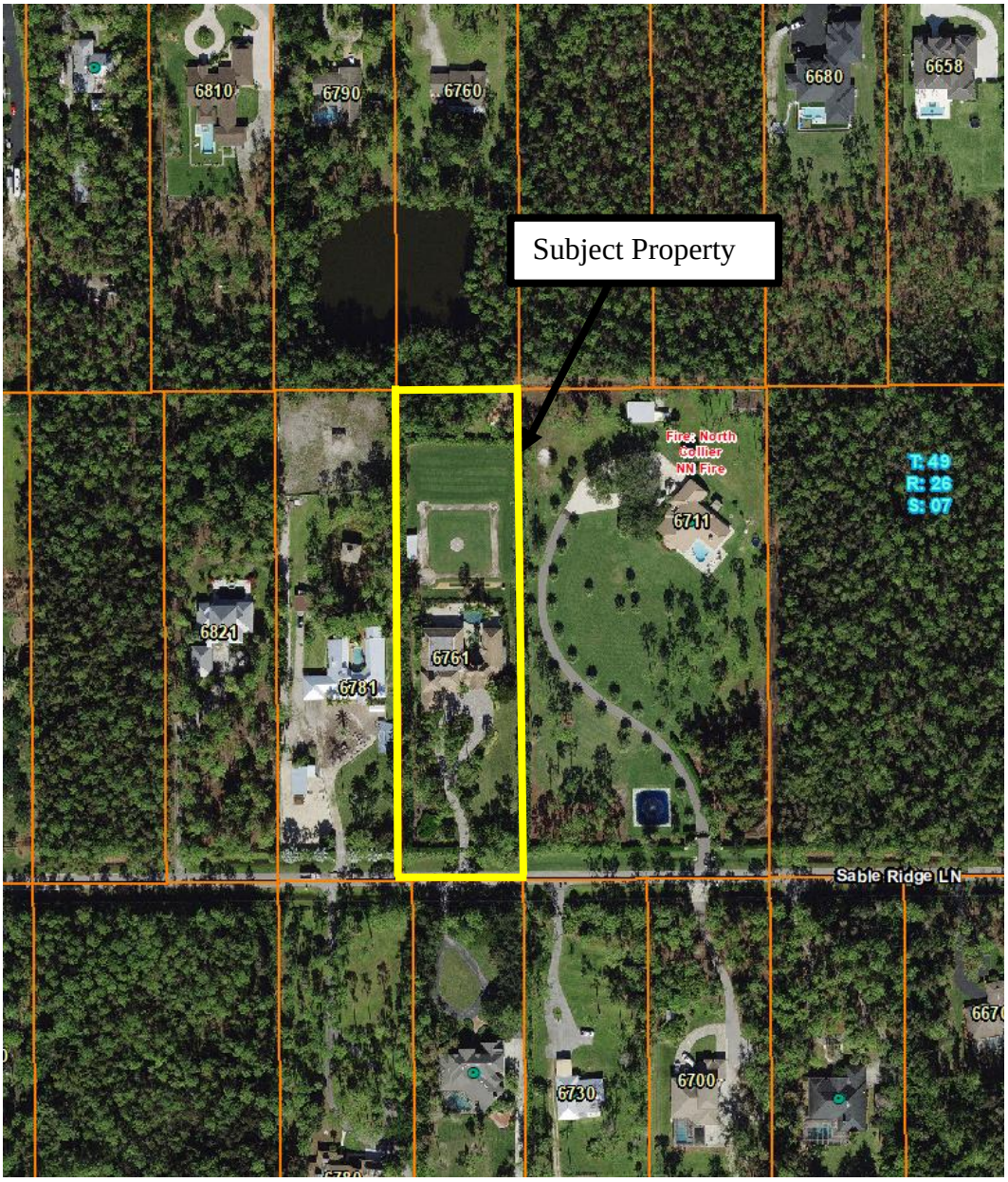
This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property, which is zoned Estates (E):

North: Single-family residential, zoned Estates (E) zoning district

East: Single-family residential, zoned Estates (E) zoning district

South: Single-family residential, zoned Estates (E) zoning district

West: Single-family residential, zoned Estates (E) zoning district



Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is located within the Estates Designation on the Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) of the GMP. The GMP does not address individual Variance requests, but deals with the larger issue of the actual use. As previously noted, the petitioner seeks a 55' Variance for the rear yard for a proposed guest house. The subject use is consistent with the Future Land Use Map of the GMP. The requested variance does not have any impact on this property's consistency with the County's GMP.

STAFF ANALYSIS:

The single-family residence was built between 2006 and 2008 and received a Certificate of Occupancy in 2008. The current home is 4,641 square feet. The first portion of the baseball field was completed in 2013. The current owners bought the property in 2018 and in sometime in 2019 the baseball field was completed.

The owners now want to build a proposed guest house of approximately 1,010 square feet which will comply with all of Collier County's Land Development Code (LDC) 5.03.03. LDC 5.03.03 states that the guest house may not be utilized for commercial purposes, leasing or renting guest accommodation separate from the home is not permitted. LDC 5.03.03 also provides dimensional standards for guest houses and criteria for the lots to allow a guest house. Parcels where guest houses are permitted must be at least 43,560 square feet, 105' in lot width, maximum floor area of the guest house shall be 40 percent of the air-conditioned enclosed living area of the principal dwelling unit.

The owners would like to keep a 15' vegetated buffer between the baseball field and the proposed guest house and therefore need a reduction of 55' from the required 75' rear setback.

The decision to grant a Variance is based on the criteria in LDC Section 9.04.03. The applicant has provided their responses to the criteria, which are provided in *italics*, followed by the Zoning Division's assessment.

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

- *The existence of the baseball diamond creates a unique challenge on the property to preserve the sports facility while fulfilling a need for a second residence to house the property owner's mother. This diamond is utilized frequently by the property owner and their young children for both recreation and as part of their homeschooling for safe training and physical education during the COVID-19 pandemic. Further due to the COVID-19 pandemic, the owners would feel much safer having an aging family member living on the property, so this guesthouse is proposed to be constructed for the property owner's mother so that she may live with the family while retaining independence. The use of a variance for a 20' rear setback will allow for the care of a family member while not disrupting the children's use of the baseball diamond as part of physical education and socialization.*

Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)

The position of the home and baseball field creates a problem to add an additional guest house. The home sits approximately 190' back from the Sable Ridge Lane easement. The first 75' is the required setback and then most of the remaining front yard is occupied by a septic system and the drain field. In the backyard the home has a deck and pool area as well as an entire regulation sized baseball field.

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

- *The applicant purchased the property with the home with a partial baseball diamond already erected on the property with partial clearing as well, as can be seen in historic aerials prior to 2018. This was not done with a future guest house in mind, thus when the sports field was completed so that full games could be played, it reached further back than the currently required rear yard setback for structures.*

A portion of the baseball field was completed by a prior owner; however, the current owners did expand it and now need a variance in order to allow the proposed guest house behind the baseball diamond.

c. Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties for the applicant?

- *Yes, the existing required rear yard setback of 75' creates a difficult situation in which a sufficiently sized accessory dwelling cannot be constructed on the property while preserving the functionality of existing sports facilities located on the property utilized in the children's schooling.*

Placing a guest house in conformance with the rear setback per the zoning code is a practical difficulty if the baseball field and deck location are to remain as currently positioned on the property.

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

- *Yes, it will allow for the construction of an accessory dwelling with approximately a 1,010 square foot footprint while not interfering with recreational uses on the property. The accessory dwelling will be constructed approximately 15' North of the end of the baseball field, providing a small necessary landscaping buffer between the residence and sports facility. This allows for a 20' rear yard to the property line. The distance from the rear property line to the existing dwelling on the property to the North of this parcel is approximately 375'.*

Yes, the variance if granted will be the minimum required to allow for the guest house to be included and will not be detrimental to health, safety, and welfare. North Collier Fire Control and Rescue District has no objection to this variance as long as the condition listed below is approved.

Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)

The Proposed house does not have a car driveway access it will only have a pedestrian golf cart access. Therefore, the fire department and the applicant have agreed that the guest house will have a fire sprinkler system. *(See Attachment C for letter from North Collier Fire Control)*

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

- *No, other properties in the zoning district may construct an accessory dwelling while retaining a useful recreational space on the property if so desired. Some adjacent properties have accessory dwellings which were able to fit on the property without disrupting the use of the property. The guest house will be compliant with LDC 5.03.03. in that it will not be utilized for commercial purposes, and it meets the site standard requirements. The subject property is larger than 43,560 square feet, the lot width is greater than 105 feet, the guest house floor area will not exceed 40% of the enclosed living area of the principal dwelling, and it will be further than 20 feet from the principal dwelling.*

Yes, by definition, a Variance bestows some dimensional relief from the zoning regulations specific to a site. However, LDC Section 9.04.02 provides relief through the Variance process for any dimensional development standard, such as the requested reduced rear yard setback. As such, other properties facing a similar hardship would be entitled to make a similar request and would be conferred equal consideration on a case-by-case basis.

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

- *Granting the variance will not be injurious to the neighborhood or detrimental to public welfare, there will be a setback behind the dwelling of 20' along with large approximately 65' side yards. Letters of no objection from the neighboring property owners have been included in this application to show that no neighboring property owner feels that granting this variance will be harmful to the community. Should the variance be granted, it will increase public welfare by allowing the children and family to retain their recreational field for baseball games in their back yard and to enhance their education while also permitting an aging family member to live safely on the property while retaining independence.*

Yes, the LDC generally intends to allow for the types of structures and improvements that are subject of this Variance request. Six letters of no objection from neighboring homeowners have been provided, letters from the north, east, and west properties. *(See Attachment B for letters of no objection)*

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

Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)

- *A baseball field that reaches the currently required building setback for rear yard prevents construction of a guesthouse respecting the setbacks without disrupting a frequently used facility by the owner's family for educational and recreational purposes. A professional trainer also utilizes the field for lessons with the owner's family as part of guided physical education for the students that can be completed safely during the current pandemic.*

Yes, the property to the north and northwest have a pond between the proposed guest house location and the neighboring home's location. In addition, there is vegetation surrounding the guest house location that will ameliorate any potential noise or visual impacts.

h. Will granting the Variance be consistent with the GMP?

- *Yes, this variance will be consistent with the Growth Management Plan. It does not interfere with the density standards set forth in the GMP for the Estates designation in the Urban Golden Gates Estates Sub-Element and the Golden Gate Area Master Plan. Residential density is limited to a maximum of one unit per 2.25 gross acres exclusive of guesthouses, and this is retained in the variance.*

The GMP is silent to the issuance of a variance application and therefore the granting of the variance will not be inconsistent with the GMP.

PUBLIC NOTICE:

The applicant sent a notification letter by mail on September 29, 2021 to nine property owners within 150 feet of the subject site.

Public notice was provided about the January 27, 2022 Hearing Examiner Hearing by posting of a public hearing notice sign on the property, mailing of notices to owners within 1,000 feet of the subject site, and publication of a newspaper advertisement at least 15 days prior to the hearing.

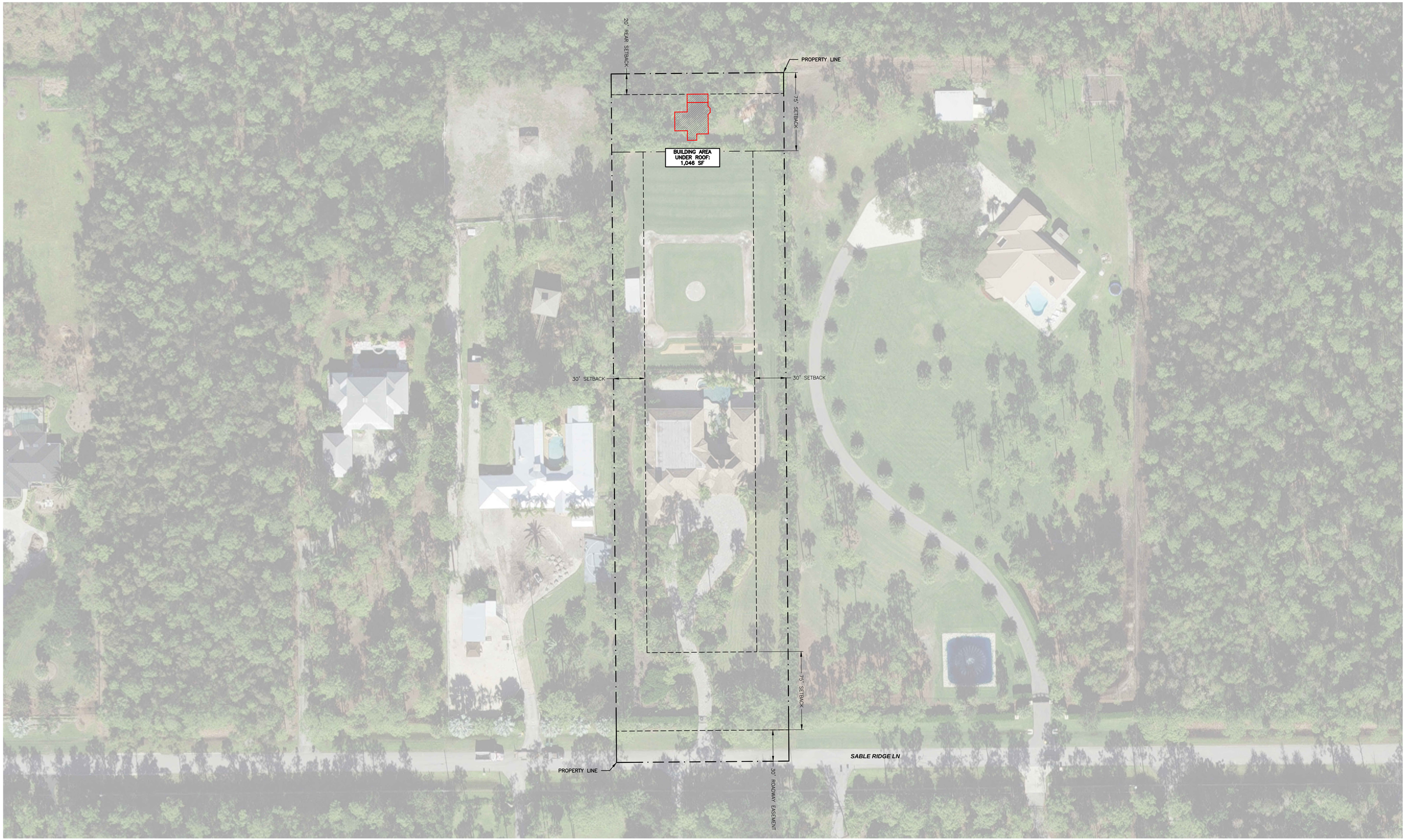
RECOMMENDATION:

Staff recommends that the Hearing Examiner (HEX) approval, Petition VA- PL20210001771 Sable Ridge Ln Variance to reduce the rear setback to 20' for the proposed guest house, subject to the following conditions of approval:

1. Guest house will need to be equipped with a fire sprinkler system subject to a field inspection.

Attachments:
A. Conceptual Site Plan
B. Letters of No Objection
C. Letter from North Collier Fire Control and Rescue District
D. Applicant Back Up Material

Attachment: VA STAFF REPORT 6761 Sable (20908 : PL20210001771 Sable Ridge Variance)



DAVIDSON ENGINEERING
ESTABLISHED 1997
4365 Radio Road, Suite 201
Naples, Florida 34104
P: 239.434.6060
Company Cert. of Authorization
No. 00009496

SABLE RIDGE LN-WEINMAN

SCALE: 1" = 40'

SHEET NO:

CONCEPT PLAN

REVISIONS		
REV.	DATE	DESCRIPTION

Z:\Active Projects\1 SABLE RIDGE LN-WEINMAN\1 Site Civil\Sheetfiles\CONCEPT PLANS\CONCEPT PLAN.dwg (SDP-MCP) Bethzabeth Reyes Aug 31, 2021 - 8:39am

Attachment: Attachment A Concept Plan (20908 : PL20210001771 Sable Ridge Variance)

To: Thomas Caprio
6781 Sable Ridge LN
Naples, FL 34109

SUBJECT: Property Located at
6761 Sable Ridge LN
Naples, FL 34109

Dear Madam/Sir

My name is Dennis Weinman and I own the subject property referenced above. I am sending you this letter to ask for your support with my request to Collier County Zoning Commission to reset my rear yard setback from 75' to 20'. Currently we are in the process of acquiring all data and documents for our Pre-application meeting and would like to add your letter of non-opposition to our request.
The purpose of this request is so that we may build a mother's quarters on the rear of the property.
There will be no impact caused to any of the adjacent properties.
By signing this letter in the non-opposition section below and returning it to me would be greatly appreciated.

Sincerely,

Dennis Weinman

I do not oppose the setback being re-set from 75' to 20' per Mr. Weinman's request

SIGNED _____ DATE 6/25/2021

Attachment: Attachment B letters of non opposition (20908 : PL20210001771 Sable Ridge Variance)

To: PID 38453640102
Brian Ohlis, Trustee of
Brian Ohlis, P.A. 401K Plan
Naples, FL 34109

SUBJECT: Property Located at
6761 Sable Ridge LN
Naples, FL 34109

Dear Madam/Sir

My name is Dennis Weinman and I own the subject property referenced above. I am sending you this letter to ask for your support with my request to Collier County Zoning Commission to reset my rear yard setback from 75' to 20'. Currently we are in the process of acquiring all data and documents for our Pre-application meeting and would like to add your letter of non-opposition to our request.
The purpose of this request is so that we may build a mother's quarters on the rear of the property.
There will be no impact caused to any of the adjacent properties.
By signing this letter in the non-opposition section below and returning it to me would be greatly appreciated.

Sincerely,

Dennis Weinman

I do not oppose the setback being re-set from 75' to 20' per Mr. Weinman's request

SIGNED Brian Ohlis DATE July 21, 2021

Attachment: Attachment B letters of non opposition (20908 : PL20210001771 Sable Ridge Variance)

To: PID 38453640005
Brian & Amanda Ohlis
Naples, FL 34109

SUBJECT: Property Located at
6761 Sable Ridge LN
Naples, FL 34109

Dear Madam/Sir

My name is Dennis Weinman and I own the subject property referenced above. I am sending you this letter to ask for your support with my request to Collier County Zoning Commission to reset my rear yard setback from 75' to 20'. Currently we are in the process of acquiring all data and documents for our Pre-application meeting and would like to add your letter of non-opposition to our request.
The purpose of this request is so that we may build a mother's quarters on the rear of the property.
There will be no impact caused to any of the adjacent properties.
By signing this letter in the non-opposition section below and returning it to me would be greatly appreciated.

Sincerely,

Dennis Weinman

I do not oppose the setback being re-set from 75' to 20' per Mr. Weinman's request

SIGNED Brian Ohlis DATE July 1, 2021

Attachment: Attachment B letters of non opposition (20908 : PL20210001771 Sable Ridge Variance)

To: PID 38453680007
6711 SABLE RIDGE LANE TRUST

SUBJECT: Property Located at
6761 Sable Ridge LN
Naples, FL 34109

Dear Madam/Sir

My name is Dennis Weinman and I own the subject property referenced above. I am sending you this letter to ask for your support with my request to Collier County Zoning Commission to reset my rear yard setback from 75' to 20'. Currently we are in the process of acquiring all data and documents for our Pre-application meeting and would like to add your letter of non-opposition to our request.
The purpose of this request is so that we may build a mother's quarters on the rear of the property.
There will be no impact caused to any of the adjacent properties.
By signing this letter in the non-opposition section below and returning it to me would be greatly appreciated.

Sincerely,

Dennis Weinman

I do not oppose the setback being re-set from 75' to 20' per Mr. Weinman's request

SIGNED _____ DATE July 1, 2021

Attachment: Attachment B letters of non opposition (20908 : PL20210001771 Sable Ridge Variance)

To: Milan & Jana Odstrcilik
6790 Sandalwood LN
Naples, FL 34109

SUBJECT: Property Located at
6761 Sable Ridge LN
Naples, FL 34109

Dear Madam/Sir

My name is Dennis Weinman and I own the subject property referenced above. I am sending you this letter to ask for your support with my request to Collier County Zoning Commission to reset my rear yard setback from 75' to 20'. Currently we are in the process of acquiring all data and documents for our Pre-application meeting and would like to add your letter of non-opposition to our request.
The purpose of this request is so that we may build a mother's quarters on the rear of the property.
There will be no impact caused to any of the adjacent properties.
By signing this letter in the non-opposition section below and returning it to me would be greatly appreciated.

Sincerely,

Dennis Weinman

I do not oppose the setback being re-set from 75' to 20' per Mr. Weinman's request

SIGNED _____ DATE 07/02/2021

Attachment: Attachment B letters of non opposition (20908 : PL20210001771 Sable Ridge Variance)

To: Gladys K Lewis Trust
230 Pine Key LN
Naples, FL 34109

SUBJECT: Property Located at
6761 Sable Ridge LN
Naples, FL 34109

Dear Madam/Sir

My name is Dennis Weinman and I own the subject property referenced above. I am sending you this letter to ask for your support with my request to Collier County Zoning Commission to reset my rear yard setback from 75' to 20'. Currently we are in the process of acquiring all data and documents for our Pre-application meeting and would like to add your letter of non-opposition to our request.
The purpose of this request is so that we may build a mother's quarters on the rear of the property.
There will be no impact caused to any of the adjacent properties.
By signing this letter in the non-opposition section below and returning it to me would be greatly appreciated.

Sincerely,

Dennis Weinman

I do not oppose the setback being re-set from 75' to 20' per Mr. Weinman's request
GLADYS K. LEWIS TR DTD 4-2-2013
SIGNED BY Myra E Lewis TTEE DATE 7-7-2021

Attachment: Attachment B letters of non opposition (20908 : PL20210001771 Sable Ridge Variance)

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November 8, 2021

North Collier Fire Control and Rescue District
Attn: Sean Lintz, Battalion Chief of Life Safety
(239) 552-1373
sLintz@northcollierfire.com

Re: 6761 Sable Ridge Ln Setback Variance

Chief Lintz:

This letter is in reference to the fire comment received during the review of the Setback Variance application request (PL20210001771). The comment is to 'provide fire access to the proposed unit' located at 6761 Sable Ridge Lane to reduce the rear setback.

In lieu of providing a driveway access within 150 feet of the proposed guest house, located on the North end of the property, we would propose equipping the building with a fire sprinkler system. The proposed guest house will have a pedestrian/golf cart access from the property's main driveway to the guest unit.

We acknowledge/recognize not providing adequate fire access to the proposed guest house has created the potential for a delayed response from the Fire/EMS department.

Sincerely,

Dennis Weinman
Property Owner

APPROVED
Battalion Chief Sean Lintz
North Collier Fire Control
& Rescue District
DATE 11/15/21

STATE OF FLORIDA
COUNTY OF COLLIER

SWORN TO and subscribed before me by means of ☒ physical presence or ☐ online notarization this 10th day of November, 2021, by Dennis Weinman. Such person(s)
Notary Public must check applicable box:

☒ are personally known to me.

☐ produced her current driver license.

☐ produced _____ as identification.

(Notary Seal)
BONNIE LAPOSA
Notary Public-Maryland
Carroll County
My Commission Expires
10-02-23

Bonnie LaPosa
Notary Public
Printed Name of Notary: Bonnie LaPosa
Commission Number: _____
My Commission Expires: 10-02-2023

Attachment: Attachment C Letter from NCFC (20908 : PL20210001771 Sable Ridge Variance)

Dennis Weinman
6761 Sable Ridge Ln.
Naples Fl.

November 15, 2021

Re: Setback Variance

Mr. Weinman

I am in receipt of your formal letter requesting to deviate from the FFPC 1: Chapter 18, 18.2.3.2 Access to Building. I am approving this deviation as proposed within your formal request. Although we do not have single family authority per the FFPC/Fl. Statue to mandate fire sprinkler systems, I do respect your commitment to fire sprinklers in your new guest house. I would like to request this fire sprinkler system be subject to field inspection, to ensuring these conditions to be true.

Please submit a copy of this approval to Collier County Building Department/North Collier District Fire and Rescue Plans Review with your corrections for official recording. Any deviation from this proposed design and approval will result in a void of this agreement.

Sean Lintz
Battalion Chief of Life Safety/Fire Marshal
North Collier Fire Control and Rescue District

6495 Taylor Road
Naples, FL 34109
239-597-9227
https://northcollierfire.com

Attachment: Attachment C Letter from NCFC (20908 : PL20210001771 Sable Ridge Variance)

CPC PACKAGE CHECKLIST FOR APPLICANTS/AGENTS (FOR PUDS)

Return this form with printed materials

Please check each item as a method for tracking that all required data is included in the printed packets of information for the Collier County Planning Commission Board Members.

DO NOT INCLUDE A COPY OF THE FINAL PUD ORDINANCE. COUNTY ATTORNEY INCLUDES THIS IN THE ORDINANCE. DO NOT PROVIDE DUPLICATES OF ANY DOCUMENTS ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION.

Backup provided by Applicant:

Include a CD Disk 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.

_x___ Application

_x___ Narrative of rezone request

_x___ Property Information

_x___ Property Ownership and general description of site

____ Disclosure of Interest

____ Affidavit of Unified Control

_x___ Affidavit of Representation

____ NIM Information (Sign in sheet, notes, minutes and/or summary)

____ Traffic Impact Study (TIS)

_x___ Environmental Data

____ Historical/Archeological Survey or Waiver

____ Utility Letter

_x___ Deviation Justifications

_x___ Boundary Survey

____ PUD Ordinance (the *last submitted Ordinance with strikethrough – color preferred)

____ 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.

___ 3 thumbnail drives of audio and/or video of Neighborhood Information Meeting

I understand that by submitting the above materials, it is the agent/applicant's responsibility to ensure all materials are in the same order for all copies of backup materials to provide to the 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.

Jessica Kluttz _____ 12/23/2021

Signature of Agent Representative Date

____Jessica Kluttz_____

Printed Name of Signing Agent Representative

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

LDC section 9.04.00 & Code of Laws section 2-83 – 2-90
Chapter 3 J. of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Dennis & Amanda Weinman

Name of Applicant if different than owner: Jim Clifford

Address: 6761 Sable Ridge Lane **City:** Naples **State:** Florida **ZIP:** 34109

Telephone: 239-825-4716 **Cell:** _____ **Fax:** _____

E-Mail Address: Jim@cliffordconst.com

Name of Agent: Jessica Kluttz

Firm: Davidson Engineering

Address: 4365 Radio Rd Ste 201 **City:** Naples **State:** Florida **ZIP:** 34104

Telephone: 239-434-6060 **Cell:** _____ **Fax:** _____

E-Mail Address: JessicaK@davidsonengineering.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 backup materials (20908 : PL20210001771 Sable Ridge Variance)

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PROPERTY INFORMATION

Provide a detailed legal description of the property covered by the application: (If space is inadequate, attach on separate page)

Property I.D. Number: 38453441000 **Section/Township/Range:** 7 / 49 / 26

Subdivision: Golden Gate Estate **Unit:** 35 **Lot:** _____ **Block:** _____

Metes & Bounds Description: See Attached Legal Description **Total Acreage:** 2.5

Address/ General Location of Subject Property: 6761 Sable Ridge Lane Naples, FL 34109

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	E	Single Family
S	E	Single Family
E	E	Single Family
W	E	Single Family

Minimum Yard Requirements for Subject Property:

Front: 75
Side: 30
Rear: 75

Corner Lot: Yes ☐ No ■

Waterfront Lot: Yes ☐ No ■

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 backup materials (20908 : PL20210001771 Sable Ridge Variance)

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ASSOCIATIONS

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

Name of Homeowner Association: N/A
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

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

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

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

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

NATURE OF PETITION

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

1. A detailed explanation of the request including what structures are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce front setback from 25 ft. to 18 ft.; when property owner purchased property; when existing principal structure was built (include building permit number(s) if possible); why encroachment is necessary; how existing encroachment came to be; etc.

2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.

3. Pursuant to LDC section 9.04.00, staff shall be guided in their recommendation to the Hearing Examiner, and the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the criteria (a-h) listed below. Please address the following criteria:

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

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

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

c) Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

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

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

f) Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

h) Will granting the variance be consistent with the Growth Management Plan?

4. Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☐ Yes ■ No If yes, please provide copies.

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☐	☑	☐
Pre-Application Meeting Notes	1	☑	☐
Project Narrative	☐	☑	☐
Completed Addressing Checklist	1	☑	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	☐	☑	☐
Survey of property showing the encroachment (measured in feet)	2	☑	☐
Affidavit of Authorization, signed and notarized	2	☑	☐
Deeds/Legal's	3	☐	☑
Location map	1	☑	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☑	☐
Historical Survey or waiver request	1	☐	☑
Environmental Data Requirements or exemption justification	3	☑	☐
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

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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
☐	City of Naples: Robin Singer, Planning Director	☐	Immokalee Water/Sewer District
☐	Conservancy of SWFL: Nichole Ryan	☐	Parks and Recreation: David Berra
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	School District (Residential Components): Amy Lockheart
☐	Other:	☐	

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

Applicant Signature

8/12/21
Date

Jim Clifford
Printed Name

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

DAVIDSON ENGINEERING
ESTABLISHED 1997

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MEMORANDUM

October 11, 2021

To:	Collier County Growth Management Division
From:	Jessica Kluttz
Reviewed By:	Tocia Hamlin
Subject:	Variance Petition for 6761 Sable Ridge Lane

This memo contains responses to the Nature of Petition questions and first review comments as part of a Variance Petition for 6761 Sable Ridge Lane, Naples FL 34109 Folio number 38453441000.

1. A detailed explanation of the request including what structures are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce front setback from 25 ft. to 18 ft.; when property owner purchased property; when existing principal structure was built (include building permit number(s) if possible); why encroachment is necessary; how existing encroachment came to be; etc.

> *Response: The existing structures on the property include a 4,641 square foot residential home, a 4,327 square foot brick deck, swimming pool, spa, and baseball diamond which covers most of the rear yard, ending 75' South of the North property line. The property owner would like to construct an accessory dwelling guest house of size and design in compliance with LDC section 5.03.03 with a rear yard setback of 20'. This is so that the baseball diamond can be preserved while still allowing for the construction of an accessory dwelling. Thus, a variance is requested to lower the requirement of a 75' rear yard setback to 20'. The property was purchased by Dennis & Amanda Weinman on July 18, 2018 per the Clerk of the Circuit Court and Comptroller, Collier County Florida. The existing principal structure was built in 2008 under permit number 0602-2922 with a CO date of 02/29/08. The pool was constructed under permit number 0612-0009 with a CO date of 02/29/08. A partial baseball diamond was existing on the subject site at the time of purchase, and the diamond was completed to be regulation size with a partial outfield in 2020.*

2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Response: Site alterations will include the required land clearing for the construction of the guest house. A small pathway will be constructed from the front driveway to the guest house to accommodate a golf cart. The guest house will be two stories at approximately 24.5 feet in height and have a footprint of approximately 1010 square feet. See attached plans for the guest house design, there will however be no basement or elevator included. Land clearing is required for this construction, environmental analysis has shown that this will not involve any wetlands removal as on the North 0.25 acres of the site there is no presence of jurisdictional wetlands, only uplands. For more detail, please refer to the attached Wetland Determination.

3. Pursuant to LDC section 9.04.00, staff shall be guided in their recommendation to the Hearing Examiner, and the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the criteria (a-h) listed below. Please address the following criteria:

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

Response: The existence of the baseball diamond creates a unique challenge on the property to preserve the sports facility while fulfilling a need for a second residence to house the property owner's mother. This diamond is utilized frequently by the property owner and their young children for both recreation and as part of their homeschooling for safe training and physical education during the COVID-19 pandemic. Further due to the COVID-19 pandemic, the owners would feel much safer having an aging family member living on the property, so this guesthouse is proposed to be constructed for the property owner's mother so that she may live with the family while retaining independence. The use of a variance for a 20' rear setback will allow for the care of a family member while not disrupting the children's use of the baseball diamond as part of physical education and socialization.

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

Response: The applicant purchased the property with the home with a partial baseball diamond already erected on the property with partial clearing as well, as can be seen in historic aerials prior to 2018. This was not done with a future guest house in mind, thus when the sports field was completed so that full games could be played, it reached further back than the currently required rear yard setback for structures.

c) Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Response: Yes, the existing required rear yard setback of 75' creates a difficult situation in which a sufficiently sized accessory dwelling cannot be constructed on the property while preserving the functionality of existing sports facilities located on the property utilized in the children's schooling.

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

Response: Yes, it will allow for the construction of an accessory dwelling with approximately a 1,010 square foot footprint while not interfering with recreational uses on the property. The accessory dwelling will be constructed approximately 15' North of the end of the baseball field, providing a small necessary landscaping buffer between the residence and sports facility. This allows for a 20' rear yard to the property line. The distance from the rear property line to the existing dwelling on the property to the North of this parcel is approximately 375'.

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

Response: No, other properties in the zoning district may construct an accessory dwelling while retaining a useful recreational space on the property if so desired. Some adjacent properties have accessory dwellings which were able to fit on the property without disrupting the use of the property. The guest house will be compliant with LDC 5.03.03. in that it will not be utilized for commercial purposes, and it meets the site standard requirements. The subject property is larger than 43,560 square feet, the lot width is greater than 105 feet, the guest house floor area will not exceed 40% of the enclosed living area of the principal dwelling, and it will be further than 20 feet from the principal dwelling.

f) Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Response: Granting the variance will not be injurious to the neighborhood or detrimental to public welfare, there will be a setback behind the dwelling of 20' along with large approximately 65' side yards. Letters of no objection from the neighboring property owners have been included in this application to show that no neighboring property owner feels that granting this variance will be harmful to the community. Should the variance be granted, it will increase public welfare by allowing the children and family to retain their recreational field for baseball games in their back yard and to enhance their education while also permitting an aging family member to live safely on the property while retaining independence.

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

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Response: A baseball field that reaches the currently required building setback for rear yard prevents construction of a guesthouse respecting the setbacks without disrupting a frequently used facility by the owner's family for educational and recreational purposes. A professional trainer also utilizes the field for lessons with the owner's family as part of guided physical education for the students that can be completed safely during the current pandemic.

h) Will granting the variance be consistent with the Growth Management Plan?

Response: Yes, this variance will be consistent with the Growth Management Plan. It does not interfere with the density standards set forth in the GMP for the Estates designation in the Urban Golden Gates Estates Sub-Element and the Golden Gate Area Master Plan. Residential density is limited to a maximum of one unit per 2.25 gross acres exclusive of guesthouses, and this is retained in the variance.

Response to county comments:

1. Zoning Review

a) On the application for the land use section please correct the neighboring land uses (i.e. single family residential, vacant etc).

Response: Acknowledged.

b) On the justification letter please explain/justify why the proposed guest house cannot be located in front of the existing home.

Response: The existing home currently utilizes approximately half of the front yard for a septic system, and the yard serves as a drain field, so there would not be enough space to accommodate a guest house as well as the septic and drain field uses in the front yard.

c) Per 10.03.06.F.2 please send out the agent letter to property owners within 150' and provide an affidavit of compliance.

Response: Acknowledged, the Affidavit of Compliance is submitted as "Attachment H".

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)



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ESTABLISHED 1997

4365 Radio Road, Suite 201
Naples, Florida 34104
P: 239.434.6060
Company Cert. of Authorization
No. 00009496

SABLE RIDGE LN-WEINMAN

SCALE: 1" = 200'

SHEET NO:

AERIAL PLAN

REVISIONS

REV.	DATE	DESCRIPTION

Z:\Active Projects\SABLE RIDGE LN-WEINMAN\Site Civil\Sheetfiles\CONCEPT PLANS\CONCEPT PLAN.dwg (GSP-WCP (2)) Bethzabeth Reyes Aug 31, 2021 - 8:38pm

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210002604

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

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

_____ 7/15/2021

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [✔] physical presence or [ ] online notarization this 15 day of JULY, 2021, by (printed name of owner or qualifier) Dennis H. Weinman.

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: _____

JAMES CLIFFORD
MY COMMISSION # GG 320195
EXPIRES: May 1, 2023
Bonded Thru Notary Public Underwriters

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

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Dennis & Amanda Weinman	100
6761 Sable Ridge Lane Naples, FL 34109	

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 backup materials (20908 : PL20210001771 Sable Ridge Variance)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 7/18/2018

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

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

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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



Agent/Owner Signature

7/15/2021
Date

DENNIS H. WEINMAN
Agent/Owner Name (please print)

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

6761 SABLE RIDGE LN

Legal Description: GOLDEN GATE EST UNIT 35 E 165FT OF TR 50

Section 7, Township 49, Range 26

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

EARTH TECH ENVIRONMENTAL

INFORMAL WETLAND DETERMINATION
FIELD INSPECTION REPORT

CLIENT INFORMATION	PARCEL INFORMATION
Client Name: Dennis Weinman	Owner Name: Dennis & Amanda Weinman
Mailing Address: 6761 Sable Ridge Lane Naples, FL 34109	Property Address: 6761 Sable Ridge Lane Naples, FL 34109
Phone: (443) 286-4004	Property FOLIO/STRAP: 38453441000
Email: dweinman@comcast.net	County: ☒ Collier ☐ Lee ☐ Other _____
Total Acres Assessed: 0.25 Ac	
Previously Inspected for Wetlands by FDEP/USACOE: ☒ Yes ☐ No ☐ Unknown	

PARCEL WETLAND\UPLAND SUMMARY	
Parcel Contains Jurisdictional Wetlands: ☐ Yes ☒ No	
Approx. Upland Coverage: 0.25 Acres*	Approx. Wetland Coverage: 0 Acres*
Wetland Quality ☐ High ☐ Average ☐ Low ☒ N / A (Upland)	
Permitting Notes:	Subject Property is mostly developed with a strip of uplands (0.25 Ac) in the northern portion.

*Upland/Wetland coverages exclude the road right of way

This informal wetland determination was conducted by Earth Tech Environmental in accordance with Florida Department of Environmental Protection (FDEP) and United States Army Corps of Engineers (ACOE) wetland delineation criteria. All findings and conclusions are informal and non-binding until formally verified by all applicable agencies.

Date: July 9, 2021

Determination conducted by: *Courtney Ramsey* *Savanah Ceilley*

Title: Environmental Consultant Environmental Consultant

E-mail: courtneyr@eteflorida.com savanahc@eteflorida.com

Wetland Permitting & Offsite Mitigation Options (dependent upon the future use of the property)
Authorization(s) from FDEP (State) and/or USACOE (Federal) must be obtained before impacting any wetlands.

C59t 9wt DŜyŶŴIHf tŜŴYЌ – Wetland Impacts must be less than 4,000 sq. ft. (0.091 Ac) within isolated wetlands, and lot split **LЖ2И** to July 1st, 1994 (offsite mitigation fee not required)◊ ! LJLJfЮÔI·ûЙ2y´CŜŜ ìå ЖŜIjdzЖŜŘ◊ ¢Kìå ûëLJŜ 2ŕ LJŜЖYЌ ûŀ·ʅŜå dzLJ ú2 олπсл Ř!·ëå ŕ2И ìåâdzł·yÔŜ ôC59tú◊

C59t 9wt LyŘЌЙŘdzHf tŜŴYЌ ς ² Ŝûŕł·yŘ ŁYLJI·ÔûâI·ЖŜ ∃ЖŜł·ûŜЖ ìK!·y´nΣллл ãlj◊ ŕú◊ ón*лфм ! ÔûΣ 2И ЙûKìy´ô2yŷŜÔûŜŘ ЙŜûŕł·yŘăΣ 2И f2ű Йł·ă ãLJfЮ **I·ŕûŜЖ** Wdzfë мâûΣ мффn ô2ŕŕãЌûŜ YЌûΣ∃I·ûЙ2y´ŕŜŜ ЖŜIjdzЖŜŘ◊ ¢ŘŜ YЌûΣ∃I·ûЙ2y´ŕŜŜà I·ЖŜ ŘЖŜÔúfë LJN2LJ2ЖûЙ2yЭł·f ú2 ûKŜ ú2ûŕł·f I·ЖŜI· 2ŕ ЙŜûŕł·yŘ ЛYLJI·ÔûâI·yŘ ЙŜûŕł·yŘ ŕdzyÔûЙ2y◊ ! LJLJfЮÔI·ûЙ2y´ŕŜŜ ìå ЖŜIjdzЖŜŘ◊ ¢Kìå ûëLJŜ 2ŕ LJŜЖYЌ ûŀ·ʅŜå dzLJ ú2 нπс Y´2yŷŰKâ ô!C59tú◊ ² Ŝûŕł·yŘ ŁYLJI·ÔûΣYЌûΣ∃I·ûЙ2y´2LJûЙ2yâ I·ЖŜ ăK2ôy´ôŜf2ô◊

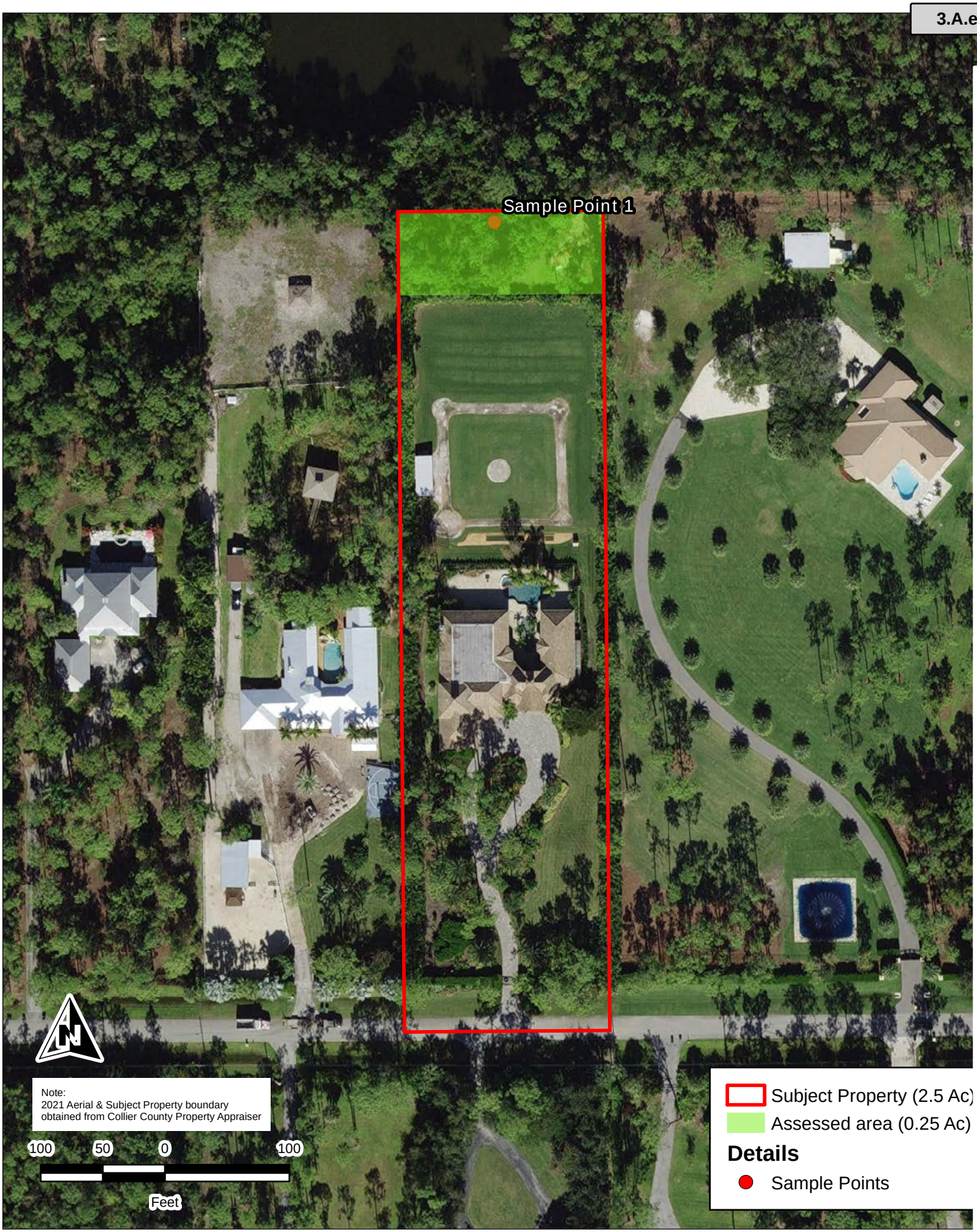
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π ² Ŝûŕł·yŘ ŁYLJI·ÔûâI·ЖŜ ∃ЖŜł·ûŜЖ ЙKI·y´лtoo ! ÔЖŜăY ŁY´I·ŘŘЙûΣ2y´ú2 ûKŜ ЖŜŘdzÔŜŘ ЖI·ûŜ 2ŕ ЙKŜ ŕЖЙăЙ лtoo ! ÔЖŜă ôâŜŜ I·ō2ØŜûΣ I·ŘŘЙûΣ2yI·f ôŜûŕł·yŘ ЛYLJI·ÔûâI·ЖŜ ЙKŜy´ÔI·fÔdzfł·ûŜŘ I·ûŀ I· мŸм ЖI·ûΣ2 ŕ2И hŦŕãЌûŜ YЌûΣ∃I·ûΣ2y´ŕŜŜă◊

C59t {ûł·ûŜ nлn tŜŴYЌ π ² Ŝûŕł·yŘ ЛYLJI·ÔûâI·ЖŜ **ôŜ2yŘ** олл◊ ŦЖ2Y´ CŜŘŜЖI·ffê wŜûł·łyŜŘ ² I·ûŜЖă I·yŘ ôŜûŕł·yŘă I·ЖŜ Ôŕł·ãâЌŦlŜŘ I·ã ² I·ûŜЖă 2ŕ ¦ yЙûŜŘ {ûł·ûŜă ◊ ² h¢ ¦ {ú◊ hŦŕãЌûŜ YЌûΣ∃I·ûΣ2y´ŕŜŜă ЖŜIjdzЖŜŘ ôûëLJfÔI·ffê ăł·YŜ I·ă C59tú◊ ¢Kìå ûëLJŜ 2ŕ LJŜЖYЌ ÔI·y´ûł·ʅŜ c ú2 ф Y´2yŷŰKâ I·yŘ Y´I·è ЖŜIjdzЖŜ LJdzōŕûÔ y2ûÙÔŜ ϑ ¦ {C ² { Ô2yãdzfûł·ûΣ2y◊

! / h9 {ŜÔûΣ2y´nлn tŜŴYЌ ς ² Ŝûŕł·yŘ ЛYLJI·ÔûâI·ЖŜ **ôЙûKìy´**олл◊ ŦЖ2Y´ CŜŘŜЖI·ffê wŜûł·łyŜŘ ² I·ûŜЖă hŦŕãЌûŜ YЌûΣ∃I·ûΣ2y´ŕŜŜà ЖŜIjdzЖŜŘ ôûëLJfÔI·ffê ăł·YŜ I·ă C59tú◊ ¢Kìå LJŜЖYЌ KI·ă y2 ăŜû ŘŜł·ŘŕłyŜ ŕ2И ЖŜØłŜØкìăădzł·yÔŜ I·yŘ Y´I·è ЖŜIjdzЖŜ LJdzōŕûÔ y2ûÙÔŜ ϑ ¦ {C ² { Ô2yãdzfûł·ûΣ2y◊

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)



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Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Project	Map Type	Date
Dennis Weinman - 38453441000 - 6761 Sable Ridge Lane Collier County, Florida	Aerial Map	7/9/21

§ denotes the Rule, paragraph, or subparagraph referenced from Ch. 62-340, F.A.C.

FDEP SLERC August 2019

Chapter 62-340, F.A.C. Data Form

1. Date: Jul 7, 2021 2. Staff Present: Courtney Ramsey, Savanah Ceilley 3. Form recorder(s): Both

4. County: Collier (11) 5. Site Name: 6761 Sable Ridge Lane Tracking #: 38453441000

6. Point ID: Sample Point 1 GPS Coordinates: 26.36766, -81.77773

7. Distances and bearings from fixed objects (if no GPS):

8. Current condition of described point: ◉ Authorized or legal condition ○ Unauthorized or illegal condition

9. Work type: ○ Identification ◉ Delineation

Point status: ○ Wetland ○ Non-Wetland Surface Water ◉ Upland

10. Vegetative Stratum §62-340.400: Using §62-340.400, F.A.C. with reasonable scientific judgment, select the appropriate vegetative stratum. (Do not include FAC species when determining 10% minimum areal extent.)

◉ Canopy (Min. 10% areal extent) ○ Subcanopy (Min. 10% areal extent) ○ Groundcover (No min. areal exter

○ Vegetation Absent *(skip to #14)* ○ Evaluation Impossible *(skip to #14)* **Why?**

11. Plant List §62-340.200(2),(6),(16), §62-340.400, §62-340.450, F.A.C.:

As is under current conditions, without considering RSJ[1] or the legality of any alterations:

Areal extent estimator: 30 ft

Select and identify plants in an area just large enough to represent and classify the plant community at the described point. Do not extend into different communities or hydrologic conditions.

1. Record the scientific name (binomial) and status of each plant species necessary to identify/delineate and classify the plant community in the selected area.
2. Record the percent areal extent in the canopy, subcanopy, and groundcover columns for each species.
3. For each species present in the **stratum selected in #10**, transf the numbers from only that stratum's column into the appropriate status columns.

#	Binomial of Observed Species	Status	Canopy	Subcanopy	Groundcover	Upland	Facultative	Fac. Wet	Obliga
1.	Serenoa repens (Saw palmetto)	U			35				
2.	Pinus elliottii (Slash pine)	U	15			15			
3.	Acacia auriculiformis (Earleaf acacia)	F	20	3	3		20		
4.	Lyonia ferruginea (Rusty lyonia)	U			5				
5.	Myrsine cubana (Myrsine)	F	2		1		2		
6.	Taxodium distichum (Bald cypress)	O	2		1				2
7.	Nephrolepis exaltata (Sword fern)	F			1				
8.	Spermacoce verticillata (Shrubby false buttonweed)				1				
9.	Morella cerifera (Wax myrtle)	F			3				
10.	Persea palustris (Swamp bay)	O		1	1				
11.									
12.									
13.									
14.									
15.									
16.									
17.									
18.									
19.									
20.									
Percent areal extent totals for the stratum selected in question 10						15	22	0	2

12. In the stratum selected in #10: What is the % areal extent of Obligate plants? 2

What is the % areal extent of Upland plants? 15

Is the areal extent of Obligate plants greater than that of Upland plants? ○ Yes ◉ No

13. In the stratum selected in #10: What is the total % areal extent of Obligate & Facultative Wet plants combined? 2

What is the total % areal extent of Obligate, Facultative Wet, & Upland plants combined? 17

What is the percentage of OBL + FACW in relation to all plants, excluding FAC? ($\frac{\text{OBL+FACW}}{\text{OBL+FACW+UPL}}$) 11.8%

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Point ID/Location: 26.36766, -81.77773 | Soil describer

14. LRR/MLRA U | **Textures:** Peat, Mucky Peat, Muck, Mucky Mineral (S or F), Sand, Fine, Marl

15. Is a soil profile evaluation possible? ◉ Yes ○ No If no, why? *(**If No**, skip to #1*

16. Soil Description: ***As is under current conditions, without considering RSJ[1] or the legality of any alteratio***

Soil surface, or 0 inch depth for purposes of Chapter 62-340, F.A.C. is the muck or mineral surface (whether natural or

Horizon	beginning to ending **Depth** (inches)	**Matrix Texture**	moist condition **Matrix Hue Value/ Chroma**	for sandy matrix horizons w/ value ≤ 3: **% Organic Coating**	- **Describe soil features:** DA (areas darker than matrix), LA (areas lighter than matrix), RC (redox concentrations): Record in moist condition **hue value/chroma; % volume in horizon; boundaries** (sharp/clear/diffuse); **shape** (rounded/linear/angular). - OB (organic bodies): Record **texture** (muck or mucky mineral), **% volume in horizon.** - H_2S (hydrogen sulfide odor): Indicate shallowest depth where detected - Note if horizon is **Physically Mixed (PM), Nonsoil** (any material not listed in "Textures above), or **Fill** and describe.
1	0-4	Sandy	10YR 4/1		
2	4-11	Sandy	10YR 6/2		DA: 10YR 4/1; 5%; clear; rounded
3					
4					
5					
6					

17. Hydric Soil Field Indicators: If present, check all Hydric Soil Field Indicators satisfied and specify their beginni and ending depths

☑ All Texture
__(A1) Histosol*
__(A2) Histic Epipedon*
__(A3) Black Histic*
__(A4) Hydrogen Sulfide*
__(A5) Stratified Layers*
__(A6) Organic Bodies
__(A7) 5cm Mucky Mineral*
__(A8) Muck Presence*
__(A9) 1cm Muck*
__(A11) Depleted Below Dark Surface
__(A12) Thick Dark Surface

☑ Sandy Texture
__(S4) Sandy Gleyed Matrix*
__(S5) Sandy Redox
__(S6) Stripped Matrix
__(S7) Dark Surface
__(S8) Polyvalue Below Surface
__(S9) Thin Dark Surface
__(S12) Barrier Islands 1cm Muck

☑ Fine Texture
__(F2) Loamy Gleyed Matrix*
__(F3) Depleted Matrix
__(F6) Redox Dark Surface
__(F7) Depleted Dark Surface
__(F8) Redox Depression
__(F10) Marl
__(F12) Iron-Manganese Masses
__(F13) Umbric Surface
__(F22) Very Shallow Dark Surface

Indicator Present	Begin Depth	En Dep
1.		
2.		
3.		
4.		
5.		
6.		

** = Stand-alone D Test - both hydric soil and hydrologic indicator*

To combine layers/indicators to meet thickness requirements, see NRCS Hydric Soils Technical Note

18. Excluding organic horizons, is any nonsoil horizon present at or within the uppermost 12 inches of the ground surface
○ Yes *(e.g. bedrock, rock outcrop, limestone fill, gravel, etc)* ◉ No ○ Soil profile or site inaccessible

19. Is one or more hydric soil field indicators present? ○ Yes ◉ No ○ Inconclusive *(e.g., evaluation to 12+ inche impeded by disturbance, wa nonsoil, no site access, etc.)*
If no or inconclusive, is the soil hydric as determined by other NRCS methods?
○ Yes ← Which method(s)? _____ ◉ No ○ Inconclusive ← Why? _____
(e.g., hydric soil definition, HSTS[2], indicator present at drier elevation, indicator would be present but for disturbance)

20. Is the depth of the soil profile 20 inches or greater from the soil surface? ○ Yes ◉ No
If no, depth of soil profile is: 11 inches Why? Shovel length did not permit
(e.g., root refusal, nonsoil, water table, loose sand, heavy texture, compaction, weather conditions, inspection interrupte

21. **Observed** height or depth of standing water from **soil** surface: _____ inches ○ Above ○ Below ◉ Not Observed

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Point ID/Location: 26.36766, -81.77773 | Indicator evaluato

22. Hydrologic Indicators: ***As is under current conditions, without considering RSJ[1] or the legality of any alterations***

Hydrologic Indicators per §62-340.500, F.A.C. (and as applied to §62-340.600, F.A.C.)	Present at or near point	Predicted during normal high water or wet season◆	Within 100 ft waterward of point (not for upland points)	1. Describe the type of all checked indicators. 2. Approximate the distance and compass direction of indicators within 100 ft of the point. 3. For water level indicators (potential indicators denoted by *) **note the height from ground surface** at the po as well as waterward (with distance from point). ◆Only for indicators not present due to dry season/droug
(1) Algal mats*				
(2) Aquatic mosses or liverworts*				
(3) Aquatic plants*				
(4) Aufwuchs				
(5) Drift lines and rafted debris*				
(6) Elevated lichen lines*				
(7) Evidence of aquatic fauna				
(8) Hydrologic data*				
(9) Morphological plant adaptations*				
(10) Secondary flow channels				
(11) Sediment deposition*				
(12) Tussocks or hummocks*				
(13) Water marks*				

Highest water level indicator height at point: _____ inches ○ Above Ground Surface ○ No Water Level Indicators ○ Above Soil Surface ◉ N/A (described point is Uplan

23. Is one or more hydrologic indicator(s) listed in §62-340.500, F.A.C. present or predicted with normal high water wet season conditions at the described point? ○ Yes ◉ No ○ Evaluation Impossible ← Why? _____

24. Delineation by Wetland Definition §62-340.300(1), F.A.C.

As is under current conditions, without considering RSJ[1] or the legality of any alterations:

a) Has a wetland boundary been delineated at the described point? ○ Yes ◉ No *(**If No**, skip to #25)*

b) If yes to 24a, can the boundary be easily delineated using the definition of wetlands? ○ Yes ○ No

25. A & B Test Wetland Criteria §62-340.300(2)(a),(b), F.A.C.

As is under current conditions, without considering RSJ[1] or the legality of any alterations:

a) Is the areal extent of Obligate plants in the stratum selected in #10 greater than the areal extent of all Upland plan in that stratum? (See #12) ○ Yes ◉ No ○ Vegetation Absent *(skip to #25f)* ○ Evaluation Impossible *(skip to #26*

b) Is the areal extent of Obligate and/or Facultative Wet plants in the stratum selected in #10 equal to or greater tha 80% of all the plants in that stratum, excluding Facultative plants? (See #13) ○ Yes ◉ No

c) Is the soil hydric as identified using standard NRCS definitions and practices? (see #19)
○ Yes ◉ No ○ Indeterminable with current conditions ← Why? _____

d) Is the substrate composed of riverwash, nonsoil (see #18), rock outcrop-soil complex, or is the substrate located within an artificially created wetland area? ○ Yes ◉ No If yes, which condition is present? _____

e) Is one or more of the hydrologic indicators in §62-340.500, F.A.C. present at the described point? (See #23) ○ Yes ◉ N

f) Are the A Test criteria met per §62-340.300(2)(a), F.A.C. at the described point? ○ Yes ◉ No
(Note: If yes to 25a and yes to either 25c, 25d, or 25e, A Test criteria are met)

g) Are the B Test criteria met per §62-340.300(2)(b), F.A.C. at the described point? ○ Yes ◉ No
(Note: If yes to 25b and yes to either 25c, 25d, or 25e, B Test criteria are met)

h) Are there any **alterations or conditions** affecting reliable application of the A or B Test such that the Altered Sites Test is more appropriate? ○ Yes ◉ No

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Point ID/Location: 26.36766, -81.77773

26. C Test Wetland Criteria §62-340.300(2)(c), F.A.C.

As is under current conditions, without considering RSJ[1] or the legality of any alterations:

a) Per §62-340.300(2)(c), F.A.C. is the described point Pine Flatwoods or Improved Pasture, or does it have drained soils? ○ Yes ◉ No ***If yes**, select which of the following are met, then skip to #26d*

☐ Pine Flatwoods ☐ Improved Pasture ☐ Drained Soils

***Pine Flatwoods** must have flat terrain, a monotypic or mixed canopy of long leaf pine or slash pine, and a ground cover dominated by saw palmetto with other species that are NOT obligate or facultative wet. **Improved Pasture** means areas where the dominant native plant community has been replaced with planted or natural recruitment of herbaceous species which are NO obligate or facultative wet species and which have been actively maintained for livestock through mechanical means or grazing. **Drained Soils** are those in which permanent alterations, excluding mechanical pumping, preclude the formation of hydric soils.*

b) Are the soils at the described point saline sands (salt flats-tidal flats), **or** have they been **field verified** by NRCS's Keys to Soil Taxonomy (4th ed. 1990) as Umbraqualfs, Sulfaquents, Hydraquents, Humaquepts, Histosols (exce Folists), Argiaquolls, or Umbraquults? ○ Yes ◉ No

c) Do the soils at the described point have a NRCS hydric soil field indicator (see #17), **and** is the point located within a map unit named or designated by the NRCS as frequently flooded, depressional, or water?

Map Unit: _____ ○ Yes ◉ No ○ Inconclusive ← Why? _____ (*skip to #27*)

d) Are the C Test criteria met per §62-340.300(2)(c), F.A.C. at the described point? ○ Yes ◉ No

(Note: If no to 26a and yes to either 26b or 26c, C Test criteria are met)

e) Are there any **alterations or conditions** affecting reliable application of the C Test such that the Altered Sites Te is more appropriate? ○ Yes ◉ No

27. D Test Wetland Criteria §62-340.300(2)(d), F.A.C.

As is under current conditions, without considering RSJ[1] or the legality of any alterations:

a) Is the soil hydric as verified by a NRCS hydric soil field indicator? (See #17)

○ Yes ◉ No (*skip to #27d*) ○ Inconclusive ← Why? _____ (*skip to #28*)

b) Does any NRCS hydric soil field indicator begin **at the soil surface or** are any of the following indicators present A1, A2, A3, A4, A5, A7, A8, A9, S4, F2? ○ Yes ○ No *(If yes, then hydrologic indicator §62-340.500(8) or (11) is m*

c) Is one or more of the hydrologic indicators in §62-340.500, F.A.C. present at the described point? (See #23) ○ Yes ○ N

d) Are the D Test criteria met per §62-340.300(2)(d), F.A.C. at the described point? ○ Yes ◉ No

(Note: If yes to 27a and yes to either 27b or 27c, D Test criteria may be met)

e) Are there any **alterations or conditions** affecting reliable application of the D Test such that the Altered Sites Te is more appropriate? ○ Yes ◉ No

28. Altered Sites Tests §62-340.300(3), F.A.C. (Legal/Authorized or Illegal/Unauthorized)

*For purposes of Chapter 62-340, F.A.C. **altered** refers to any natural or man-induced condition(s) which **masks or eliminates reliable expression** of wetland indicators (i.e. hydrophytic vegetation, hydric soils, and hydrologi indicators). **Unaltered or normal does not require a natural condition**, only an expression of wetland indicators that is sufficient to **reliably** identify or delineate the wetland using the criteria in §62-340.300, F.A.C.*

Are alterations affecting normal wetland condition? ○ Yes ◉ No (*skip to #32*) ○ Evaluation Impossible (*skip to #3*

29. Authorized or Legally Altered Vegetation and Soils Test Criteria §62-340.300(3)(a), F.A.C.

a) Are there **authorized** or **legal** alterations affecting reliable expression of vegetation at the described point? ○ Yes ○ No If yes, how? _____

b) Are there **authorized** or **legal** alterations affecting reliable soil evaluation at the described point? ○ Yes ○ N If yes, how? _____ (***If no to both** 29a and 29b, skip to #3*

c) If yes to 29a or 29b, which criteria tests are affected by the legal alterations?

☐ A Test ☐ B Test ☐ C Test ☐ D Test

d) Using the most reliable available information and reasonable scientific judgment, would the types of evidence an characteristics contemplated in §62-340.300, F.A.C. identify or delineate the described point as a wetland with cessation of the legal altering activities? ○ Yes ○ No If no, why? _____ (***If no**, skip to #3*

e) If yes to 29d, what §62-340.300, F.A.C. evidence is present now and/or will be present in the future with cessation of legal altering activities? ☐ Plants ☐ Soils ☐ Hydrologic indicators

f) If yes to 29d, which tests would be passed with cessation of legal altering activities?

☐ Wetland Definition ☐ A Test ☐ B Test ☐ C Test ☐ D Test

Why? _____

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Point ID/Location: 26.36766, -81.77773

30. Authorized or Legally Altered Hydrology Test Criteria §62-340.300(3)(b), F.A.C.

a) Has wetland hydrology of the area been **legally** drained or lowered? ○ Yes ○ No *(**If no**, skip to #31)*
If yes, how? _____

b) Has wetland hydrology been **legally** eliminated at the described point? ○ Yes ○ No *(**If no**, skip to #31)*

c) If yes to 30b, using reasonable scientific judgment or §62-340.550, F.A.C., have dredging or filling activities authorized by **Part IV** of Chapter 373, F.S. **permanently eliminated** wetland hydrology at the described point su that the wetland definition cannot be met? ○ Yes (point is upland) ○ No *(**If yes**, skip to #31)*

*Chapter 373, F.S. Part II activities (e.g., water use permits) or other temporary hydrologic alterations (e.g., surface water pumps, drought) do **not** apply to this or any other Ch. 62-340, F.A.C. determinations.*

d) If no to 30c, what §62-340.300, F.A.C. evidence is present now and/or will be present in the future with cessation of temporary hydrologic drainage? ☐ Plants ☐ Soils ☐ Hydrologic indicators

e) If no to 30c, Which tests would be passed with cessation of temporary hydrologic alterations?
☐ Wetland Definition ☐ A Test ☐ B Test ☐ C Test ☐ D Test
Why? _____

31. Unauthorized or Illegally Altered Sites Test Criteria §62-340.300(3)(c), F.A.C.

*If the altering activity is a violation of regulatory requirements, then application of §62-340.300(3)(c), F.A.C. and all provisions of Chapter 62-340, F.A.C. are utilized to identify or delineate the wetland in a forensic manner. **This identification or delineation reflects the condition immediately prior to the unauthorized alteration.***

a) Have any **unauthorized** alterations affected the normal wetland condition at the described point? ○ Yes ○ N
If yes, how? _____ *(**If no**, skip to #3*

b) If yes to 31a, which criteria tests are affected by the unauthorized alterations?
☐ A Test ☐ B Test ☐ C Test ☐ D Test

c) With reasonable scientific judgment is the described point a wetland, or would it have been a wetland immediately prior to the unauthorized alteration? ○ Yes ○ No If no, why? _____ *(**If no**, skip to #3*

d) If yes to 31c, what §62-340.300, F.A.C. evidence is present now and/or was present immediately prior to the unauthorized alteration? ☐ Plants ☐ Soils ☐ Hydrologic indicators

e) If yes to 31c, which tests would be passed immediately prior to the unauthorized alteration?
☐ Wetland Definition ☐ A Test ☐ B Test ☐ C Test ☐ D Test
Why? _____

32. Wetland and Other Surface Water Summary §62-340.600(2)(a-e), F.A.C.:

Given **normal** expression, **cessation** of **authorized** alterations, or **immediately prior** to any **unauthorized** alteration

a) With **reasonable scientific judgment** is the described point a wetland as defined in §62-340.200(19), F.A.C. an located by Ch. 62-340, F.A.C.? ○ Yes ◉ No If yes, which criteria identified or delineated the wetland?
☐ Wetland Definition ☐ A Test ☐ B Test ☐ C Test ☐ D Test
If summary answers differ from answers in 25f, 25g, 26d, or 27d, why? _____

b) Is the described point located at or within the Mean High Water Line of a tidal water body?
○ Yes ◉ No ○ MHWL Unknown

c) Is the described point located at or within the Ordinary High Water Line of a non-tidal natural water body or natur watercourse? ○ Yes ◉ No

d) Is the described point located at or within the top of the bank of an artificial lake, borrow pit, canal, ditch, or other type of artificial water body or watercourse with side slopes of 1 foot vertical to 4 feet horizontal or steeper, excluding spoil banks when the canals and ditches have resulted from excavation into the ground? ○ Yes ◉ N

e) Is the described point located at or within the Seasonal High Water Line of an artificial lake, borrow pit, canal, dit or other type of artificial water body or watercourse with side slopes flatter than 1 foot vertical to 4 feet horizontal an artificial water body created by diking or impoundment above the ground? ○ Yes ◉ No

33. Connection or Isolation of Wetland per Applicant's Handbook Vol.1 Section 2.0

If the described point is a wetland, does it have a connection via wetlands or other surface waters, or is it wholly surrounded by uplands and therefore isolated? ○ Connected ○ Isolated ◉ N/A (Point is not wetland)

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Point ID/Location: 26.36766, -81.77773

34. Photographs and/or videos: Soil profile with Data Form, Soil profile close-up, Cross section(s) at 6" depth for sandy textures and/or critical depths for fine textures, Hydric soil indicators, Water table or inundation depth, Four cardinal directions of plant strata present, Hydrologic indicators (with scale as necessary), Critical plant ID (optional

#	Memory Card # / Metadata	Description, compass direction (if applicable)	Taken
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			

Notes: Subject property is mostly developed with a small strip of uplands in the north.

Helpful Definitions for Applying Ch 62-340, F.A.C.

[1]**RSJ** stands for Reasonable Scientific Judgment where used throughout this Data Form (See *The Florida Wetlands Delineation Manual* pg. 2 & 12)

[2]**HSTS** stands for Hydric Soils Technical Standard (See NRCS Hydric Soils Technical Note 11)

Definition from §62.340.200(19) Florida Administrative Code

"**Wetlands**," as defined in subsection 373.019(17), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to are having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and othe similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Definition from §373.019(19) Florida Statutes

"**Surface water**" means water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natur springs shall be classified as surface water when it exits from the spring onto the earth's surface.

Definition from §373.019(14) Florida Statutes

"**Other watercourse**" means any canal, ditch, or other artificial watercourse in which water usually flows in a defined bed or channel. It is not essentia that the flowing be uniform or uninterrupted.

Definition from §62.340.200(15) Florida Administrative Code

"**Seasonal High Water**" means the elevation to which the ground and surface water can be expected to rise due to a normal wet season.

From The Florida Wetlands Delineation Manual pg. 37

Ordinary high water is that point on the slope or bank where the surface water from the water body ceases to exert a dominant influence on the charact of the surrounding vegetation and soils. The OHWL frequently encompasses areas dominated by non-listed vegetation and non-hydric soils. When the OHWL is not at a wetland edge, the general view of the area may present an "upland" appearance.

Definition from §403.803(14) Florida Statutes

"Swale" means a manmade trench which:

(a) Has a top width-to-depth ratio of the cross-section equal to or greater than 6:1, or side slopes equal to or greater than 3 feet horizontal to 1 foot vertica

(b) Contains contiguous areas of standing or flowing water only following a rainfall event;

(c) Is planted with or has stablized vegetation suitable for soil stabilization, stormwater treatment, and nutrient uptake; and

(d) Is designed to take into acount the soil erodibility, soil percolation, slope, slope length, and drainage area so as to prevent erosion and reduce pollutant concentration of any discharge.

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Dennis Weinman - 38453441000 - 6761 Sable Ridge Lane

Upland Photos



Upland Vegetation Photo





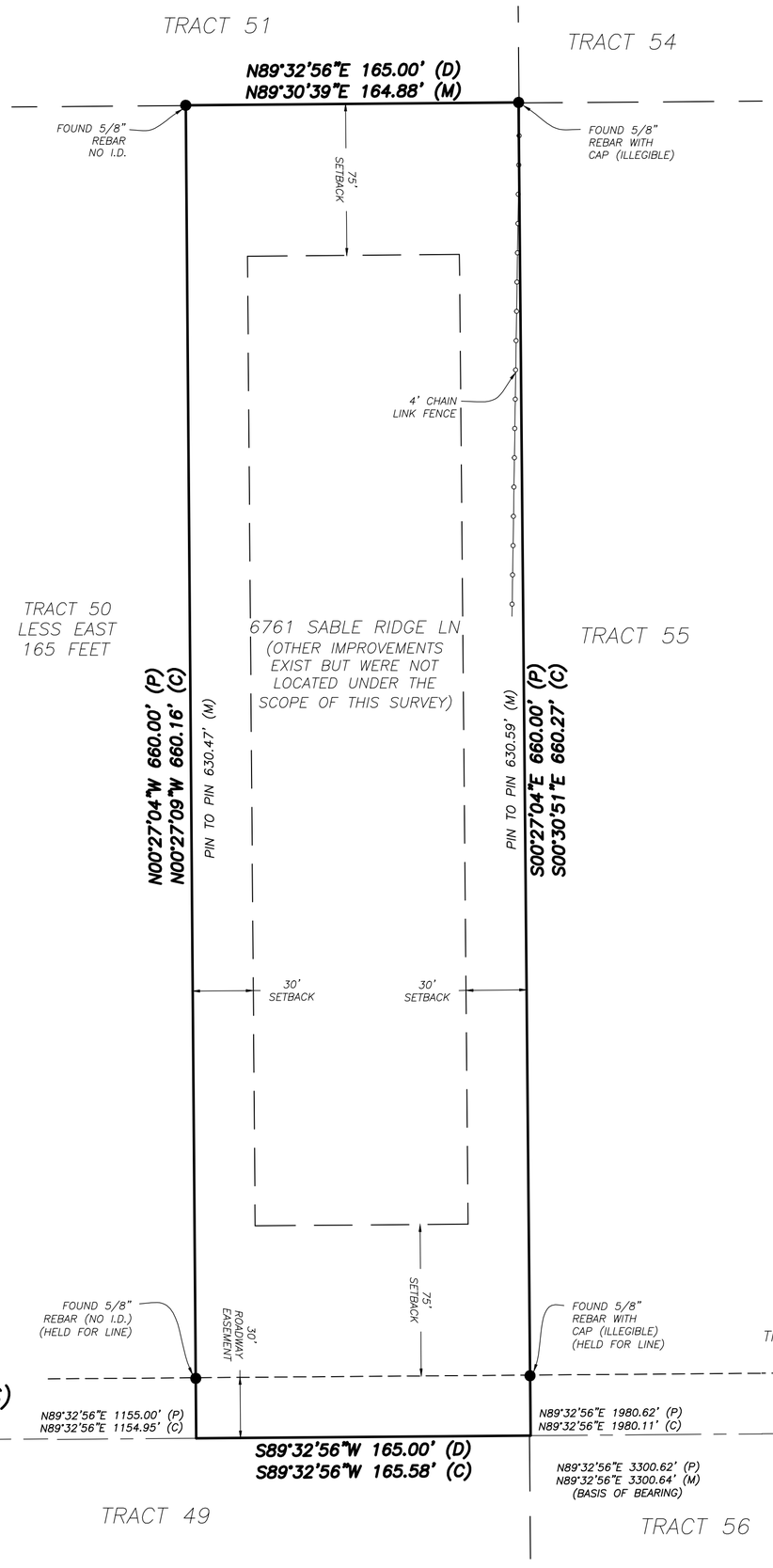
Upland Soil Pit Photos

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

GRAPHIC SCALE

0 25 50 100

(IN FEET)
1 inch = 50 ft.



LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	N0°27'04"W	30.00'
L1(C)	N0°27'04"W	30.00'
L2(P)	N0°27'04"W	30.00'
L2(M)	N0°26'31"W	29.95'

NOTES:

1. Last day of field work is August 3, 2021. (date of survey)
2. Bearings shown hereon are based on the centerline of 4th Ave. S.W., Golden Gate Estates Unit No. 35, according to the Plat thereof, as located in State Plane coordinate system Florida East Zone, NAD 83, 2011 adjustment being N89°32'56"E, Rotated from Plat bearing system counter-clockwise 00°36'14".
3. No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.
4. No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.
5. The intended use of this survey is to serve as an analysis tool for permitting purposes.
6. Unless otherwise indicated all easements shown hereon are based on plat.
7. Only above ground, visible and apparent improvements were located.
8. Foundations and overhangs are not taken into account on this survey.
9. Irrigation equipment was not taken into account on this survey.
10. No other persons or entities other than those listed as exclusive users may rely on this survey.
11. All dimensions are in feet and decimals thereof, unless otherwise noted.
12. Subject to easements, reservations and restrictions of record.
13. Building ties reflect distances to the finish surface of the structure and may not be representative of foundations or primary walls.
14. According to public information this property is zoned E.

Zoning and setback information is provided for informational purposes only and are subject to variances and other conditions not provided to the surveyor consult applicable codes before making any decisions regarding setbacks.

15. Property contains 2.50 acres (109,084 square feet) more or less.

ABBREVIATIONS
(M) MEASURED
(P) PLAT
(C) CALCULATED
(D) DEED
(S) SIGNAGE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C.S.C. = CONCRETE SEAWALL CAP
O.R. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
PG. = PAGE
P.I. = POINT OF INTERSECTION

LEGAL DESCRIPTION
(Per O.R. 5534, Pg. 1575):

The East 165 feet of Tract 50, Golden Gate Estates, Unit No. 35, according to the Plat thereof, recorded in Plat Book 7, Page 85, of the Public Records of Collier County, Florida

For the Exclusive Use Of:
Dennis and Amanda Weinman

JOHN P FACETTI CERTIFICATE No. 6016 STATE OF FLORIDA

John P. Facetti, PSM, Florida License No. 6016
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

MARCO SURVEYING & MAPPING
A LIMITED LIABILITY COMPANY

MARCO SURVEYING & MAPPING
3205 BECK BOULEVARD
NAPLES, FLORIDA 34114
(239) 389-0026
WWW.MARCOSURVEYS.COM

BOUNDARY SURVEY

The East 165 feet of Tract 50, Golden Gate Estates Unit No.35, Collier County, Florida

CLIENT:	Clifford Construction, Inc.				
HORIZONTAL SCALE:	1" = 50'	VERTICAL SCALE:	N/A	DATE:	08/2021

CHIEF:	BOOK/PAGE		DRAFTED BY:	PROJECT NO.	WO NUMBER	DRAWING NO.
G.P.	228	72	R.Y.	N/A	21-558	3-359

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *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.

Per attached letters and or property owner's list, which are hereby made a part of this Affidavit of Compliance.

Jessica Klutz
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 7th day of October, 2021 by Jessica Klutz, who is personally known to me or who has produced N/A as identification.

Bonnie J Hill
(Signature of Notary Public)

Bonnie J. Hill
Printed Name of Notary

Notary Public State of Florida
Bonnie J Hill
My Commission GG 361215
Expires 07/31/2023
(Notary Seal)

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

DAVIDSON ENGINEERING
ESTABLISHED 1997

Civil Engineering • Planning • Permitting

DesigningExcellence

September 29, 2021

Dennis & Amanda Weinman
6761 Sable Ridge Lane
Naples, FL 34109

Dear Property Owner:

Please be advised that the sender has made a formal application to Collier County for a variance from the requirements of the zoning regulations as they apply to the following described property:

6761 Sable Ridge Lane
Naples, FL 34109

It is our intent to ask the County to allow us to construct a guest house with a rear setback of 20' on the aforementioned property. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Jessica Kluttz

Jessica Kluttz
Planner, Davidson Engineering
239.434.6060

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

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: PL20210001771 | Buffer: 150' | Date: 10/5/2021 | Site Location: 38453441000

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	FOLIO	ADDRESSTYP
CAPRIO, THOMAS & LISA SUJATA	6781 SABLE RIDGE LN				NAPLES, FL 34109---527	38453440001	U
CARIBBEAN TRUST	6760 SABLE RIDGE LANE				NAPLES, FL 34109---0	38453400009	U
GLADYS K LEWIS TRUST	230 PINE KEY LN				NAPLES, FL 34114---0	38453480003	U
KENNEDY, TRACIE & DOUG	18711 TIFFENI DRIVE STE K				TWAIN HARTE, CA 95383---0	38453680007	U
ODSTRCILIK, MILAN & JANA	6790 SANDALWOOD LN				NAPLES, FL 34109---510	38453520002	U
OHLIS, BRIAN & AMANDA	6711 SABAL RIDGE LANE				NAPLES, FL 34109---0	38453640005	U
PALM, BRANDEN & MELISSA	6780 SABLE RIDGE LANE				NAPLES, FL 34109---0	38453360000	U
R D HARVEY GST EXMPT TRUST	6700 SABLE RIDGE LN				NAPLES, FL 34109---0	38453720006	U
WEINMAN, DENNIS H & AMANDA L	6761 SABLE RIDGE LN				NAPLES, FL 34109---527	38453441000	U

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

DAVIDSON ENGINEERING
ESTABLISHED 1997

Civil Engineering • Planning • Permitting

DesigningExcellence

November 8, 2021

North Collier Fire Control and Rescue District
Attn: Sean Lintz, Battalion Chief of Life Safety
(239) 552-1373
sLintz@northcollierfire.com

Re: 6761 Sable Ridge Ln Setback Variance

Chief Lintz:

This letter is in reference to the fire comment received during the review of the Setback Variance application request (PL20210001771). The comment is to 'provide fire access to the proposed unit' located at 6761 Sable Ridge Lane to reduce the rear setback.

In lieu of providing a driveway access within 150 feet of the proposed guest house, located on the North end of the property, we would propose equipping the building with a fire sprinkler system. The proposed guest house will have a pedestrian/golf cart access from the property's main driveway to the guest unit.

We acknowledge/recognize not providing adequate fire access to the proposed guest house has created the potential for a delayed response from the Fire/EMS department.

Sincerely,

Dennis Weinman
Property Owner

APPROVED
Battalion Chief Sean Lintz
North Collier Fire Control
& Rescue District
DATE 11/15/21

STATE OF FLORIDA
COUNTY OF COLLIER

SWORN TO and subscribed before me by means of ☒ physical presence or ☐ online notarization this 10th day of November, 2021, by Dennis Weinman. Such person(s)
Notary Public must check applicable box:

☒ are personally known to me.

☐ produced her current driver license.

☐ produced _____ as identification.

(Notary Seal)
BONNIE LAPOSA
Notary Public-Maryland
Carroll County
My Commission Expires
10-02-23

Bonnie LaPosa
Notary Public
Printed Name of Notary: Bonnie LaPosa
Commission Number: _____
My Commission Expires: 10-02-2023

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

Dennis Weinman
6761 Sable Ridge Ln.
Naples Fl.

November 15, 2021

Re: Setback Variance

Mr. Weinman

I am in receipt of your formal letter requesting to deviate from the FFPC 1: Chapter 18, 18.2.3.2 Access to Building. I am approving this deviation as proposed within your formal request. Although we do not have single family authority per the FFPC/Fl. Statue to mandate fire sprinkler systems, I do respect your commitment to fire sprinklers in your new guest house. I would like to request this fire sprinkler system be subject to field inspection, to ensuring these conditions to be true.

Please submit a copy of this approval to Collier County Building Department/North Collier District Fire and Rescue Plans Review with your corrections for official recording. Any deviation from this proposed design and approval will result in a void of this agreement.

Sean Lintz
Battalion Chief of Life Safety/Fire Marshal
North Collier Fire Control and Rescue District

6495 Taylor Road
Naples, FL 34109
239-597-9227
https://northcollierfire.com

Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

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 backup materials (20908 : PL20210001771 Sable Ridge Variance)



Attachment: Attachment D Applicant backup materials (20908 : PL20210001771 Sable Ridge Variance)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: Petition No. BDE-PL20210001645 - Request for a 23-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 43 feet into a waterway that is 135 feet wide for the benefit of property is located at 1660 Vinland Way, further described as Lot 14, Landing at Bear's Paw, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

Meeting Date: 01/27/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
01/05/2022 5:16 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
01/05/2022 5:16 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/13/2022 4:11 PM
Zoning	Ray Bellows	Review Item	Completed	01/18/2022 11:11 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	01/19/2022 5:07 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/27/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION - ZONING SERVICES SECTION

HEARING DATE: JANUARY 27, 2022

SUBJECT: BDE-PL20210001645, 1660 VINLAND WAY – PHILLIPS DOCK

PROPERTY OWNER/APPLICANT:

J. Scott and Bonnie Phillips
1660 Vinland Way
Naples, FL 34105

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 23-foot boat dock extension over the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow the addition of a boatlift to an existing boat dock facility that will protrude a total of 43 feet into a waterway that is 135± feet wide, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC) for the benefit of the subject property.

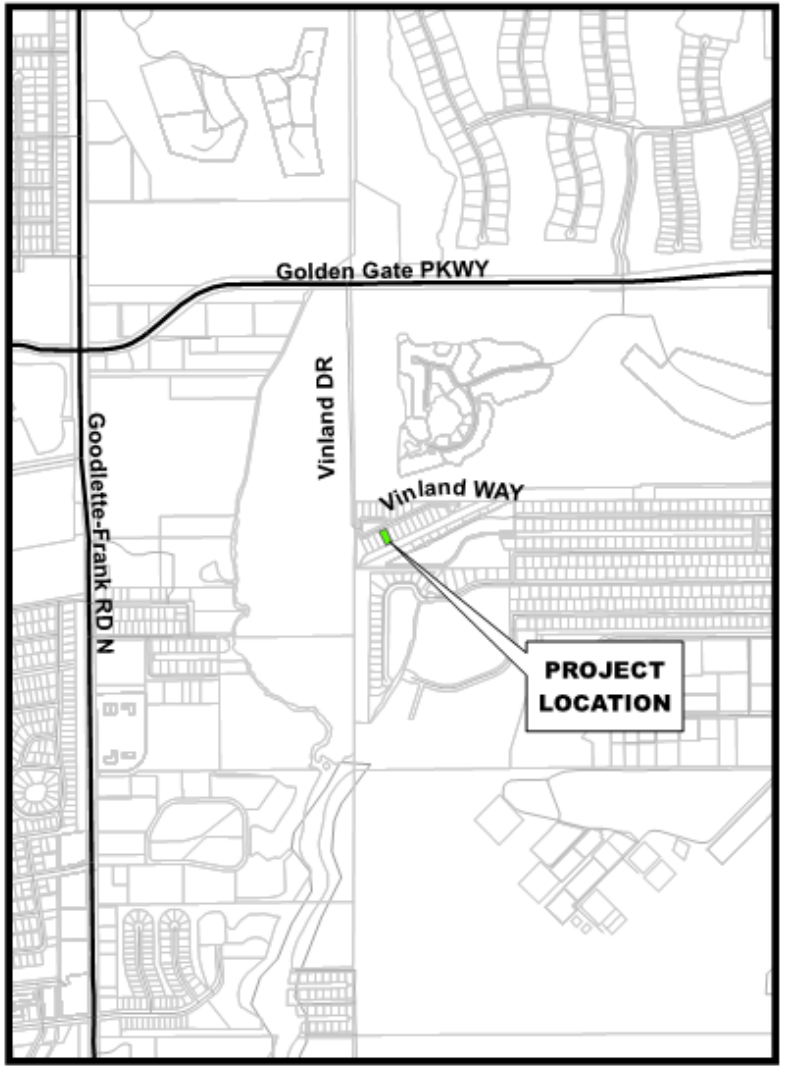
GEOGRAPHIC LOCATION:

The subject property is located at 1660 Vinland Way, further described as Lot 14, Landings at Bear's Paw, in Section 35, Township 49 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

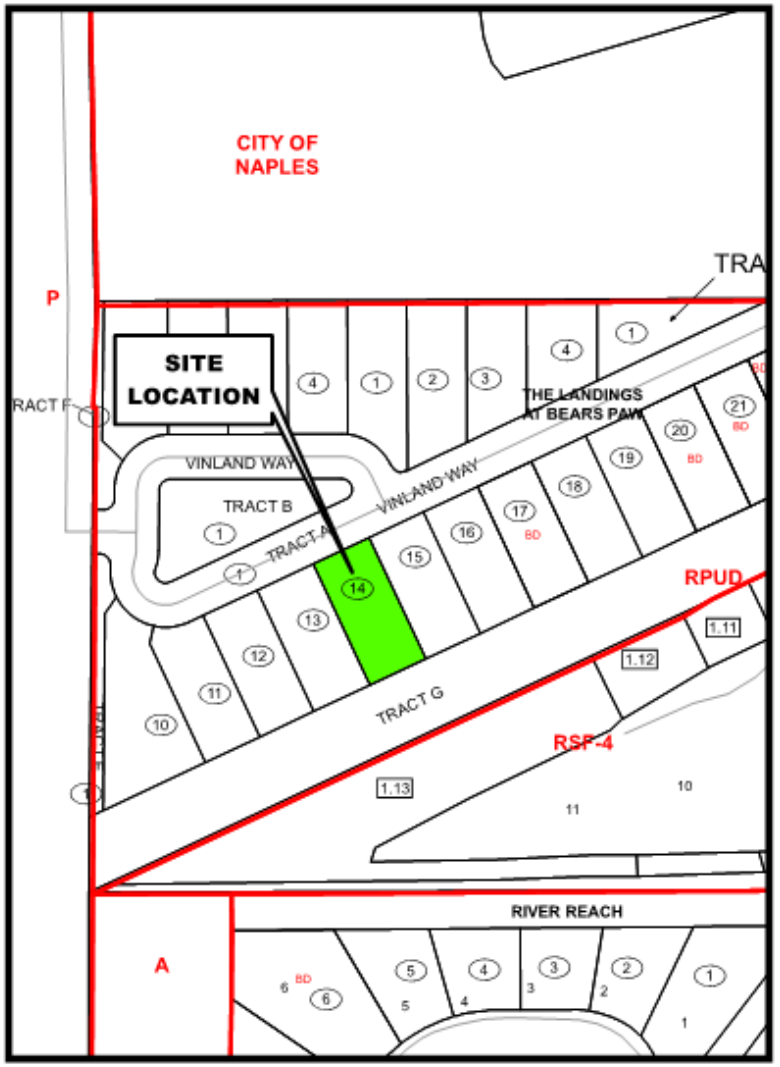
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a residential component of the Landings at Bear's Paw Planned Unit Development (PUD), Ordinance 13-66, as amended. Said property comprises 0.24 acres that has been developed with a single-family dwelling and has 69.5 feet of water frontage. The petitioner is proposing to add a boatlift to an existing dock facility to moor a single vessel of up to 30 feet in overall length. Said dock was constructed in accord with Building Permit No.: PRBD20180212105; however, a Certificate of Completion was never obtained.
(Continued on Page 3)

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)



Location Map



Zoning Map

Petition Number: PL20210001645

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

Purpose/Description of Project (Continued)

Exhibit A of the Landings at Bear's Paw RPUD document, Permitted Uses, section c. – Golden Gate Canal (as to the Northern ½ of the Golden Gate Canal abutting the project) states:

> *i. Permitted Uses: private recreational single-family boat docks, mooring pilings, boat lifts/davits, and kayak launches to serve residents and their guests. All docks are reserved for the exclusive use of the owners of dwelling units within the RPUD property. No more than ten (10) boat slips may be constructed adjacent to the Amenity Area, no more than two (2) boat slips may be constructed adjacent to each platted single-family water-front lot, and no more than thirty-eight (38) slips may be constructed within the project. Except for any deviations listed in this RPUD Document, all docks and boat slips shall be subject to the requirements of LDC Section 5.03.06 and, to the extent applicable, the Manatee Protection Plan.*

Exhibit E of the Landings at Bear's Paw RPUD Document, List of Deviations, contains the following applicable deviation:

> *4. Deviation #4 seeks relief from LDC Section 5.03.06.E.5., "Dock Facilities," which requires dock facilities to have a side setback of 15 feet for dock facilities on lots with greater than 60 feet of water frontage, to allow a 7.5-foot side setbacks for the private single-family community dock facilities located along that section of Golden Gate Canal within the Residential Tract; provided that such slips are parallel to (rather than perpendicular to) the shoreline.*

Staff further notes that at the time of site development for the RPUD the developer modified the shoreline to create a rip-rap shoreline extending from the rear property lines into the water body. This modified the MHWL and as a result the property line is a greater distance landward of the MHWL. As such, it was previously determined that for this development that if a dock does not protrude 20 feet past the original controlling MHWL no BDE should be required (See Attachment C).

As per a Sketch of Boundary Survey dated 07/25/2018, with a completion date of 09/24/2021, the existing dock facility exceeds the required 7.5-foot side setback requirement established above. Said survey further demonstrates the existing dock facility protrudes 19.5 feet from the Mean High-Water Line (MHWL). The existing dock facility is therefore compliant as it protrudes 19.5 feet from the MHWL.

As proposed, incorporating the desired boatlift using a shore parallel design results in a protrusion of 33 feet as measured from the MHWL. However, LDC Section 5.03.06.C.1, Measurement of dock protrusions and extensions, states: *Measurement is made from the most restrictive of the following: property line, bulkhead line, shoreline, seawall, rip-rap line, control elevation contour, or mean high water line (MHWL).* If measured from the property line, the most restrictive point as per the referenced requirement, the overall protrusion is 43± feet from the most restrictive point.

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

LDC Section 5.03.06.C.4. states: The allowable protrusion of the facility into the waterway shall be based on the percentages described in subsection 5.03.06.E.2 of this LDC as applied to the true waterway width, as depicted by the survey, and not the platted canal width. The actual width of the waterway is 135± feet at this location, MHWL to MHWL. Given that the proposed protrusion is 33 feet from the MHWL, the dock facility will occupy 24.44 percent of the waterway.

Collier County records reveal that of the 14 platted single-family waterfront lots, each of which is allocated two boat slips as per the RPUD document, five have been issued BDEs and three (including the subject parcel) are in the process of obtaining BDEs. Approved BDE information:

- 1672 Vinland Way – Lot 17 – HEX Decision 18-11 – Single slip, 44-foot protrusion
- 1684 Vinland Way – Lot 20 – HEX Decision 18-17 – Single slip, 42-foot protrusion
- 1688 Vinland Way – Lot 21 – HEX Decision 16-36 – Single slip, 44-foot protrusion
- 1692 Vinland Way – Lot 22 – HEX Decision 17-11 – Single slip, 44-foot protrusion
- 1696 Vinland Way – Lot 23 – HEX Decision 18-07 – Single slip, 43-foot protrusion

SURROUNDING LAND USE & ZONING:

North: Vinland Way (Right-of-Way), then Single-family dwelling within the Landings at Bear's Paw PUD

East: Single-family dwelling within the Landings at Bear's Paw PUD

South: Golden Gate Canal, then single family dwellings within a Residential Single-Family-4 (RSF-4) zoning district

West: Single-family dwelling within the Landings at Bear's Paw PUD



Aerial – Collier County GIS

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

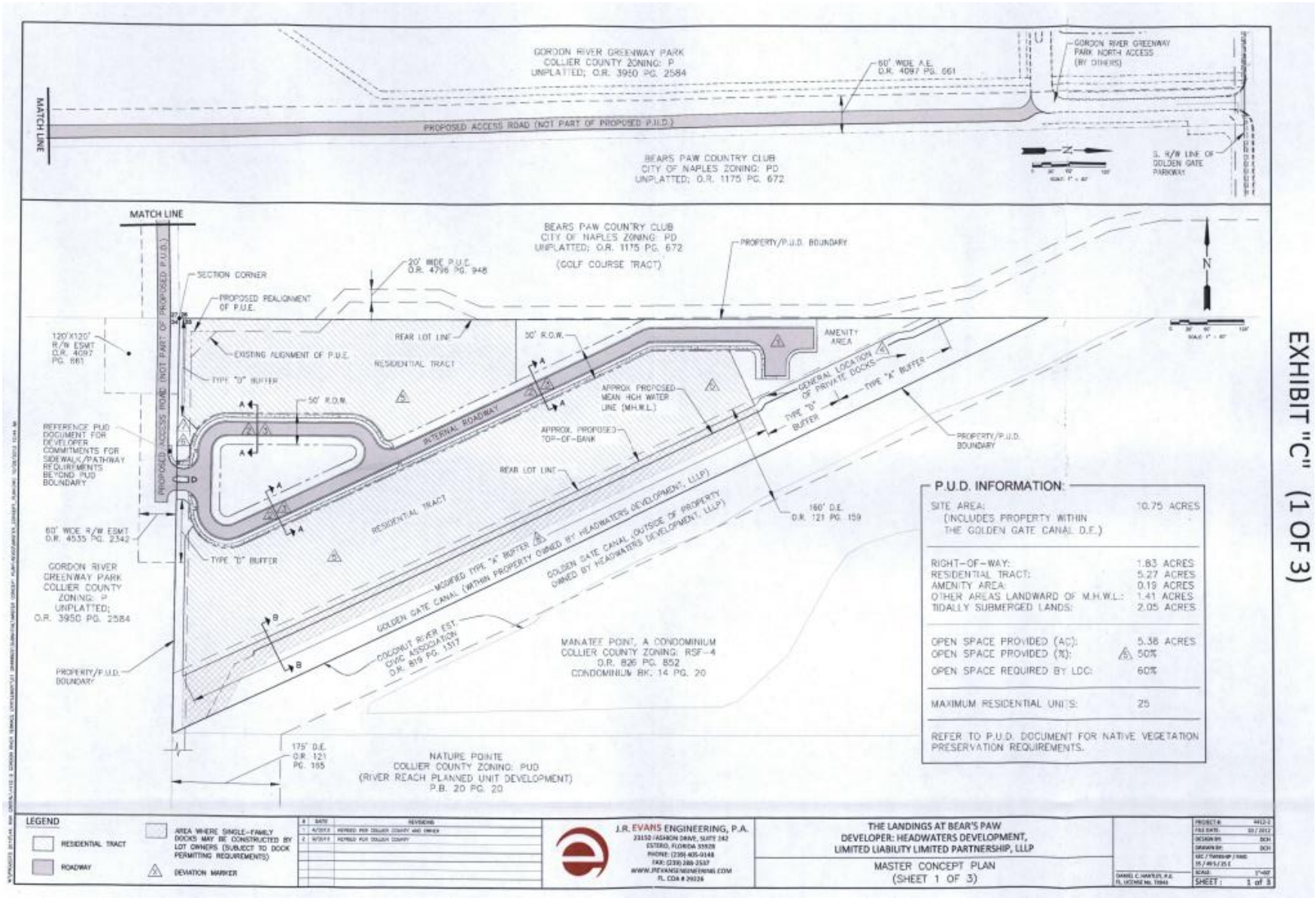


EXHIBIT "C" (1 OF 3)

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to the Gordon River. The proposed docking facilities will be constructed waterward of the existing riprap shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 6 of 6 provides an aerial with a note stating that no seagrasses were observed within 200 feet.

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

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within the residential development area of a Residential Planned Unit Development (RPUD) for which the RPUD document specifically allows each platted single-family lot located along the Golden Gate Canal two boat slips. The petitioner desires to add a single boatlift to accommodate up to a 30-foot vessel.

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

   Criterion met. The attached survey and plans demonstrate that there is insufficient water depth at the 20-foot protrusion line as measured from the property line, the most restrictive point of measure.

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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

Criterion met. The proposed dock facility will only protrude 33 feet from the MHWL into the subject waterway that is approximately 135 feet wide from MHWL to MHWL. The entire waterway is used for navigation as there are no navigational markers indicating the exact thread of navigation. The residences on the opposite shore have their docks on a different canal/waterway.

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

Criterion met. The approximate waterway width is 135 feet, MHWL to MHWL. The requested total dock protrusion is 33-feet from the MHWL which is 24.44 percent of the width of the waterway; therefore, more than 50 percent of the waterway is open for navigation.

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

Criterion met. The new dock facility incorporates a shore parallel design and will exceed the 7.5-foot side setback requirements from both property/riparian lines. The dock facility and location have been designed to satisfy required setbacks, provide safe access to/from a vessel, and not to interfere with any future neighboring dock facilities that may be constructed.

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 design of the proposed dock facility is greatly influenced by a property line that was pushed back during the design phase of the development to allow for the canals shoreline to be stabilized using rip-rap. At this location the property line is 10.16 feet landward of the MHWL. Due to this condition the existing dock protrudes further out into the waterway in order to decrease the access walkway's slope and to reach out to adequate water depths to safely moor the vessel and allow the boatlift to function properly as well as the dock as it is an existing floating dock.

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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

   Criterion met. The applicant's agent states: "The proposed dock facility has been minimized in order to meet the County dock building guidelines, the approved PUD, and be constructed within the 25% width of waterway. The proposed protrusion is consistent with the other dock designs that have been approved within this same development along subject shoreline. The design also provides adequate and safe access to and from the vessel while still allowing room for other recreational use like fishing and kayak/paddle board storage on the dock." Staff concurs.

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

   Criterion not met. The subject property has 69.5 feet of water/canal frontage and the proposed dock facility has been designed to moor a single 30-foot vessel which equates to 43.17 percent of said waterfrontage.

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

   Criterion met. The existing dock facility was constructed with a 16-foot side/riparian setback on each side of the dock, the RPUD document allows for 7.5-foot side/riparian setbacks for docks using a shore parallel design. The proposed boat lift will not decrease the existing setbacks and only requires additional protrusion into the waterway. All waterfront homes desiring a dock facility along this shoreline will have similar challenges and no one homeowner should be impacted more than another.

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

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

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

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

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF ZONING APPEALS:

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

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20210001645, to allow for the construction of the proposed dock facility as depicted within the plans contained in Attachment A, with the following condition:

1. Must obtain a Certificate of Completion for Building Permit No. PRBD20180212105 prior to adding proposed boatlift; OR

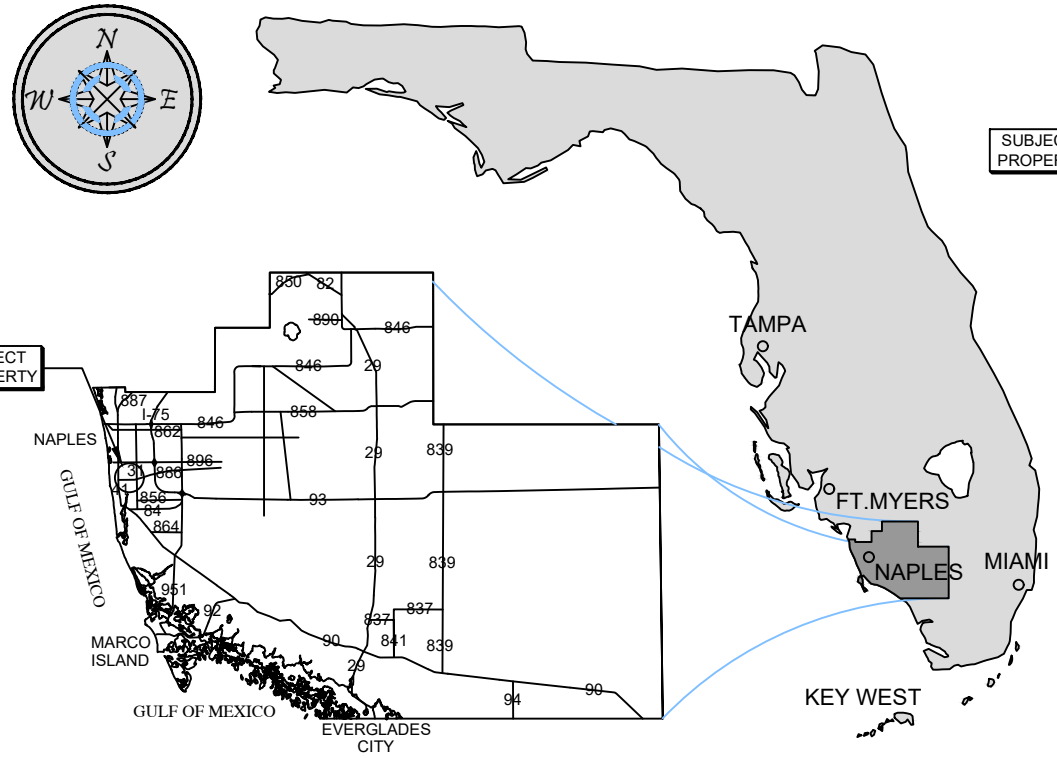
2. Must re-permit the entire dock facility, with the addition of the new proposed boatlift, and obtain a Certificate of Completion.

Attachments:

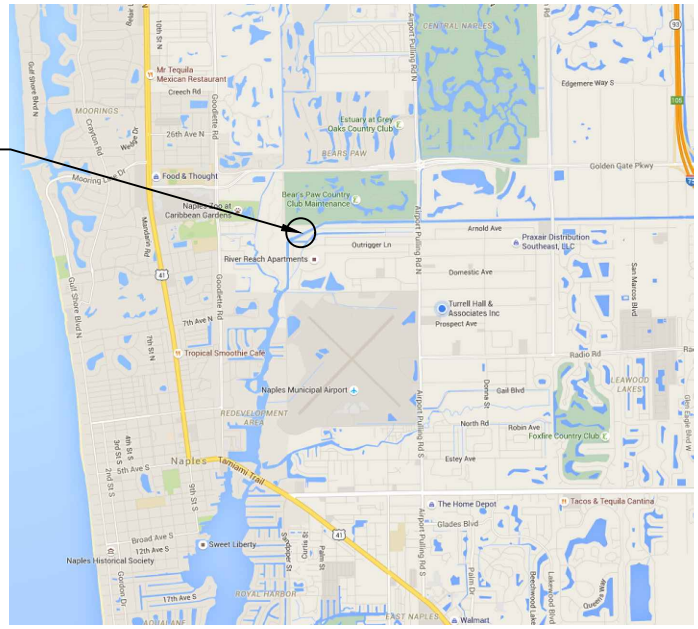
A) Proposed Site and Dock Plans
B) Public Hearing Sign Posting
C) E-mail from Collier County Development Review
D) Applicant's Backup
E) HEX Hybrid Meeting Waiver

Attachment: Staff Report 01052022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 1660 VINLAND WAY
NAPLES, FL 34105

<> LATITUDE: N 26.166589
<> LONGITUDE: W -81.782163

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. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

1660 VINLAND WAY

LOCATION MAP

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	01 OF 06	5.	-	-	-	-

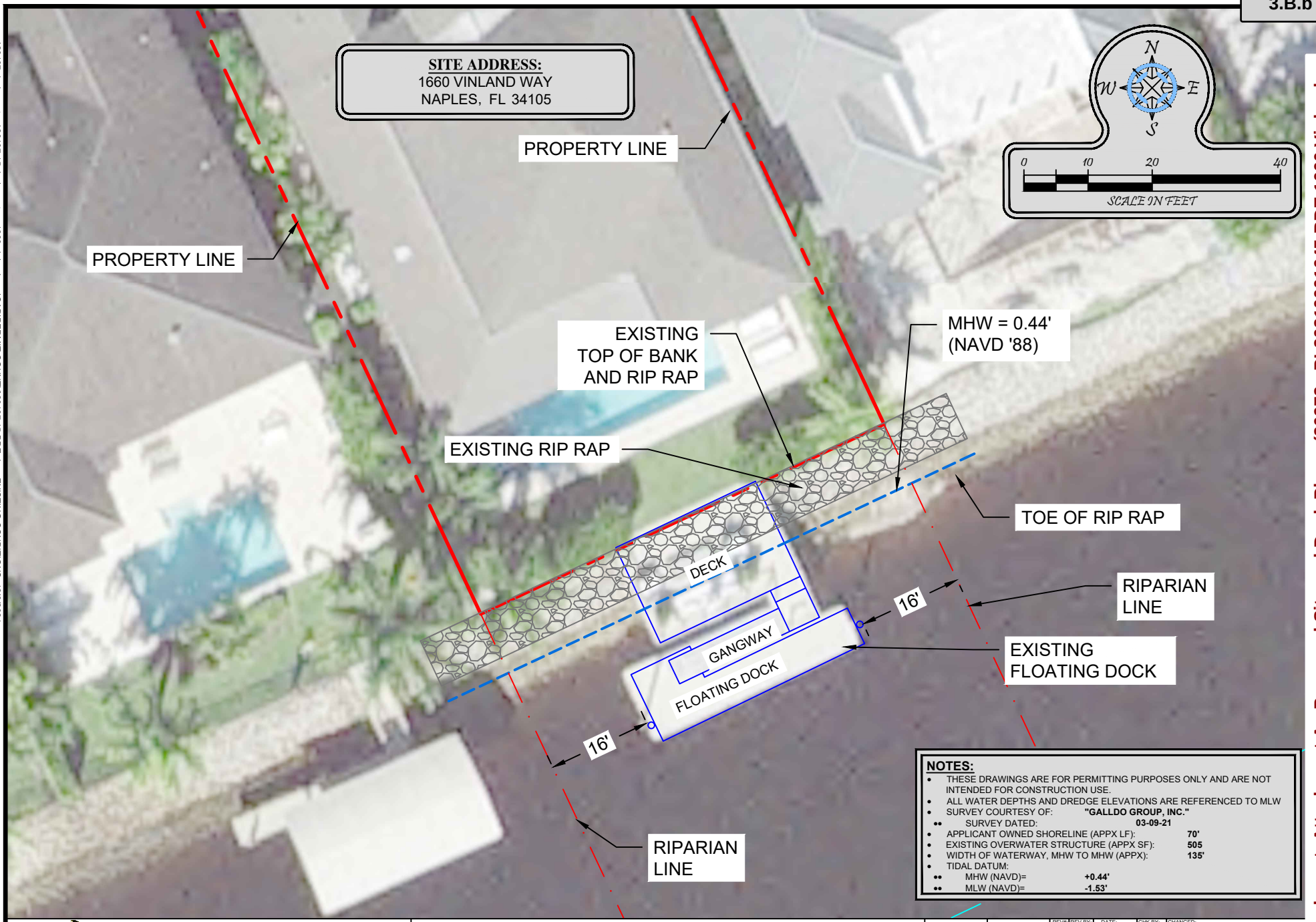
SECTION- 35 TOWNSHIP- 49S

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg LOCATION MAP 12/6/2021

Attachment: Attachment A - Proposed Site and Dock Plans (20972 : PL20210001645 BDE 1660 Vinland

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg EXISTING CONDITIONS 12/6/2021

Attachment: Attachment A - Proposed Site and Dock Plans (20972 : PL20210001645 BDE 1660 Vinland



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: **"GALLDO GROUP, INC."**
  - SURVEY DATED: **03-09-21**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **505**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**

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

1660 VINLAND WAY

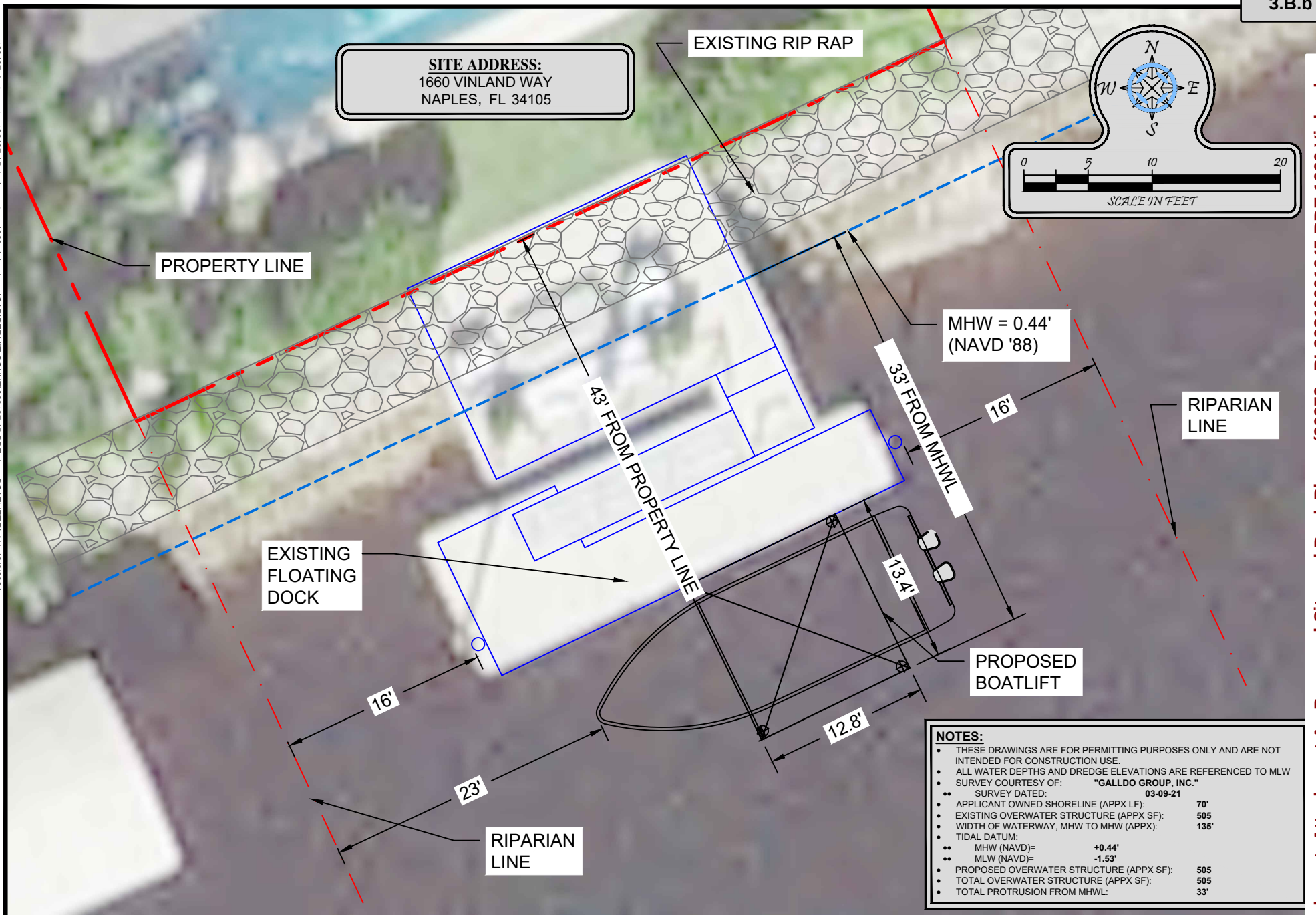
EXISTING CONDITIONS

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	02 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg BOATLIFT PLAN 12/6/2021



NOTES:

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- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **505**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **33'**

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

1660 VINLAND WAY

BOATLIFT PLAN

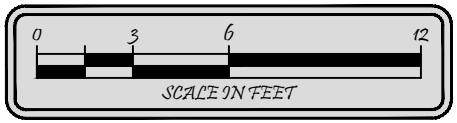
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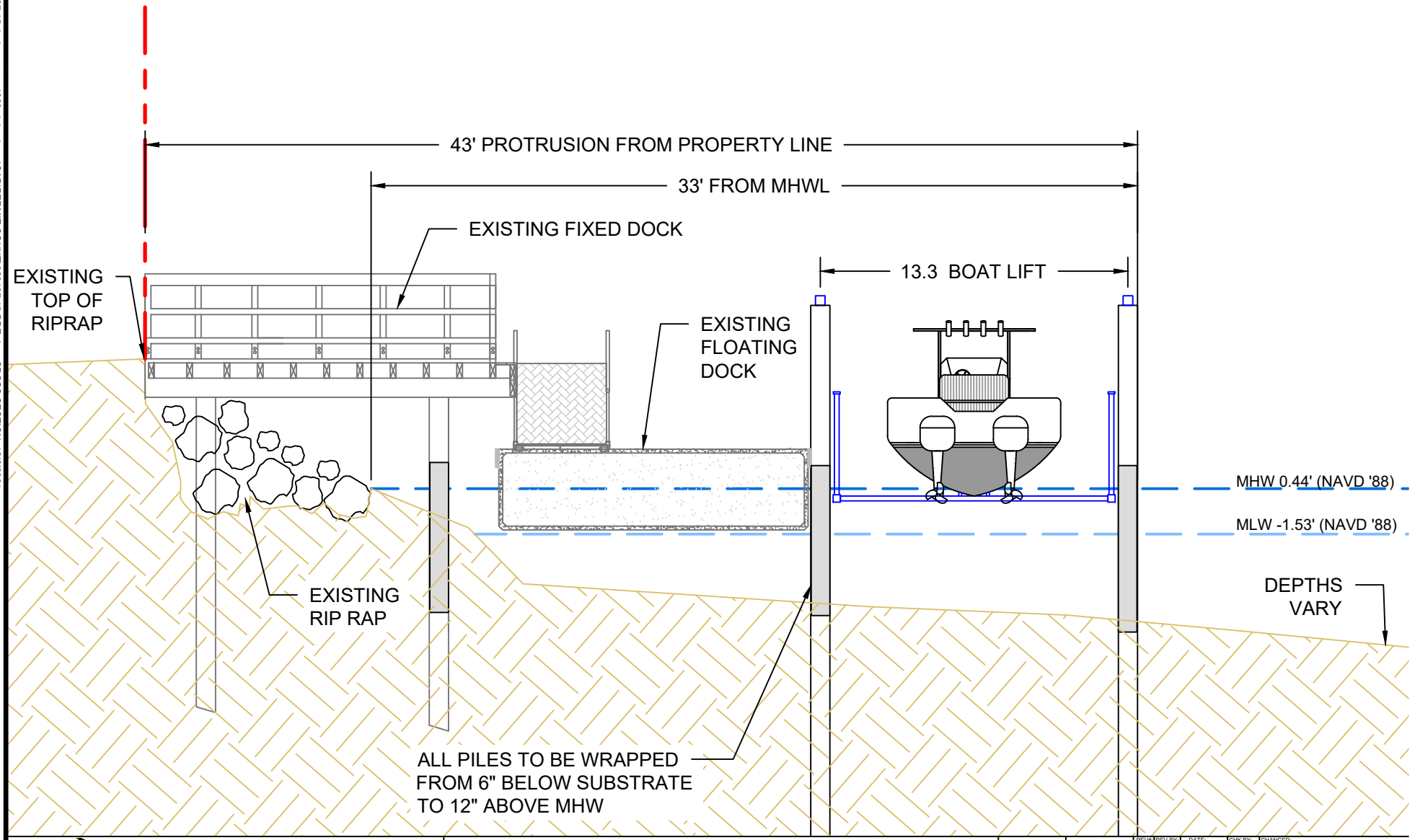
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	03 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20972 : PL20210001645 BDE 1660 Vinland

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg CROSS SECTION 12/6/2021





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

1660 VINLAND WAY

CROSS SECTION

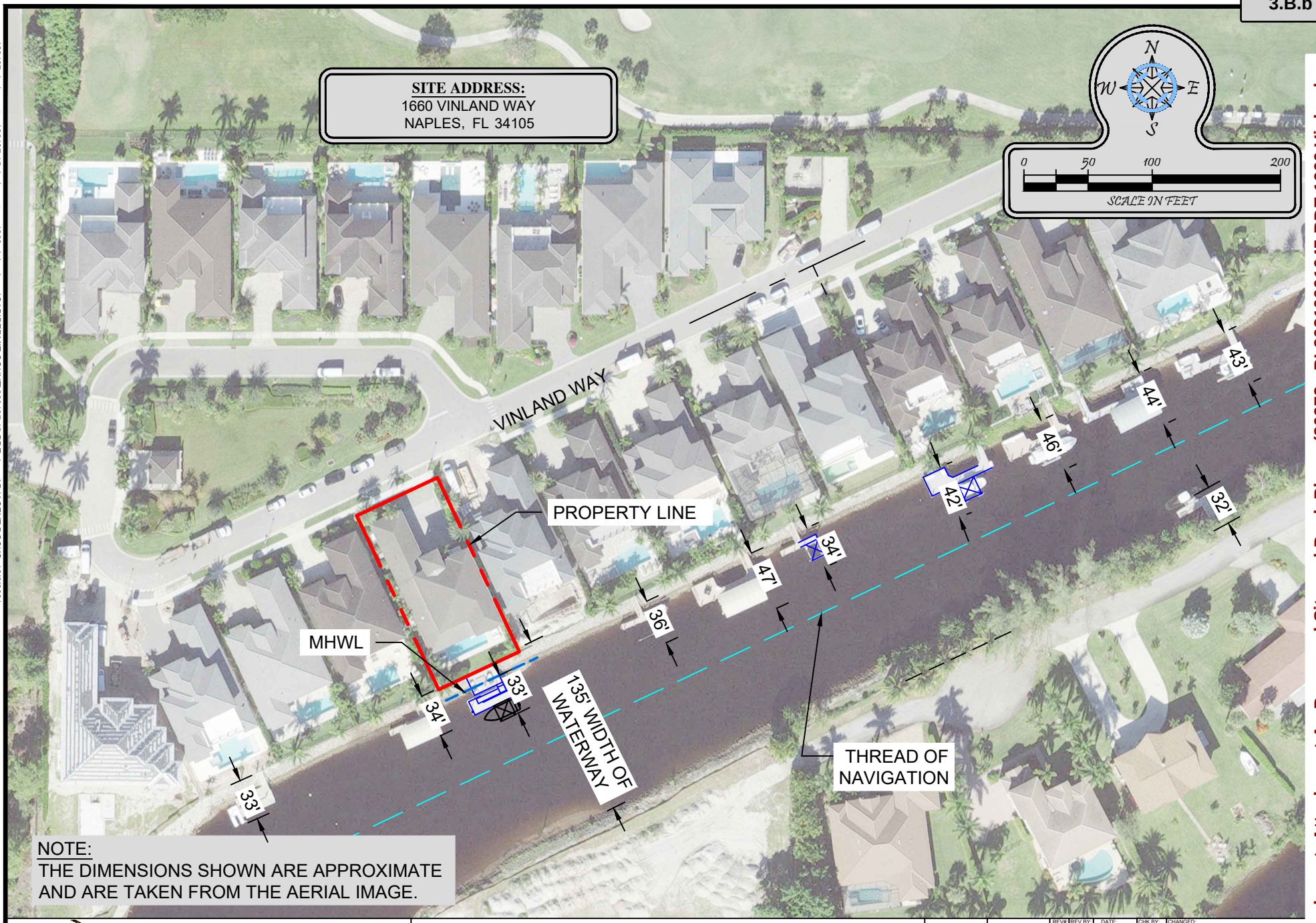
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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	04 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20972 : PL20210001645 BDE 1660 Vinland

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg ADJACENT DOCKS 12/6/2021



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

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Marine & Environmental Consulting
3584 Exchange Ave. Suite B. Naples, FL 34104-3732
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1660 VINLAND WAY

ADJACENT DOCKS

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	05 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20972 : PL20210001645 BDE 1660 Vinland

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg SUBMERGED RESOURCE SURVEY 12/6/2021



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

1660 VINLAND WAY

SUBMERGED RESOURCE SURVEY

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	06 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20972 : PL20210001645 BDE 1660 Vinland

KellyJohn

From: KellyJohn
Sent: Friday, January 07, 2022 4:21 PM
To: KellyJohn
Subject: BDE-PL20210001645 - 1660 Vinland Way - Public Hearing Sign HEX 1-27-2022
Attachments: E7FE7D5E-924A-4A30-8C15-4828E93783FE.jpeg; 0FFB87F4-2429-4624-AB67-C108D456D509.jpeg

A Notice of Public Hearing Sign was posted by me to the front of the referenced address, at approximately 11:00 AM this date, as evidenced by the attached photographs.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment B - Public Hearing Sign Posting 01072022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)





Attachment: Attachment B - Public Hearing Sign Posting 01072022 (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

NawrockiStefanie

From: McLeanMatthew
Sent: Wednesday, April 27, 2016 3:00 PM
To: info@orickmarine.com
Cc: ScottChris; NawrockiStefanie
Subject: FW: Landings at Bear's Paw

Holly,

Per our phone call and your question yesterday, please see below on the offset requirement and from where is should be measured. Thanks.

Collier County

Matt McLean, P.E.
Principal Project Manager

Collier County Growth Management Department
Development Review Division - Manager
2800 N. Horseshoe Drive
Naples, FL 34104
Phone: 239-252-8279
Fax: 239-252-6945

From: McLeanMatthew
Sent: Tuesday, July 21, 2015 10:13 AM
To: dan@jrevansengineering.com; BosiMichael <MichaelBosi@colliergov.net>; Will J. Dempsey <wjdempsey@napleslaw.com>; StrainMark <MarkStrain@colliergov.net>
Cc: 'Greg Wardeberg' <gwardeberg@gmail.com>; ScottChris <ChrisScott@colliergov.net>
Subject: RE: Landings at Bear's Paw

Dan,

The LDC definition of Mean high-water line (MHW) identifies the intersection of the tidal plane of mean high water with shore as established by per the FL Coastal Mapping Act of 1974 Laws of Florida. Within the state law "mean high water" is the average height of the high waters over a 19 year period; therefore, the County recognizes the original MHW condition as one of the parameters for measuring the boat dock setback. For this particular project, this is the most restrictive measurement. As long as the docks do not protrude 20 feet past that original controlling MHW line, then no BDE is required. The approved PPL plans show this dimension as 20 feet from the controlling MHW line and will suffice for the site review/approval. Please provide a copy of this email along with the building permit application resubmittal. Thanks.

Collier County

Attachment: Attachment C - MHW determination of boat docks (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

Matt McLean, P.E.
Principal Project Manager

Collier County Growth Management Department
Development Review Division - Manager
2800 N. Horseshoe Drive
Naples, FL 34104
Phone: 239-252-8279
Fax: 239-252-6945

From: dan@jrevansengineering.com [mailto:dan@jrevansengineering.com]
Sent: Tuesday, July 21, 2015 9:49 AM
To: BosiMichael; Will J. Dempsey; StrainMark
Cc: McLeanMatthew; 'Greg Wardeberg'
Subject: RE: Landings at Bear's Paw

First, I would like to thank everyone for reviewing this matter on behalf of the developer. It is sincerely appreciated.

If you need any further information from me in order to finalize your review/decision re: the BDE, or if you would like to meet with me today or at any time, please advise.

Otherwise, if a decision has (or will be) made on the BDE, please advise on how to appropriately document that a BDE is not required, and that the approved PPL and ICP permits (PL20120002819 and PL20150000357, respectively) suffice for review/approval of the building permit for the docks.

Sincere thanks,

Daniel C. Hartley, P.E.
J.R. Evans Engineering, P.A.
9351 Corkscrew Road, Suite 102
Estero, FL 33928
www.jrevansengineering.com
c (239) 250-9408

From: BosiMichael [mailto:MichaelBosi@colliergov.net]
Sent: Tuesday, July 21, 2015 8:22 AM
To: Will J. Dempsey; StrainMark
Cc: McLeanMatthew; 'Greg Wardeberg'; dan@jrevansengineering.com
Subject: RE: Landings at Bear's Paw

Great job, Mark and Matt and thanks for all, working together to get the best decision within the code.
bosi

From: Will J. Dempsey [mailto:wjdempsey@napleslaw.com]
Sent: Tuesday, July 21, 2015 7:43 AM
To: StrainMark
Cc: BosiMichael; McLeanMatthew; 'Greg Wardeberg'; 'dan@jrevansengineering.com'
Subject: RE: Landings at Bear's Paw

Thanks Mark and Matt. Matt, I got your voicemail yesterday. I was (and am still) scrambling to stay on top of a number of client commitments and either Dan or I will get back to you today.

Attachment: Attachment C - MHW determination of boat docks (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

Thanks again gents,

Will J. Dempsey
Florida Bar Board Certified Real Estate Lawyer

CHEFFY PASSIDOMO
ATTORNEYS AT LAW

Cheffy Passidomo, P.A.
821 5th Avenue South
Naples, FL 34102

(239) 261-9300 telephone
(239) 261-9782 facsimile
wjdempsey@napleslaw.com
www.napleslaw.com

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From: StrainMark [mailto:MarkStrain@colliergov.net]
Sent: Tuesday, July 21, 2015 7:40 AM
To: Will J. Dempsey
Cc: BosiMichael; McLeanMatthew; 'Greg Wardeberg'; 'dan@jrevansengineering.com'
Subject: RE: Landings at Bear's Paw

I believe this has been resolved and no BDE is needed, Matt Mclean has the details.

But.....I am always available to meet.

Mark
239.252.4446

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From: Will J. Dempsey [mailto:wjdempsey@napleslaw.com]
Sent: Monday, July 20, 2015 2:30 PM
To: StrainMark
Cc: BosiMichael; McLeanMatthew; 'Greg Wardeberg'; 'dan@jrevansengineering.com'
Subject: Landings at Bear's Paw

Good afternoon Mark:

Attachment: Attachment C - MHW determination of boat docks (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

Would you have time this week to huddle up on a Boat Dock Extension request for the Landings at Bear's Paw? This is the triangular residential project on the Golden Gate Canal and between Bear's Paw and the Gordon River Greenway. I'm available pretty much any time starting Wednesday through end of week.

Thanks Mark,

Will J. Dempsey
Florida Bar Board Certified Real Estate Lawyer

CHEFFY PASSIDOMO
ATTORNEYS AT LAW

Cheffy Passidomo, P.A.
821 5th Avenue South
Naples, FL 34102

(239) 261-9300 telephone
(239) 261-9782 facsimile
wjdempsey@napleslaw.com
www.napleslaw.com

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Attachment: Attachment C - MHW determination of boat docks (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

BDE-PL20210001645
1660 VINLAND

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents**, IF TOO LARGE FOR E-MAIL

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

Jeff Rogers
Signature of Agent Representative

12/09/2021
Date

Jeff Rogers
Printed Name of Signing Agent Representative

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): J Scott and Bonnie Phillips

Name of Applicant if different than owner: _____

Address: 1660 Vinland Way **City:** Naples **State:** FL **ZIP:** 34105

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

E-Mail Address: _____

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 35 / 49 / 25 **Property I.D. Number:** 54490010423

Subdivision: Landings at Bear's Paw **Unit:** _____ **Lot:** 14 **Block:** _____

Address/ General Location of Subject Property:
1660 Vinland Way, Naples, FL 34105

Current Zoning and Land use of Subject Property:
RPUD, UR

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RPUD	Landing's at Bear's Paw
S	RSF-4 & A	Residential Single-family & Golden Gate Canal
E	RPUD	Landing's at Bear's Paw
W	RSF-4 & P	Residential Single-family & Gordon River Greenway

DESCRIPTION OF PROJECT

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

SITE INFORMATION

1. **Waterway Width:**
   135 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ■ other (specify) Aerial
2. **Total Property Water Frontage:**
   67 ft.
3. **Setbacks:**
   Provided: 7.5 & 7.5 ft.
   Required: 7.5 & 7.5 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   33 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 30 ft.
   2. _____ ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   Majority of the waterfront homes along the subject shoreline have docks which most of them have been approved through the BDE process.
   As proposed the dock is consistent with the previous approved docks.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.24 Acres

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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SECONDARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Jeff Rogers
Signature of Petitioner or Agent

8.25.21
Date

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

Narrative Description: The proposed Boat Dock Extension request is for a single-family dock located within the Landings at Bear's Paw development along the Gordon River. This section of the Gordon River bottom lands is owned by the development/HOA as well as the rip-rap shoreline which is why we had the HOA provide us with a letter of support.

The proposed dock has been designed to be consistent with the other previously approved docks that also required a BDE along the same subject development shoreline. As proposed the dock will protrude approximately 43-feet from the top of rip-rap and approximately 33-feet from the mean high water line therefore we are requesting a 13-foot extension from the allowed 20-feet. The subject waterway is approximately 135-feet wide and as proposed the dock will protrude approximately 25% into the subject waterway. The required side yard setbacks as outlined within the RPUD documents are 7.5-feet and as proposed the dock will provide the required setbacks.

Additionally, the RPUD also allows the Landings at Bear's Paw development have up to 38 boat slips along their shoreline. The community dock accommodates 9 slips, and the remaining slips (29) are for the residences along the river which are allowed 2 slips per lot. The proposed dock is one of the allowed 29 slips along the river.

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
J Scott Phillips, 1660 Vinland Way, Naples, FL	50
Bonnie Phillips, 1660 Vinland Way, Naples, FL	50

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

07/23/21
Date

Jeffrey Scott Phillips
Agent/Owner Name (please print)

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210001645

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

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

Notes:

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

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

J Scott Phillips
Signature

7/23/21
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7/23/21 (date) by Jeffrey Scott Phillips (name of person providing oath of affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Jacqueline Lohmann
My Commission GG 963360
Expires 02/27/2024

Signature of Notary Public

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210001645

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

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

Notes:

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

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

Bonnie Phillips
Signature

7/23/21
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7/23/21 (date) by Bonnie Phillips (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Jacqueline Lohmann
My Commission GG 983390
Expires 02/27/2024

Signature of Notary Public

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

August 6, 2021

Collier County Government

RE: The Landings at Bear's Paw – 1660 Vinland Way
Installation of Boat Lift Request

To Whom It May Concern:

This letter is intended to notify Collier County that the Landings at Bear's Paw Homeowner's Association, Inc. Board of Directors has reviewed and approved the proposed dock project, located at the property referenced above.

The subject property is allowed a dock with up to two boat slips as outlined within the approved RPUD. As proposed the dock and boatlift meet all the community design criteria and therefore, we trust that our approval will allow the County to proceed with their review of the proposed Boat Dock Extension application.

Should you have any questions, please contact me at: 239.436.1500.

Sincerely,



George A. Wilson
President
Landings at Bear's Paw Homeowner's Association, Inc.

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

Jeff Rogers

From: StrainMark <MarkStrain@colliergov.net>
Sent: Thursday, August 11, 2016 2:17 PM
To: Jeff Rogers

This is what I found in an email sent by Matt to the applicant:

The LDC definition of Mean high-water line (MHW) identifies the intersection of the tidal plane of mean high water with shore as established by per the FL Coastal Mapping Act of 1974 Laws of Florida. Within the state law "mean high water" is the average height of the high waters over a 19 year period; therefore, the County recognizes the original MHW condition as one of the parameters for measuring the boat dock setback. For this particular project, this is the most restrictive measurement. As long as the docks do not protrude 20 feet past that original controlling MHW line, then no BDE is required. The approved PPL plans show this dimension as 20 feet from the controlling MHW line and will suffice for the site review/approval. Please provide a copy of this email along with the building permit application resubmittal.

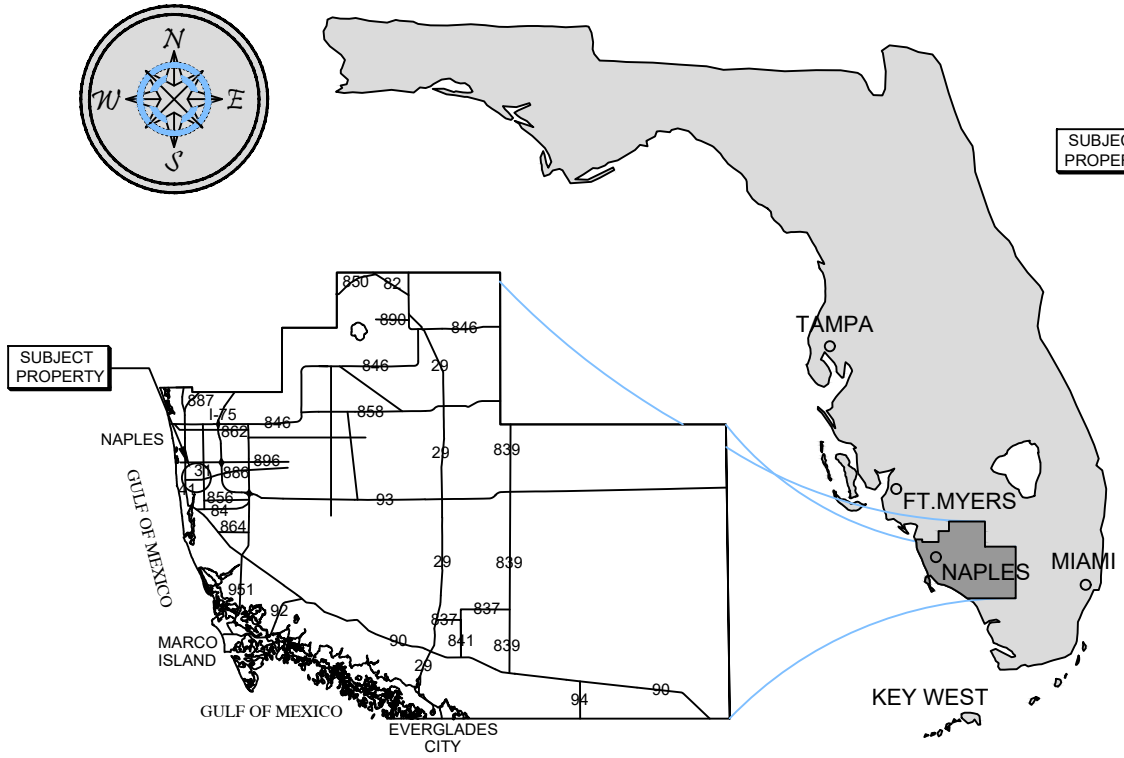
Mark

239.252.4446

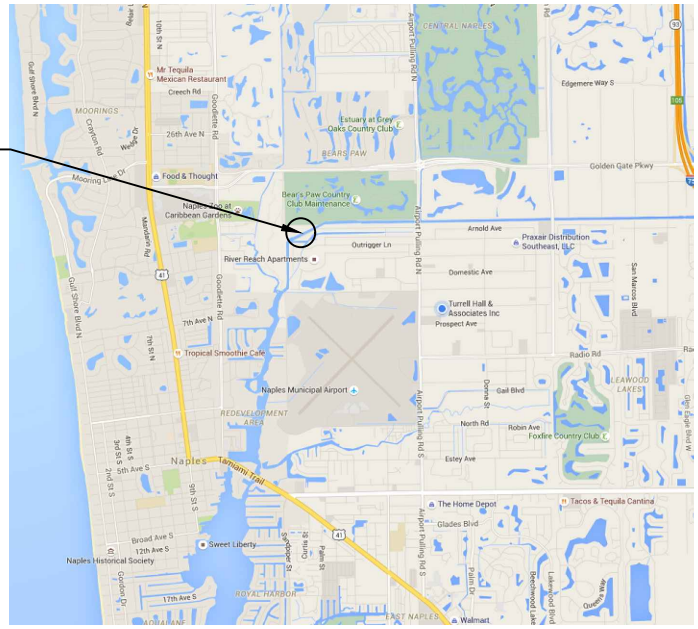
Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 1660 VINLAND WAY
NAPLES, FL 34105

<> LATITUDE: N 26.166589
<> LONGITUDE: W -81.782163

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. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

1660 VINLAND WAY

LOCATION MAP

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

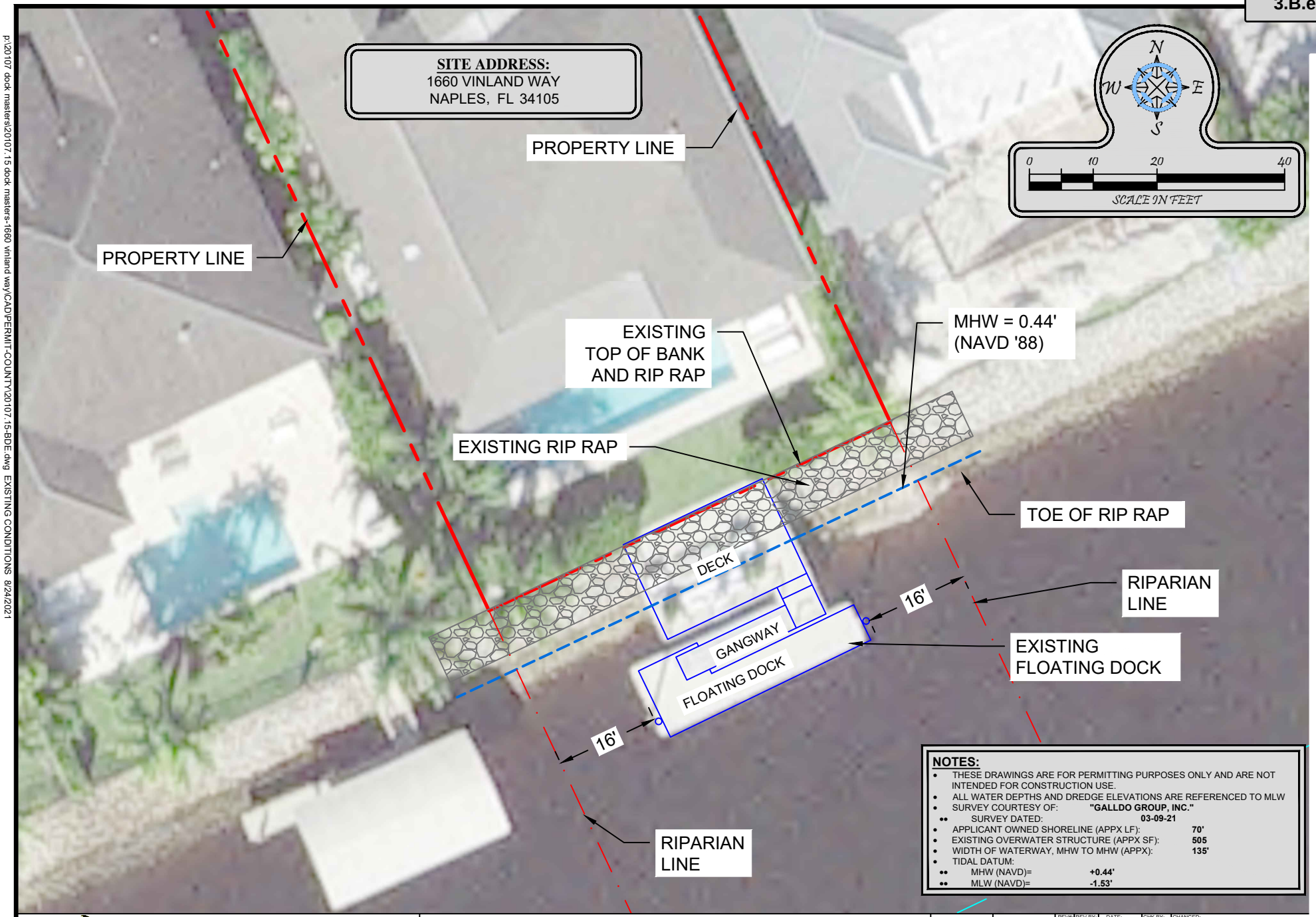
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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	01 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg LOCATION MAP 8/24/2021

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way -

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg EXISTING CONDITIONS 8/24/2021



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: **"GALLDO GROUP, INC."**
  - SURVEY DATED: **03-09-21**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **505**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**

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1660 VINLAND WAY

EXISTING CONDITIONS

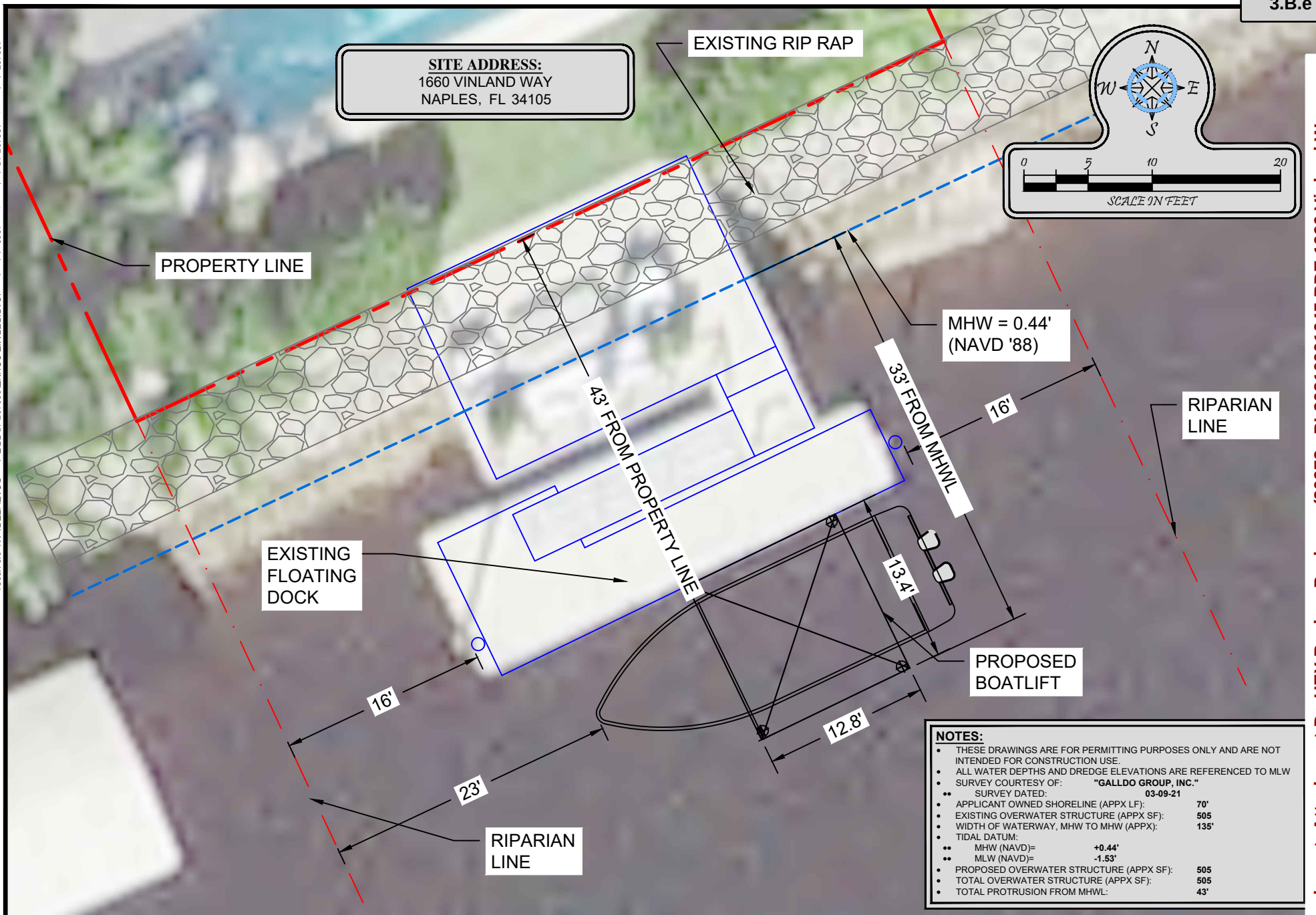
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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	02 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way -

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg BOATLIFT PLAN 8/24/2021



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"GALLDO GROUP, INC."**
  - SURVEY DATED: **03-09-21**
- APPLICANT OWNED SHORELINE (APPX LF): **70'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **505**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **43'**

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1660 VINLAND WAY

BOATLIFT PLAN

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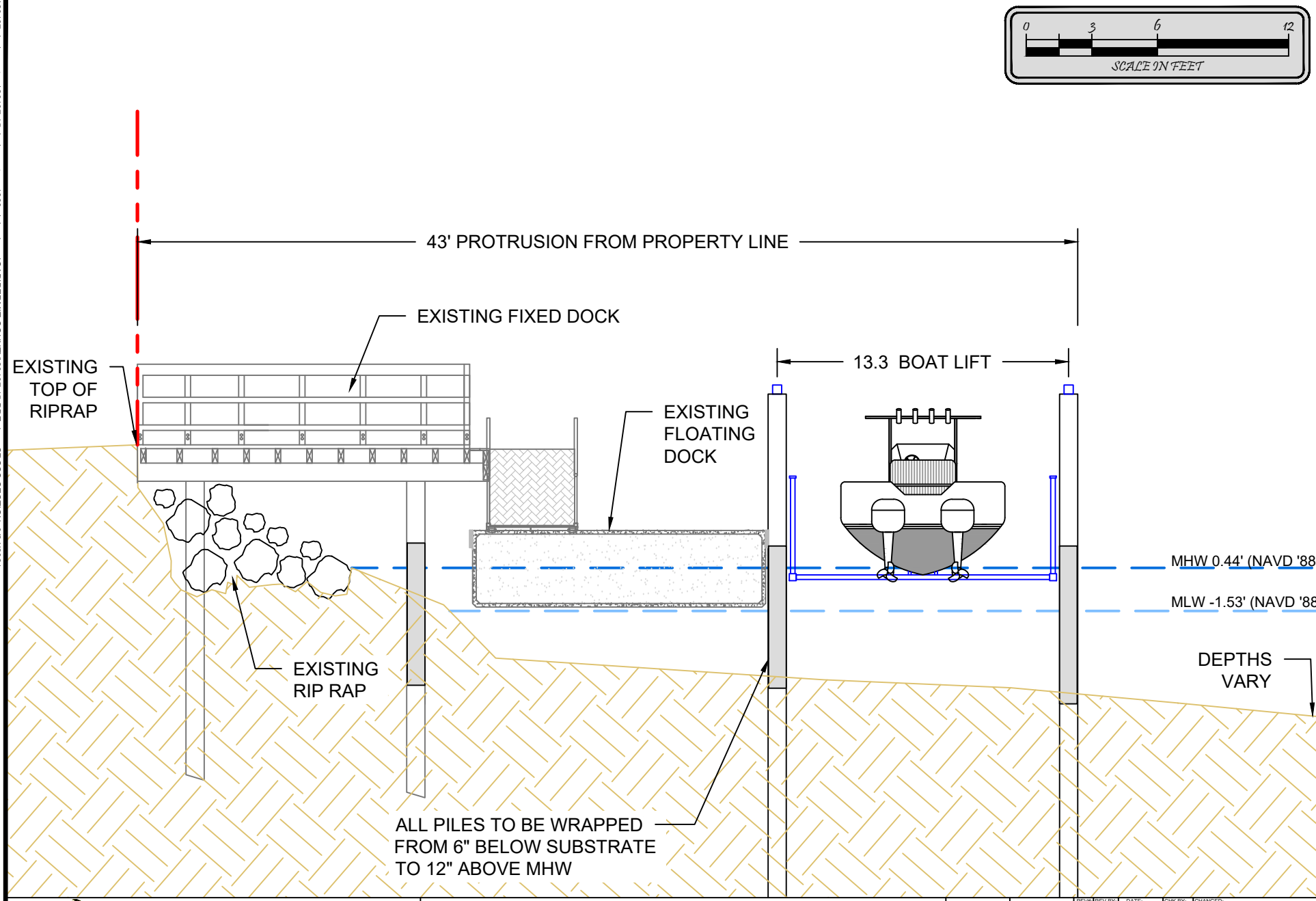
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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
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SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way -

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg CROSS SECTION 8/24/2021

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way -



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1660 VINLAND WAY

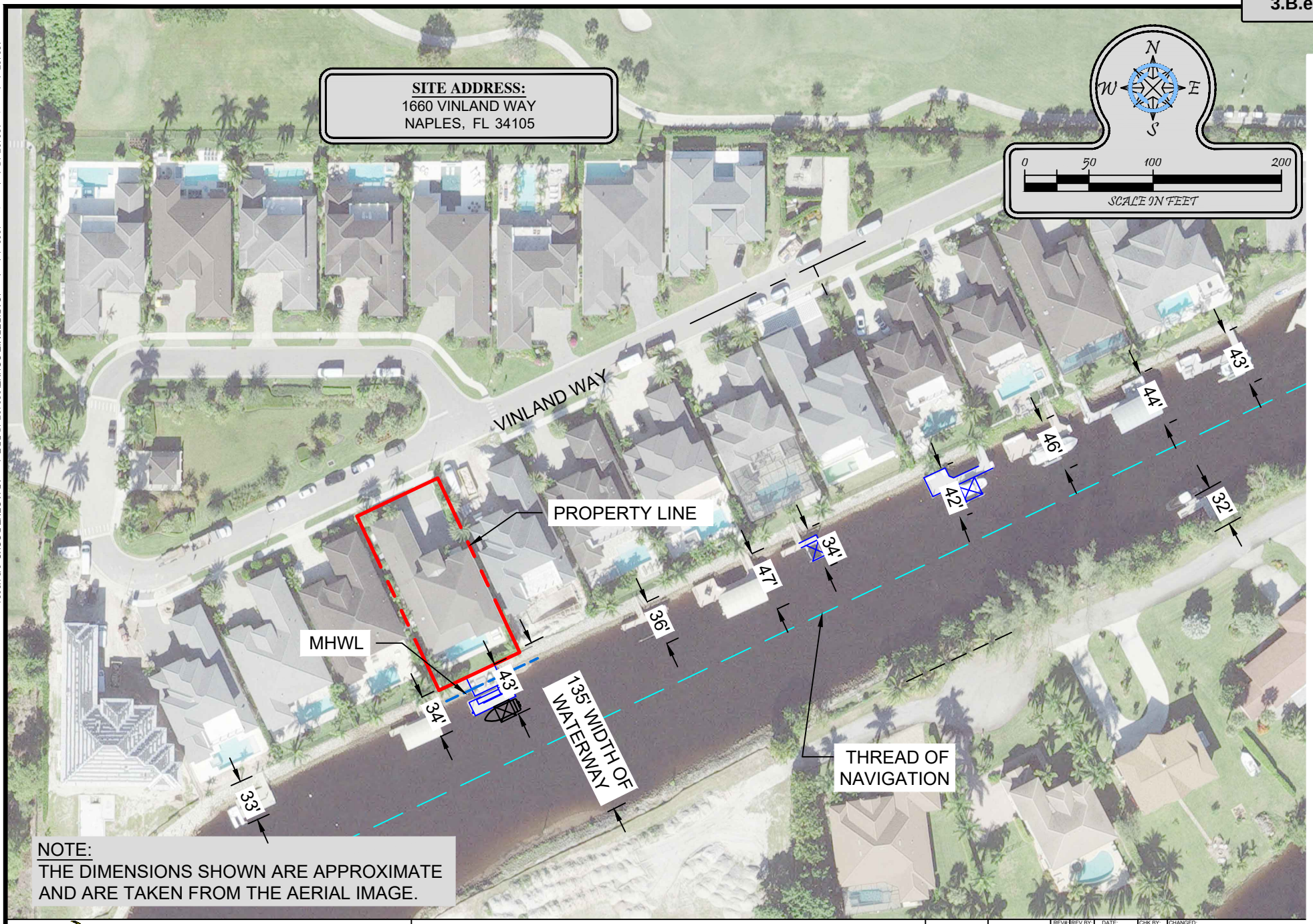
CROSS SECTION

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
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SECTION- 35 TOWNSHIP- 49S

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg ADJACENT DOCKS 8/24/2021



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

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1660 VINLAND WAY

ADJACENT DOCKS

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
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CREATED:	08-24-21	3.	-	-	-	-
JOB NO.:	20107.15	4.	-	-	-	-
SHEET NO.:	05 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way -

p:\20107 dock masters\20107.15 dock masters-1660 vinland way\CAD\PERMIT-COUNTY\20107.15-BDE.dwg SUBMERGED RESOURCE SURVEY 8/24/2021



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1660 VINLAND WAY

SUBMERGED RESOURCE SURVEY

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-24-21	3.	-	-	-	-
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SHEET NO.:	06 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way -

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.)

Criterion Met

Response: The total waterfront length for this property is 67-ft. The zoning and upland land use is a single-family residential unit which warrants no more than 2 slips per CC-LDC as well as the approved PUD. The current proposed dock design has 1 optional boat slip.

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

Criterion Met

Response: See attached survey/drawing illustrating the existing shoreline and associated base of riprap. At the 20-foot protrusion line taken from the Top of Bank there is just not sufficient water to accommodate the vessel nor boatlift which is still partially over the riprap. Therefore, there is insufficient water depths to moor a vessel or provide safe access to the docking facility within the 20-foot protrusion mark.

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

Criterion Met

Response: The proposed docking facility will not have any adverse impacts on navigation as it will only protrude 33-feet from the MHWL into the waterway that is approximately 135-feet wide from MHWL to MHWL. The entire waterway is used for navigation as there are no navigational markers indicating the exact thread of navigation. The proposed docking facility provides adequate space for

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

navigation through this waterway as well as provides sufficient space for a dock to be built across the waterway from the subject property and still have adequate space for navigation. Additionally, the proposed dock protrusion is consistent with the other previously approved docks along the subject shoreline.

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.)

Criterion Met

Response: The proposed docking facility protrudes approximately 33-feet from the MHWL into a waterway that is 135' wide from MHWL to MHWL. The proposed dock protrudes approximately 25% into the waterway and therefore as proposed the dock does meet this criterion.

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

Criterion Met

Response: The proposed dock facility will provide *7*.5-foot setbacks from both property/riparian lines. The approved PUD for the Landings at Bears Paw development only requires 7.5-feet setbacks for a docking facility that is parallel to the shoreline. The dock design and location has been designed to be located within the required setbacks, provide safe access with a vessel, and not interfere with any future neighboring docking facilities that maybe constructed.

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

SECONDARY CRITERIA

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

Response: The proposed dock facility was primarily governed by the County guidelines and the approved PUD for the Landings at Bear's Paw. The one special condition that has affected the overall proposed dock design was the relatively high Top of Bank elevation and the associated large rip-rap shoreline. Due to this condition the existing dock protrudes further out into the waterway in order to decrease the access walkway's slope and to reach out to adequate water depths to safely moor the vessel and allow the boatlift to function properly as well as the dock as it is an existing floating dock.

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.)

Response: The proposed dock facility has been minimized in order to meet the County dock building guidelines, the approved PUD, and be constructed within the 25% width of waterway. The proposed protrusion is consistent with the other dock designs that have been approved within this same development along the subject shoreline. The design also provides adequate and safe access to and from the vessel while still allowing room for other recreational use like fishing and kayak/paddle board storage on the dock.

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.)

Response: The proposed dock facility has been designed to only moor one vessel up to 30-feet which is less than 50% the subject property's linear waterfront footage. Therefore, this criterion is met.

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

Response: The proposed dock facility will be one of potentially 14 other single-family docking facilities allowed to be constructed along this shoreline not including the HOA docking facility. The proposed dock has been designed within the designated setback area as outlined in the approved PUD document for this development. The proposed docking facility design is consistent with others on this waterway and will not affect neighboring properties view of the waterway.

Criterion Met

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

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.)

Response: 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.)

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

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

ORDINANCE NO. 13- 66

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM AN AGRICULTURAL (A) ZONING DISTRICT WITHIN WELLFIELD RISK MANAGEMENT SPECIAL TREATMENT OVERLAY ZONES W-3 AND W-4 (ST/W-3 AND ST/W-4) TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT WITHIN WELLFIELD RISK MANAGEMENT SPECIAL TREATMENT OVERLAY ZONES W-3 AND W-4 (ST/W-3 AND ST/W-4) FOR A PROJECT TO BE KNOWN AS THE LANDINGS AT BEAR'S PAW RPUD TO ALLOW CONSTRUCTION OF A MAXIMUM OF 25 RESIDENTIAL DWELLING UNITS AND UP TO 38 BOAT SLIPS ON PROPERTY LOCATED ON THE GOLDEN GATE CANAL SOUTH OF BEAR'S PAW IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA CONSISTING OF 10.75 ± ACRES; AND BY PROVIDING AN EFFECTIVE DATE. (PETITION RZ-PL20120002095)

WHEREAS, John Passidomo, Esquire and William Dempsey, Esquire of Cheffy Passidomo, P.A., representing Headwaters Development Limited Liability Limited Partnership LLLP, petitioned the Board of County Commissioners to change the zoning classification of the herein described property; and

WHEREAS, the Special Treatment zones ST/W-3 and ST/W-4 are not changed by this rezone.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 35, Township 49 South, Range 25 East, Collier County, Florida is changed from an Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district for a project to be known as the Landings at Bear's Paw RPUD to allow construction of a maximum of 25 residential dwelling units and up to 38 boat slips in accordance with Exhibits "A" through "G",

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

EXHIBIT E
LIST OF LDC DEVIATIONS

NOTE: Nothing in this PUD Document shall approve a deviation to the LDC unless it is listed in this Exhibit E.

1. Deviation # 1 seeks relief from LDC Section 6.06.01.J, "Street System Requirements," which states that dead-end streets are prohibited except when designed as a cul-de-sac, to allow the internal dead-end street to terminate in a "T" junction vehicular turnaround, as generally depicted on the Conceptual Master Plan. Final location and dimensions of the "T" junction shall be determined at the time of site development plan approval, and shall meet local fire district standards.

2. Deviation #2 seeks relief from LDC Section 6.06.01.N, "Street System Requirements," and Appendix B, "Typical Street Sections," which establish a 60-foot width for local roads, to allow a 50-foot wide road in accordance with the internal right of way cross section attached under Exhibit C.

3. Deviation #3 seeks relief from LDC Section 6.06.02A.2., "Sidewalks and Bike Lane Pathway Requirements," which requires sidewalks on both sides of a right-of-way or easement internal to a site, to allow for a sidewalk to be constructed along one side of the right-of-way, including the western terminus of the "T" junction described in Deviation # 1, above.

4. Deviation #4 seeks relief from LDC Section 5.03.06.E.5., "Dock Facilities," which requires dock facilities to have a side setback of 15 feet for dock facilities on lots with greater than 60 feet of water frontage, to allow a 7.5-foot side setbacks for the private single-family community dock facilities located along that section of Golden Gate Canal within the Residential Tract; provided that such slips are parallel to (rather than perpendicular to) the shoreline.

5. Deviation #5 seeks relief from LDC Section 4.07.02.G.1., "Open Space Requirements," which requires that PUD districts composed entirely of residential dwelling units and accessory uses to devote at least 60 percent of the gross area to usable open space, to allow at least 50 percent of the gross area to be devoted to usable open space; provided, however, that landscaping internal to the project shall be provided in substantial conformity with the conceptual enhanced landscape plan attached hereto as Exhibit H.

6. Deviation #6 seeks relief from LDC Section 5.03.02.C.b., "Fences and Walls," which permits walls at a maximum height of 6 feet in the rear and side yards of designated residential components of PUDs, to allow walls at a maximum height of 8 feet in the non-waterfront rear and side yards of the residential lots.

7. Deviation #7 seeks relief from LDC Section 5.06.02.B.1.b., "Development Standards for Signs within Residential Districts," which requires signs within residential PUDs to be

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

located no closer than 10 feet from the property line or from the edge of the roadway, paved surface, or back of curb, as applicable, to allow project entry signage to be set back a minimum of five (5) feet from the property line.

8. Deviation #8 seeks relief from LDC Section 4.06.02.C.1. "*Alternate A:* Landscape Buffer," which requires a ten-foot-wide landscape buffer with trees spaced no more than 30 feet on center, to allow a modified Alternate A Landscape Buffer with trees spaced an average of 45 feet on center for that portion of the project adjacent to the Golden Gate Canal. The equivalent number of trees otherwise required by the 30-foot spacing shall be provided within the Alternative A. Landscape Buffer located on the Residential Tract along the Golden Gate Canal.

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

SKETCH OF BOUNDARY SURVEY

SURVEY: GG180211

Galldo Group Inc.
Galldo Group, Inc, LB 8223
5237 SUMMERLIN COMMONS BLVD
SUITE 201 FORT MYERS, FL 33907
Tel:833-425-5364 Email:contact@galldo.com
www.galldo.com

DATE OF SURVEY	DRAWN BY
07/25/2018	G.F.
COMPLETION DATE: 07/31/2018	CHECKED BY G.G.

Property Address:
1660 VINLAND WAY
NAPLES, FL 34105

Flood Zone Information:
Community Number: 120067
Panel: 0391 Suffix: H
Effective Date: 5/16/2012
Flood Zone: AE, B.F.E.=7'

Certified to:
J. SCOTT PHILLIPS AND BONNIE PHILLIPS, HUSBAND AND WIFE, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:
LOT 14 OF LANDINGS AT BEAR'S PAW, according to the plat thereof as recorded in Plat Book 56, Page 5, inclusive, of the Public Records of COLLIER COUNTY, Florida.

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN, ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WERE LOCATED.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. FENCE OWNERSHIP NOT DETERMINED.
14. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1' FOOT IN 10,000' FEET;
SUBURBAN: LINEAR: 1 FOOT IN 7,500' FEET;
RURAL: LINEAR: 1 FOOT IN 5,000' FEET;
15. BEARINGS SHOWN HEREON ARE BASED UPON N64°50'05"E ALONG THE SOUTH R/W LINE AS PLATTED.
16. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM, BENCHMARK USED (X 243) WITH ELEVATION OF 9.52'.

Legend:

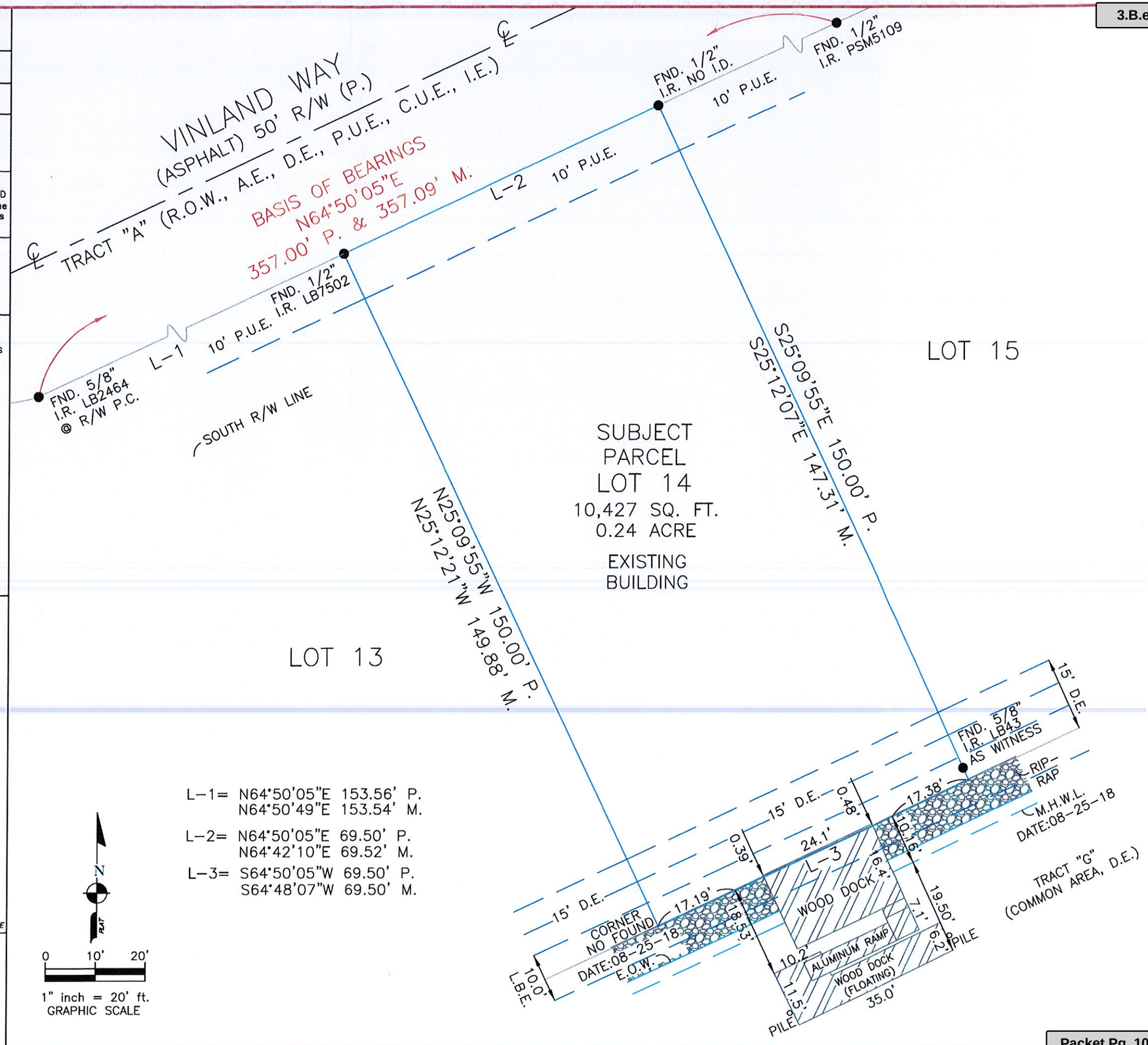
A.E.	ACCESS EASEMENT	M.H.W.L.	MEAN HIGH WATER LINE
B.R.	BEARING REFERENCE	N.& D.	NAIL & DISK
B.M.	CONC VALLEY GUTTER	N.R.	NON-RADIAL
C.	CALCULATED	N/A	NOT APPLICABLE
CATV	CABLE TV. RISER	O.H.L.	OVERHEAD LINE
C.B.	CATCH BASIN	O.U.E.	ORANGE TREE UTIL. ESMT.
C.V.G.	CONC VALLEY GUTTER	P.	PLAT
C.M.	CONCRETE MONUMENT	P.I.	POINT OF INTERSECTION
CONC.	CONCRETE	P.C.	POINT OF CURVATURE
C/O	CLEAN OUT	P.C.C.	POINT OF COMPOUND CURVATURE
C.U.E.	COUNTY UTILITY EASEMENT	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	P.L.S	PROFESIONAL LAND SURVEYOR
D.H.	DRILL HOLE	P.T.	POINT OF TANGENCY
ELEC.	ELECTRIC BOX	P.O.B.	POINT OF BEGINNING
ENCL.	ENCLOSURE	P.O.C.	POINT OF COMMENCEMENT
E.O.W.	EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE
E.P.	EDGE OF PAVEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	P.U.E.	PUBLIC UTILITY EASEMENT
FND.	FOUND	PKN	PARKER-KALON NAIL
I.E.	IRRIGATION EASEMENT	R.	RADIAL
I.D.	IDENTIFICATION	R/W	RIGHT OF WAY
I.R.	IRON ROD	S.D.	STORM DRAIN
I.P.	IRON PIPE	T.B.M.	TEMPORARY BENCH MARK
L.B.	LAND SURVEYING BUSINESS	TEL.	TELEPHONE FACILITIES
L.B.E.	LANDSCAPE BUFFER ESMT.	T.O.B.	TOP OF BANK
L.C.U.E.	LEE COUNTY UTILITY EASEMENT	U.E.	UTILITY EASEMENT
M.	FIELD MEASURED	W.M.	WATER METER

CONC. SLAB, BRICK PAVER, STONES, ASPHALT, WOOD DECK, WATER

17.76' EXISTING ELEVATION
17.76 PROPOSED ELEVATION
I.R.
CONCRETE MONUMENT
NAIL
EXISTING FIRE HYDRANT
WATER VALVE
POWER POLE
WELL
CATCH BASIN
BOLLARD
BENCH MARK
LAMP POST
DRAIN MANHOLE
SANITARY MANHOLE
CENTER LINE
CENTERLINE
FENCE LINE
OVERHEAD LINE
EASEMENT LINE
EDGE OF THE WATER LINE
PRIMARY STRUCTURE
SECONDARY STRUCTURE
PRIMARY PROPERTY LINE
SECONDARY PROPERTY LINE

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper PSM No. 6453 State of Florida



Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

Galldo Group Inc.
Galldo Group Inc. (LB8223)
5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
surveying@galldo.com

SKETCH OF BOUNDARY SURVEY

DATE OF SURVEY	DRAWN BY
07/25/2018	G.F.
COMPLETION DATE:	CHECKED BY
09/24/2021	G.G.

Property Address:
1660 VINLAND WAY
NAPLES, FL 34105

Flood Zone Information:
Community Number: 120067
Panel: 0391 Suffix: H
Effective Date: 5/16/2012
Flood Zone: AE, B.F.E.=7'

Certified to:
J. SCOTT PHILLIPS AND BONNIE PHILLIPS, HUSBAND AND WIFE, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:
LOT 14 OF LANDINGS AT BEAR'S PAW, according to the plat thereof as recorded in Plat Book 56, Page 5, inclusive, of the Public Records of COLLIER COUNTY, Florida.

Surveyor's Notes:
1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN, ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WERE LOCATED.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. FENCE OWNERSHIP NOT DETERMINED.
14. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1' FOOT IN 10,000' FEET;
SUBURBAN: LINEAR: 1 FOOT IN 7,500' FEET;
RURAL: LINEAR: 1 FOOT IN 5,000' FEET;
15. BEARINGS SHOWN HEREON ARE BASED UPON N64°50'05"E ALONG THE SOUTH R/W LINE AS PLATTED.
16. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM, BENCHMARK USED (X 243) WITH ELEVATION OF 9.52'.

Legend:

A.E.	ACCESS EASEMENT	M.H.W.L.	MEAN HIGH WATER LINE
B.R.	BEARING REFERENCE	N.& D.	NAIL & DISK
B.M.	CONC VALLEY GUTTER	N.R.	NON-RADIAL
C.	CALCULATED	N/A	NOT APPLICABLE
CATV	CABLE TV. RISER	O.H.L.	OVERHEAD LINE
C.B.	CATCH BASIN	O.U.E.	ORANGE TREE UTIL. ESMT.
C.V.G.	CONC VALLEY GUTTER	P.	PLAT
C.M.	CONCRETE MONUMENT	P.I.	POINT OF INTERSECTION
CONC.	CONCRETE	P.C.	POINT OF CURVATURE
C/O	CLEAN OUT	P.C.C.	POINT OF COMPOUND CURVATURE
C.U.E.	COUNTY UTILITY EASEMENT	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	P.L.S	PROFESIONAL LAND SURVEYOR
D.H.	DRILL HOLE	P.T.	POINT OF TANGENCY
ELEC.	ELECTRIC BOX	P.O.B.	POINT OF BEGINNING
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L.B.	LAND SURVEYING BUSINESS	TEL.	TELEPHONE FACILITIES
L.B.E.	LANDSCAPE BUFFER ESMT.	T.O.B.	TOP OF BANK
L.C.U.E.	LEE COUNTY UTILITY EASEMENT	U.E.	UTILITY EASEMENT
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CONC. SLAB, BRICK PAVER, STONES, ASPHALT, WOOD DECK, WATER

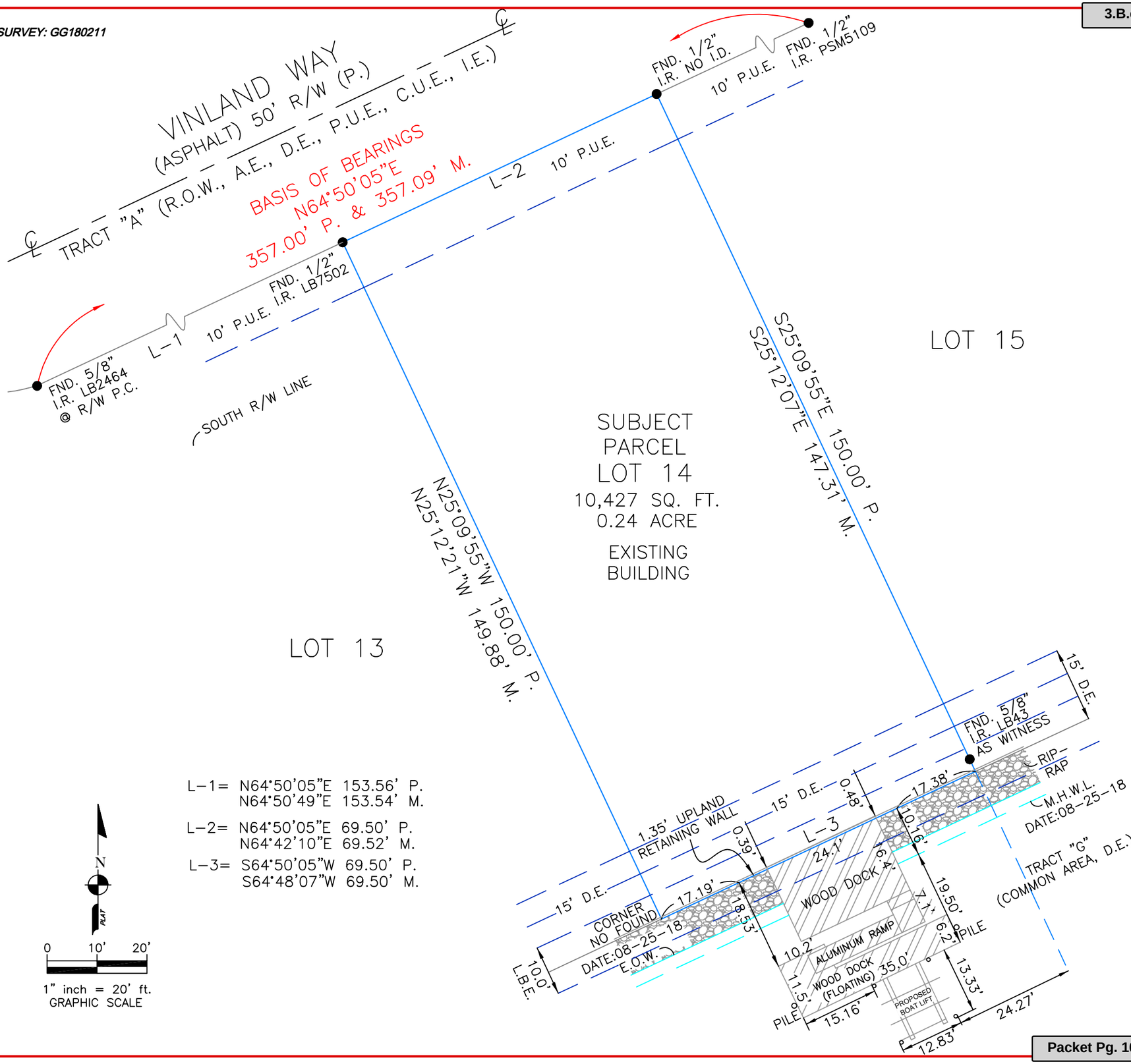
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I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper PSM No. 6453 State of Florida

SURVEY: GG180211



Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

1660 VINLAND WAY
NAPLES, FL 34105

SUBMERGED RESOURCE SURVEY

JULY 19, 2021

PREPARED BY:

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

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

1.0 INTRODUCTION

The proposed dock and associated residence are located at 1664 Vinland Way and can be further identified by parcel #54490010423. The property is bound to the east and west by single family residences, to the north by Vinland Way, and to the south by the subject man-made canal section of the Gordon River. The property is located at Section 35, Township 49 South, and Range 25 East. The landward portion of the property currently contains a single-family residence which the subject dock will be an accessory structure.

Turrell, Hall & Associates was contracted to provide environmental permitting services pertaining to the mangrove removal and proposed docking facility, which requires the completion of a Submerged Resource Survey (SRS). This report will provide planning and assistance to both the owner(s) and government agencies reviewing the proposed project.

The SRS survey was conducted on July 16, 2021. Sea surface conditions consisted of partly cloudy skies, light winds out of the southeast, and an air temperature of 88° F. The tide was at mid-level upon arrival to the site, allowing for observance of most of the bottom lands from the dock. High tide at the project site occurred at 6:06 A.M. (2.4 ft.) and low tide had occurred following our arrival onsite at 11:49 A.M. (1.1 ft.). The water temperature was 83° F.

2.0 OBJECTIVE

The objective of the submerged resource survey was to identify and locate any existing submerged resources within 200' of the proposed project. The survey provided onsite environmental information to help determine if the proposed project would impact any existing submerged resources and if so would assist in reconfiguring the proposed dock in order to minimize any impacts. The general scope of work performed at the site is summarized below.

- Turrell, Hall & Associates personnel conducted a site visit to verify the location of any submerged resources within 200-feet.
- Turrell, Hall & Associates personnel identified submerged resources at the site (or the lack there of), estimated the percent coverage, and delineated the approximate limits of any submerged resources observed.
- Turrell, Hall & Associates personnel delineated limits via a handheld GPS (Garmin Model 76csx).

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

3.0 METHODOLOGY

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

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

The survey area was evaluated systematically by following the established transects, spaced approximately 10-feet apart as shown on the attached exhibit. The existing surrounding docks on the canal provided reference points for easily identifiable land markers such as dock pilings which assisted in maintaining position within each transect.

4.0 RESULTS

The substrate found within the surveyed area consists of 1 distinct classification: silt muck with sand and minimal shell debris, which was observed throughout the entire surveyed area. The shoreline consists of rip-rap with numerous other existing single-family docks. The rip-rap and existing dock piles all support a variety of fish as well as sessile and motile invertebrates such as barnacles and mud crabs. Some of the existing dock piles carried historic fragments or remains of oysters, but no live individuals were observed. Algae was observed covering parts of the submerged portions of the piles and rip-rap but was not observed in the underlying substrate. The majority of the project site was devoid of vegetative growth, presumably because of the low water quality and higher levels of freshwater which also reduces penetration of the water column by sunlight. A list of observed species can be seen below in Table 1.

Table 1 – Observed fish species

Common Name	**Scientific Name**
Striped Mullet	*Mugil cephalus*
Sheepshead	*Archosargus probatocephalus*
Gray Snapper	*Lutjanus grisens*
Barnacle	*Amphibalanus spp.*
Mud Crab	*Panopius* herbstii
Snook	*Centropomus undecimalis*

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

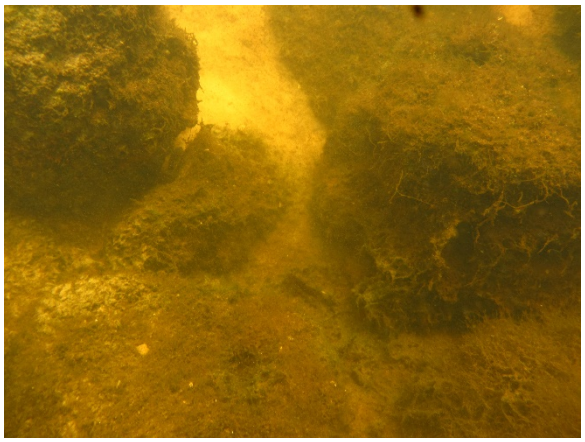
5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best. Barnacles, mud crabs, and numerous fish species could be seen along the shoreline as well as out on the adjacent dock pilings. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the shoreline.

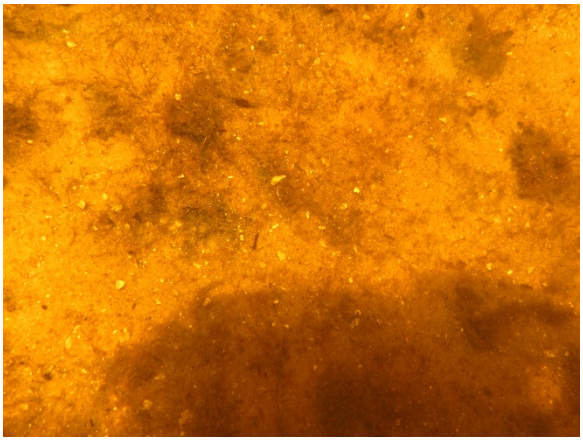
Negative impacts to submerged resources are not expected with the proposed project.



EXISTING DOCK & RIP-RAP SHORELINE



BASED ROCK OF RIP-RAP



Typical Bottom Sediment



Typical Bottom sediment

Attachment: Attachment D - HEX Backup Package (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): [redacted] PL20201000164S

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

Name: Jeffrey Scott Phillips Date: 1/5/22

Signature: Jeffrey Scott Phillips

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment E - HEX Hybrid Hearing Waiver (20972 : PL20210001645 BDE 1660 Vinland Way - Phillips Dock)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Item Summary: Petition No. BDE-PL20210001646 - Request for a 21-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 41 feet into a waterway that is 135 feet wide for the benefit of property is located at 1664 Vinland Way, further described as Lot 15, Landing at Bear's Paw, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

Meeting Date: 01/27/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
01/05/2022 5:23 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
01/05/2022 5:23 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/13/2022 4:12 PM
Zoning	Ray Bellows	Review Item	Completed	01/18/2022 11:13 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	01/19/2022 5:07 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/27/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION - ZONING SERVICES SECTION

HEARING DATE: JANUARY 27, 2022

SUBJECT: BDE-PL20210001646, 1664 VINLAND WAY – GILMOUR DOCK

PROPERTY OWNER/APPLICANT:

David W. Gilmour
16992 Verona Ln.
Naples, FL 34110

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 21-foot boat dock extension over the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow the addition of a boatlift to an existing boat dock facility that will protrude a total of 41 feet into a waterway that is 135± feet wide, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC) for the benefit of the subject property.

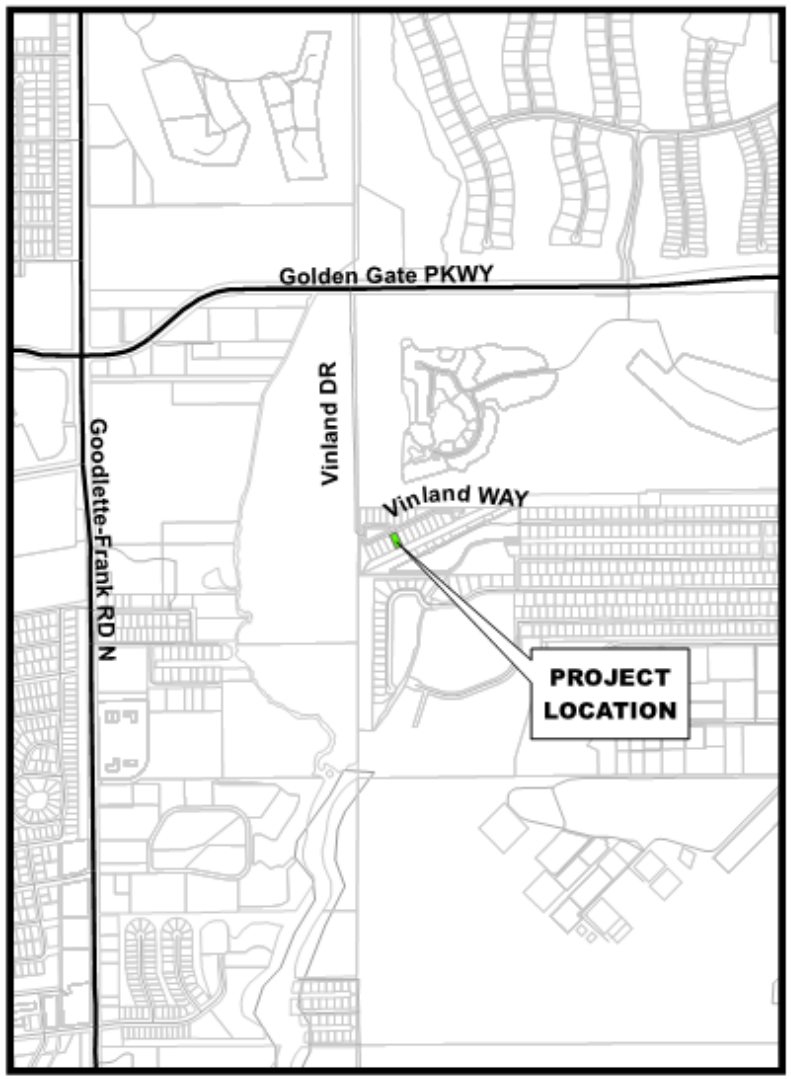
GEOGRAPHIC LOCATION:

The subject property is located at 1664 Vinland Way, further described as Lot 15, Landings at Bear's Paw, in Section 35, Township 49 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

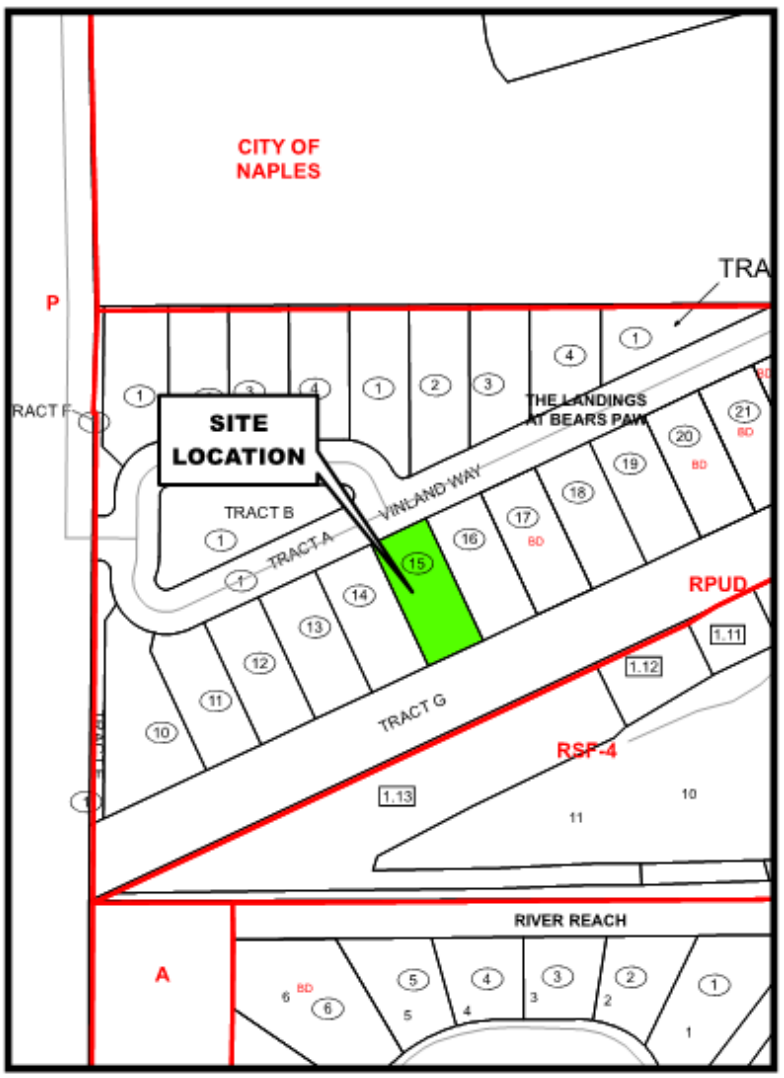
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a residential component of the Landings at Bear's Paw Planned Unit Development (PUD), Ordinance 13-66, as amended. Said property comprises 0.24 acres that has been developed with a single-family dwelling and has 67 feet of water frontage. The petitioner is proposing to add a boatlift to an existing dock facility to moor a single vessel of up to 30 feet in overall length. Said dock was constructed in accord with Building Permit No.: PRBD20201043415 for which a Certificate of Completion was issued on April 26, 2021.
(Continued on Page 3)

Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)



Location Map



Zoning Map

Petition Number: PL20210001646

Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Purpose/Description of Project (Continued)

Exhibit A of the Landings at Bear's Paw RPUD document, Permitted Uses, section c. – Golden Gate Canal (as to the Northern ½ of the Golden Gate Canal abutting the project) states:

i. *Permitted Uses: private recreational single-family boat docks, mooring pilings, boat lifts/davits, and kayak launches to serve residents and their guests. All docks are reserved for the exclusive use of the owners of dwelling units within the RPUD property. No more than ten (10) boat slips may be constructed adjacent to the Amenity Area, no more than two (2) boat slips may be constructed adjacent to each platted single-family water-front lot, and no more than thirty-eight (38) slips may be constructed within the project. Except for any deviations listed in this RPUD Document, all docks and boat slips shall be subject to the requirements of LDC Section 5.03.06 and, to the extent applicable, the Manatee Protection Plan.*

Exhibit E of the Landings at Bear's Paw RPUD Document, List of Deviations, contains the following applicable deviation:

4. *Deviation #4 seeks relief from LDC Section 5.03.06.E.5., "Dock Facilities," which requires dock facilities to have a side setback of 15 feet for dock facilities on lots with greater than 60 feet of water frontage, to allow a 7.5-foot side setbacks for the private single-family community dock facilities located along that section of Golden Gate Canal within the Residential Tract; provided that such slips are parallel to (rather than perpendicular to) the shoreline.*

Staff further notes that at the time of site development for the RPUD the developer modified the shoreline to create a rip-rap shoreline extending from the rear property lines into the water body. This modified the MHWL and as a result the property line is a greater distance landward of the MHWL. As such, it was previously determined that for this development that if a dock does not protrude 20 feet past the original controlling MHWL no BDE should be required (See Attachment C).

As per a Sketch of Boundary Survey dated 03/09/2021, with a completion date of 04/06/2021, the existing dock facility exceeds the required 7.5-foot side setback requirement established above. Said survey further demonstrates the existing dock facility protrudes 19.39 feet from the Mean High-Water Line (MHWL). The existing dock facility is therefore compliant as it protrudes 19.39 feet from the MHWL.

As proposed, incorporating the desired boatlift using a shore parallel design results in a protrusion of 33.3 feet as measured from the MHWL. However, LDC Section 5.03.06.C.1, Measurement of dock protrusions and extensions, states: *Measurement is made from the most restrictive of the following: property line, bulkhead line, shoreline, seawall, rip-rap line, control elevation contour, or mean high water line (MHWL).* If measured from the property line, the most restrictive point as per the referenced requirement, the overall protrusion is 41± feet from the most restrictive point.

Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

LDC Section 5.03.06.C.4. states: The allowable protrusion of the facility into the waterway shall be based on the percentages described in subsection 5.03.06.E.2 of this LDC as applied to the true waterway width, as depicted by the survey, and not the platted canal width. The actual width of the waterway is 135± feet at this location, MHWL to MHWL. Given that the proposed protrusion is 33.3 feet from the MHWL, the dock facility will occupy 24.67 percent of the waterway.

Collier County records reveal that of the 14 platted single-family waterfront lots, each of which is allocated two boat slips as per the RPUD document, five have been issued BDEs and three (including the subject parcel) are in the process of obtaining BDEs. Approved BDE information:

- 1672 Vinland Way – Lot 17 – HEX Decision 18-11 – Single slip, 44-foot protrusion
- 1684 Vinland Way – Lot 20 – HEX Decision 18-17 – Single slip, 42-foot protrusion
- 1688 Vinland Way – Lot 21 – HEX Decision 16-36 – Single slip, 44-foot protrusion
- 1692 Vinland Way – Lot 22 – HEX Decision 17-11 – Single slip, 44-foot protrusion
- 1696 Vinland Way – Lot 23 – HEX Decision 18-07 – Single slip, 43-foot protrusion

SURROUNDING LAND USE & ZONING:

North: Vinland Way (Right-of-Way), then Single-family dwelling within the Landings at Bear's Paw PUD

East: Single-family dwelling within the Landings at Bear's Paw PUD

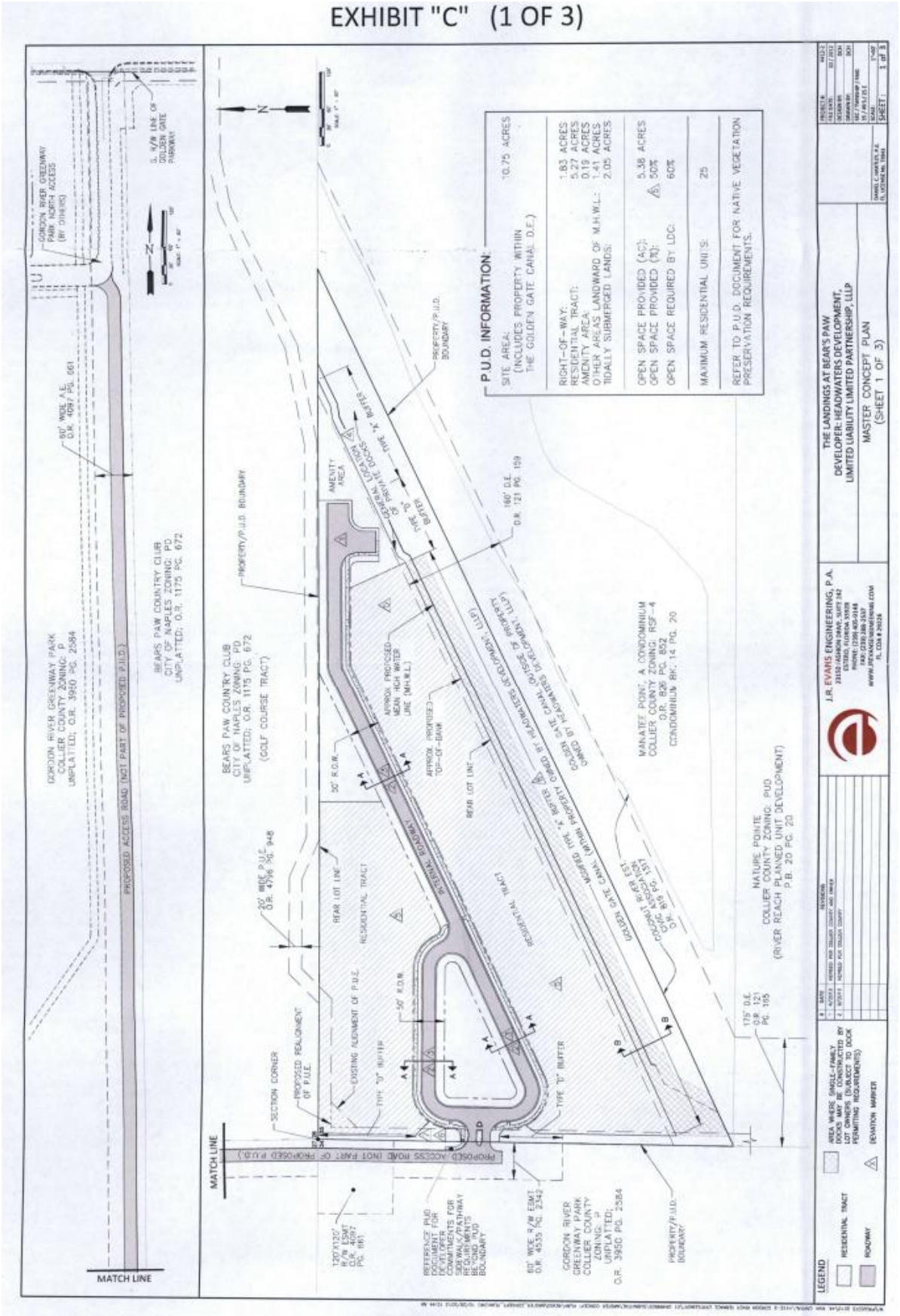
South: Golden Gate Canal, then single family dwellings within a Residential Single-Family-4 (RSF-4) zoning district

West: Single-family dwelling within the Landings at Bear's Paw PUD



Aerial – Collier County GIS

Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)



Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to the Gordon River. The proposed docking facilities will be constructed waterward of the existing riprap shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 6 of 6 provides an aerial with a note stating that no seagrasses were observed within 200 feet.

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

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within the residential development area of a Residential Planned Unit Development (RPUD) for which the RPUD document specifically allows each platted single-family lot located along the Golden Gate Canal two boat slips. The petitioner desires to add a single boatlift to accommodate up to a 30-foot vessel.

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

   Criterion met. The attached survey and plans demonstrate that there is insufficient water depth at the 20-foot protrusion line as measured from the property line, the most restrictive point of measure.

Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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

Criterion met. The proposed dock facility will only protrude 33.3 feet from the MHWL into the subject waterway that is approximately 135 feet wide from MHWL to MHWL. The entire waterway is used for navigation as there are no navigational markers indicating the exact thread of navigation. The residences on the opposite shore have their docks on a different canal/waterway.

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

Criterion met. The approximate waterway width is 135 feet, MHWL to MHWL. The requested total dock protrusion is 33.3-feet from the MHWL which is 24.67 percent of the width of the waterway; therefore, more than 50 percent of the waterway is open for navigation.

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

Criterion met. The new dock facility incorporates a shore parallel design and will exceed the 7.5-foot side setback requirements from both property/riparian lines. The dock facility and location have been designed to satisfy required setbacks, provide safe access to/from a vessel, and not to interfere with any future neighboring dock facilities that may be constructed.

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 design of the proposed dock facility is greatly influenced by a property line that was pushed back during the design phase of the development to allow for the canals shoreline to be stabilized using rip-rap. At this location the property line is 10.16 feet landward of the MHWL. Due to this condition the existing dock protrudes further out into the waterway in order to decrease the access walkway's slope and to reach out to adequate water depths to safely moor the vessel and allow the boatlift to function properly as well as the dock as it is an existing floating dock.

Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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

   Criterion met. The applicant's agent states: "The proposed dock facility has been minimized in order to meet the County dock building guidelines, the approved PUD, and be constructed within the 25% width of waterway. The proposed protrusion is consistent with the other dock designs that have been approved within this same development along subject shoreline. The design also provides adequate and safe access to and from the vessel while still allowing room for other recreational use like fishing and kayak/paddle board storage on the dock." Staff concurs.

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

   Criterion not met. The subject property has 67 feet of water/canal frontage and the proposed dock facility has been designed to moor a single 30-foot vessel which equates to 44.78 percent of said waterfrontage.

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

   Criterion met. The existing dock facility was constructed with at least 16-foot side/riparian setback on each side of the dock, the RPUD document allows for 7.5-foot side/riparian setbacks for docks using a shore parallel design. The proposed boat lift will not decrease the existing setbacks and only requires additional protrusion into the waterway. All waterfront homes desiring a dock facility along this shoreline will have similar challenges and no one homeowner should be impacted more than another.

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

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

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

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

Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF ZONING APPEALS:

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

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20210001646, to allow for the construction of the proposed dock facility as depicted within the plans contained in Attachment A.

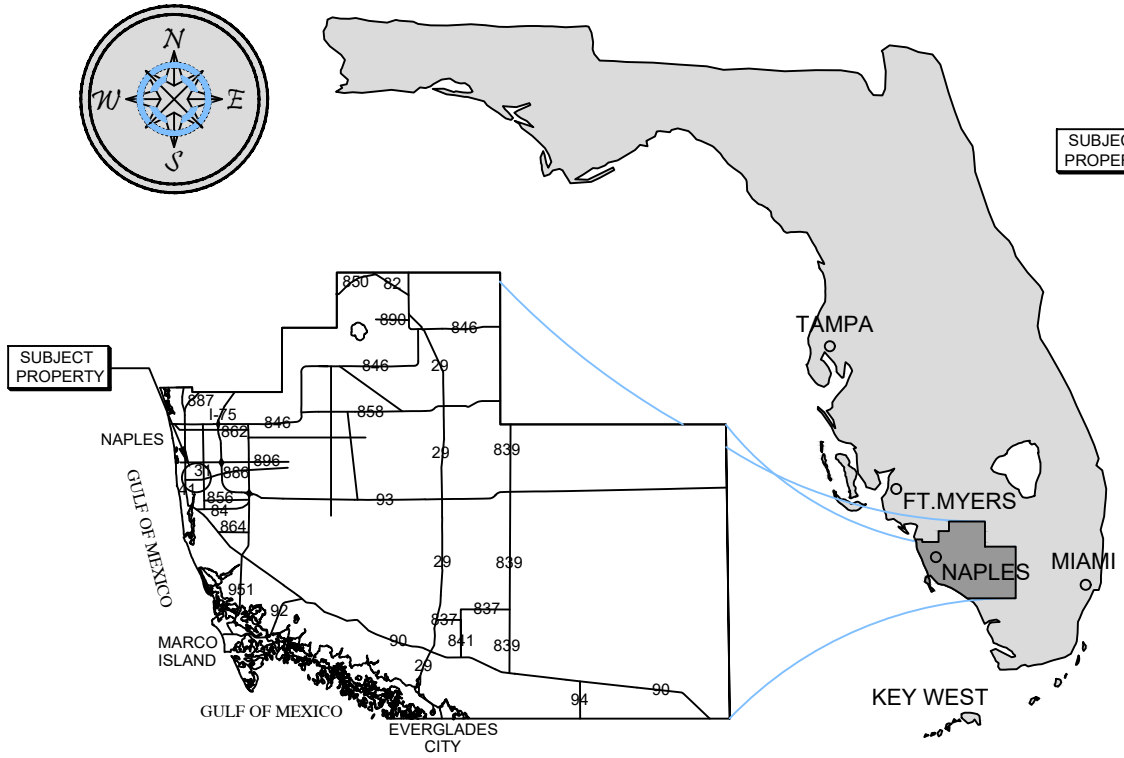
Attachments:

A) Proposed Site and Dock Plans
B) Public Hearing Sign Posting
C) E-mail from Collier County Development Review
D) Building Permit No. PRBD20201043415
E) Applicant's Backup
F) HEX Hybrid Meeting Waiver

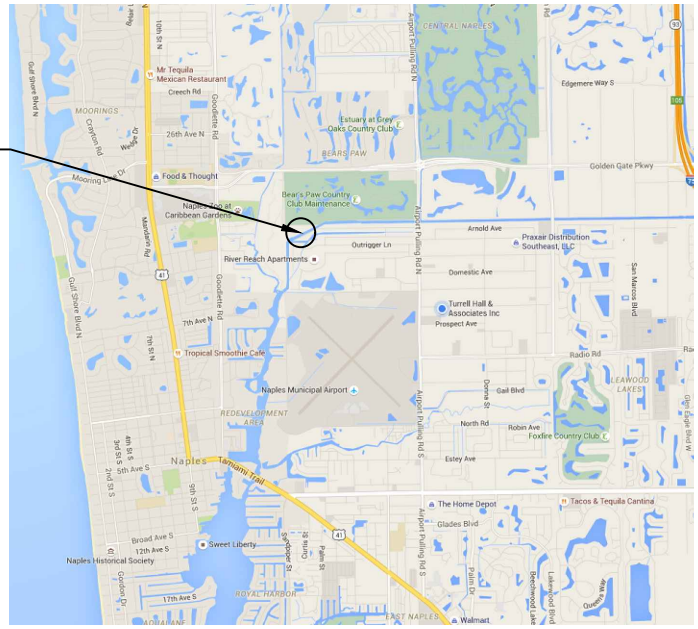
Attachment: Staff Report 01052022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg LOCATION MAP 1/3/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 1664 VINLAND WAY
NAPLES, FL 34105

<> LATITUDE: N 26.166590
<> LONGITUDE: W -81.781890

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. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

1664 VINLAND WAY

LOCATION MAP

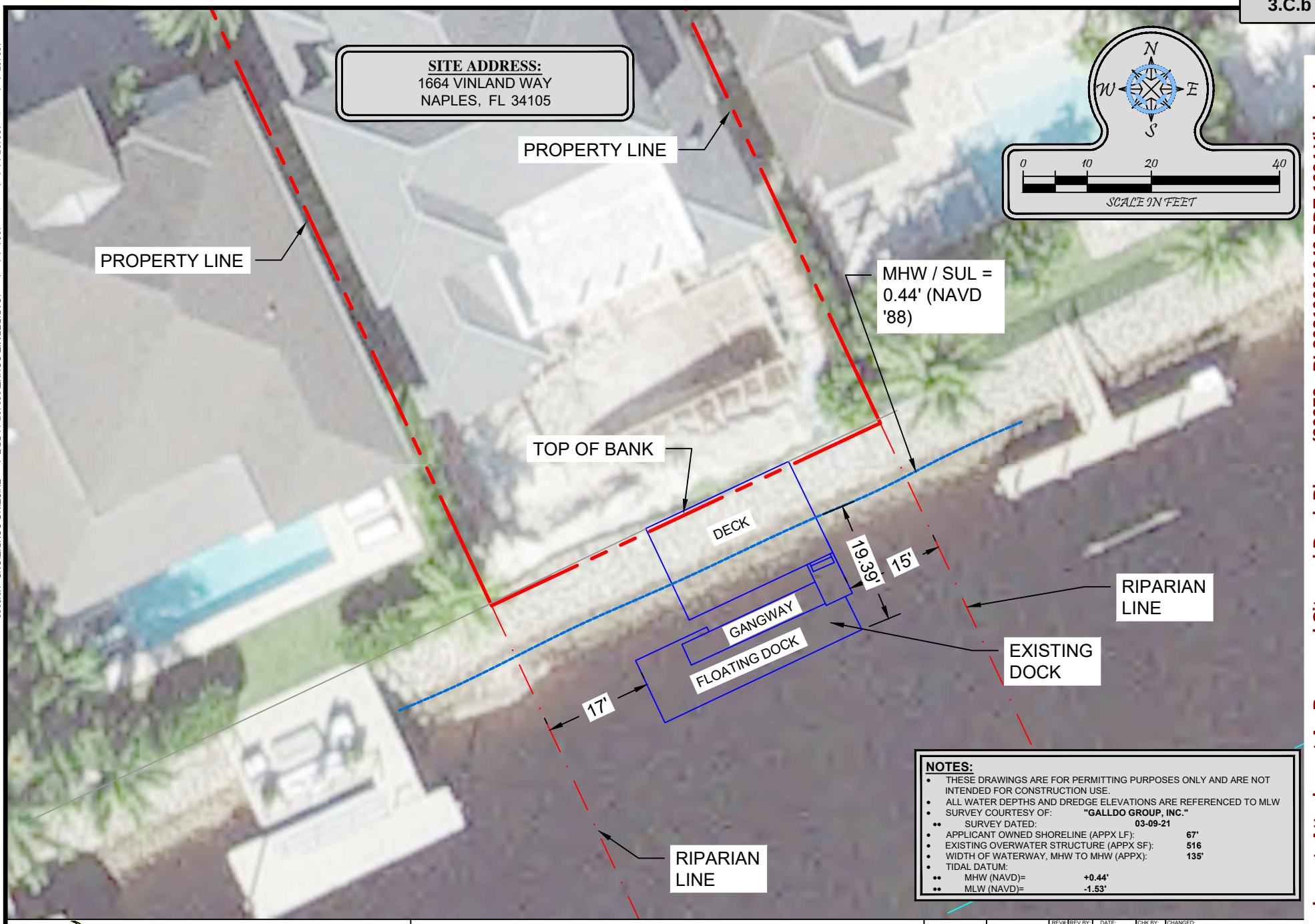
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

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DESIGNED:	JR	1.	RMJ	10-18-21	JR	SHEETS 02-04
DRAWN BY:	RMJ	2.	RMJ	01-03-22	JR	SHEETS 03&04
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	01 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20973 : PL20210001646 BDE 1664 Vinland

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg EXISTING CONDITIONS 1/3/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"GALLDO GROUP, INC."**
  - SURVEY DATED: **03-09-21**
- APPLICANT OWNED SHORELINE (APPX LF): **67'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **516**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**

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

1664 VINLAND WAY

EXISTING CONDITIONS

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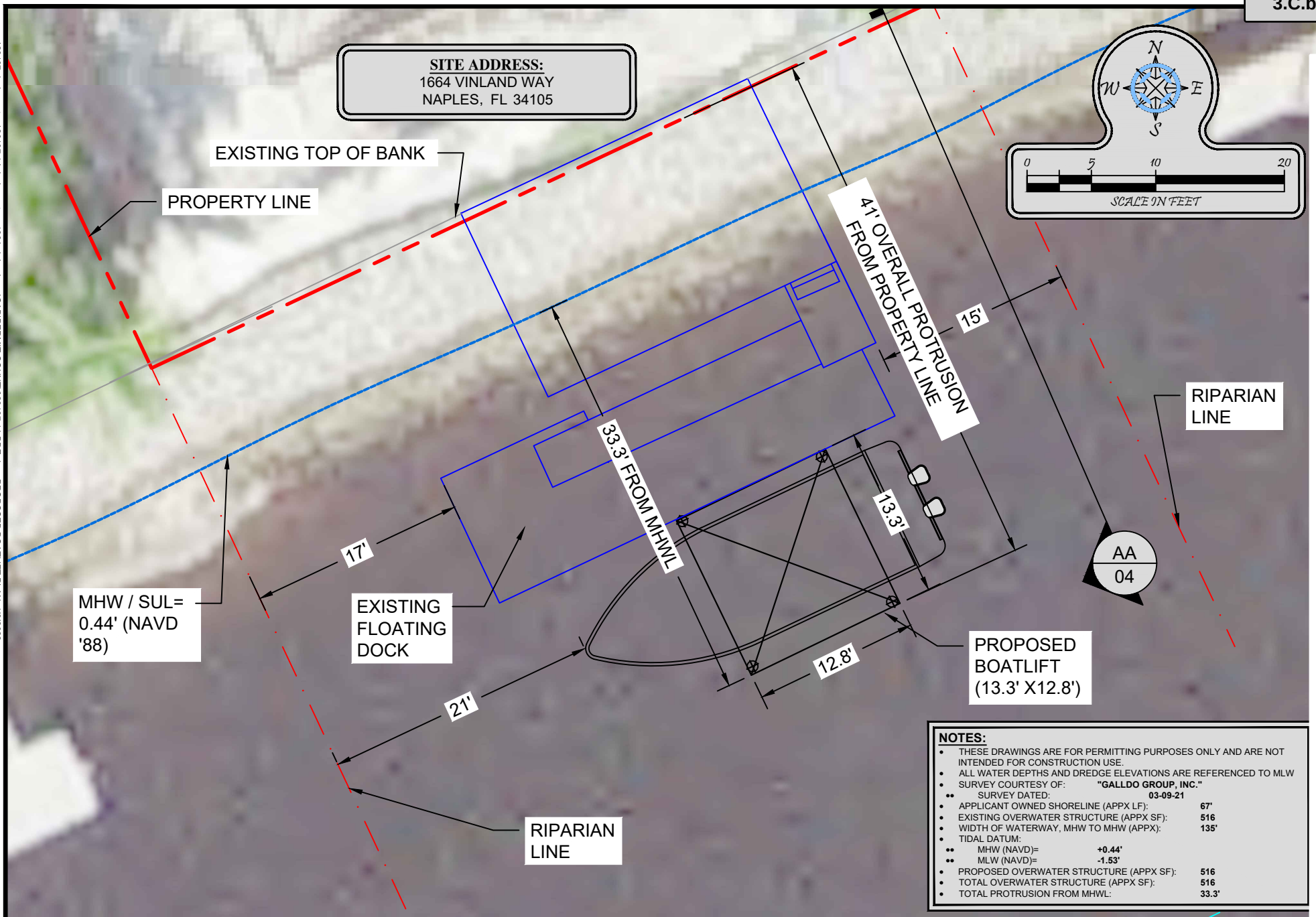
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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	02 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20973 : PL20210001646 BDE 1664 Vinland

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg PROPOSED BOATLIFT PLAN 1/3/2022

Attachment: Attachment A - Proposed Site and Dock Plans (20973 : PL20210001646 BDE 1664 Vinland



NOTES:

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- APPLICANT OWNED SHORELINE (APPX LF): **67'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **516**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **516**
- TOTAL OVERWATER STRUCTURE (APPX SF): **516**
- TOTAL PROTRUSION FROM MHWL: **33.3'**

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

1664 VINLAND WAY

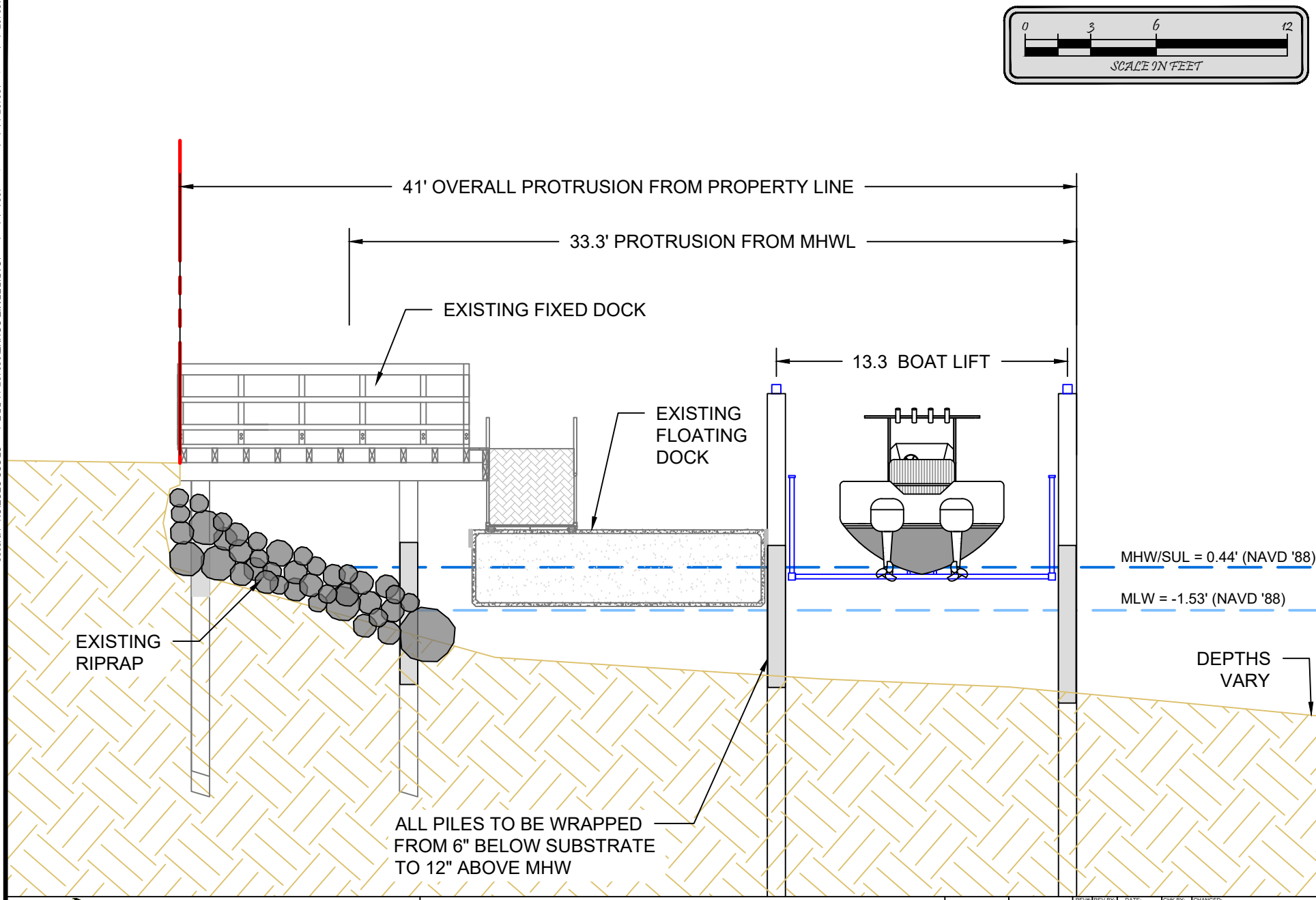
PROPOSED BOATLIFT PLAN

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DESIGNED:	JR	1.	RMJ	10-18-21	JR	REVISED LABEL
DRAWN BY:	RMJ	2.	RMJ	01-03-22	JR	REVISED DIMENSION
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	03 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg CROSS SECTION 1/3/2022



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

1664 VINLAND WAY

CROSS SECTION

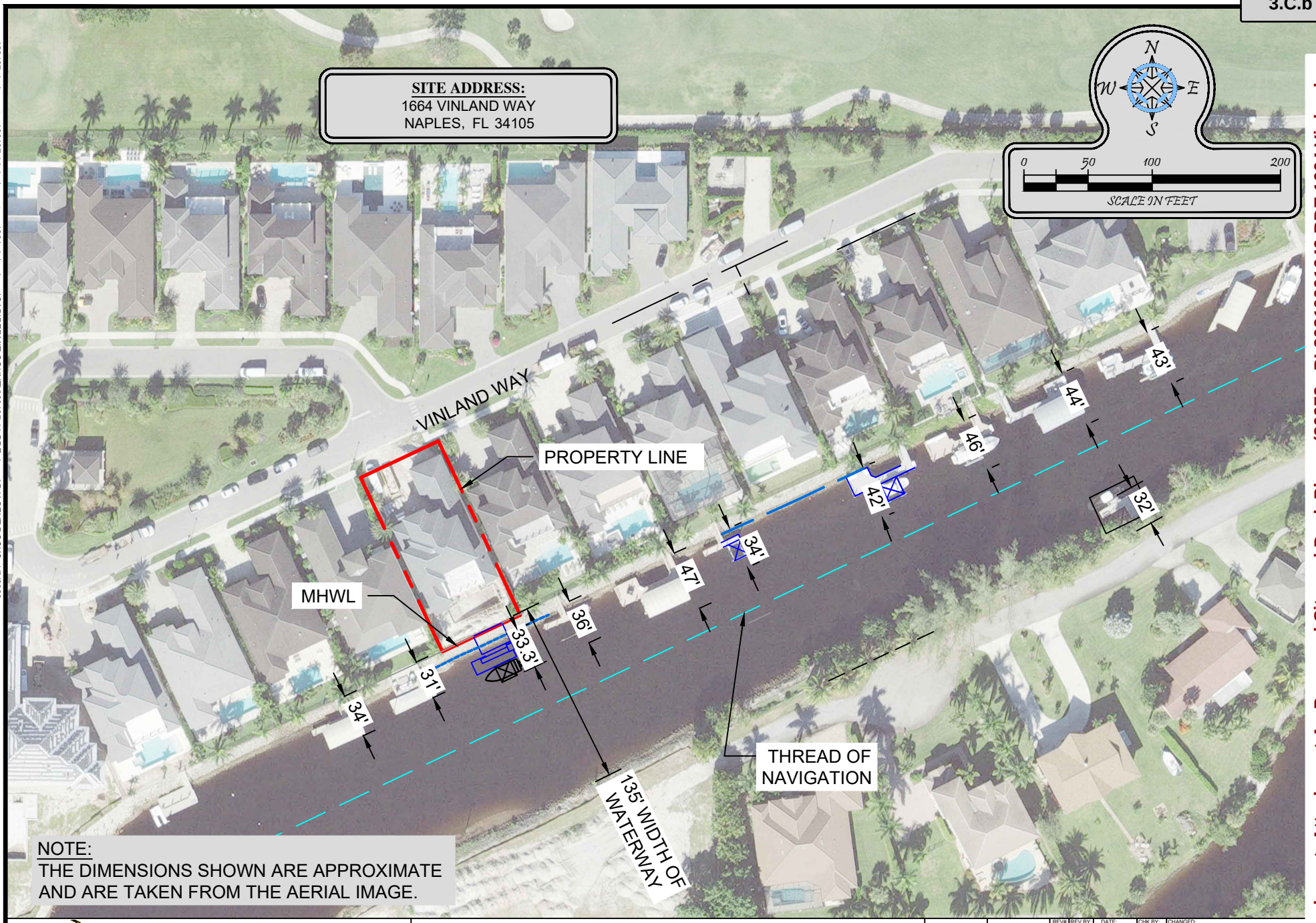
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DRAWN BY:	RMJ	2.	RMJ	01-03-22	JR	REVISED DIMENSION
CREATED:	08-23-21	3.	-	-	-	-
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SHEET NO.:	04 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20973 : PL20210001646 BDE 1664 Vinland

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg ADJACENT DOCKS 1/3/2022



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

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

1664 VINLAND WAY

ADJACENT DOCKS

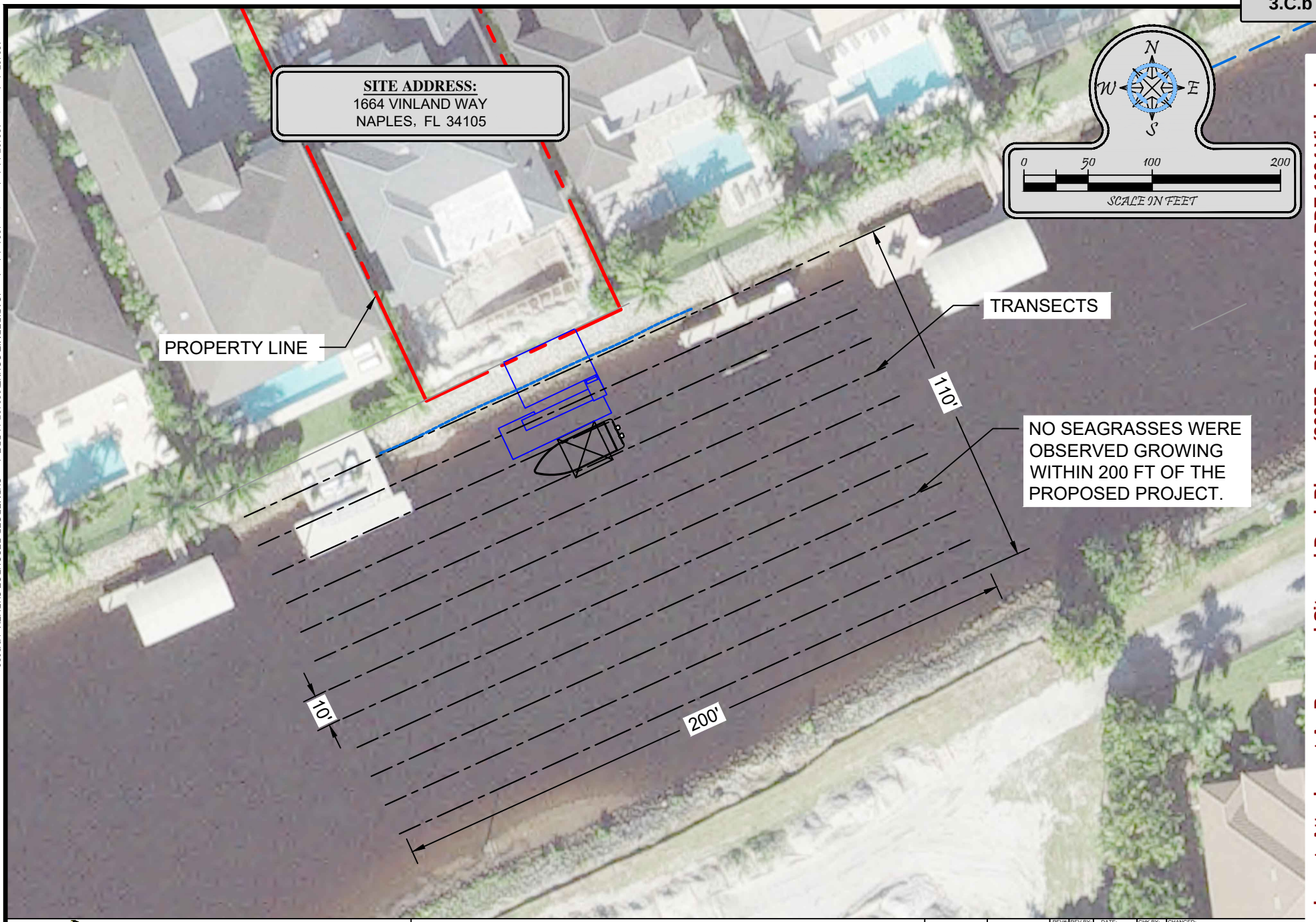
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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	05 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20973 : PL20210001646 BDE 1664 Vinland

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg SUBMERGED RESOURCE SURVEY 1/3/2022



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

1664 VINLAND WAY

SUBMERGED RESOURCE SURVEY

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	06 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (20973 : PL20210001646 BDE 1664 Vinland

KellyJohn

From: KellyJohn
Sent: Friday, January 07, 2022 4:17 PM
To: KellyJohn
Subject: BDE-PL20210001646 - 1664 Vinland Way - Public Hearing Sign HEX 1-27-2022
Attachments: 8EDDE74A-70F7-4866-8072-B204D7B1EE74.jpeg; 5ACC1416-433D-4FE3-A8B3-F23EA9BA149A.jpeg

A Notice of Public Hearing Sign was posted by me to the front of the referenced address, at approximately 11:00 AM this date, as evidenced by the attached photographs.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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Attachment: Attachment B - Public Hearing Sign Posting 1072022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)





Attachment: Attachment B - Public Hearing Sign Posting 1072022 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

NawrockiStefanie

From: McLeanMatthew
Sent: Wednesday, April 27, 2016 3:00 PM
To: info@orickmarine.com
Cc: ScottChris; NawrockiStefanie
Subject: FW: Landings at Bear's Paw

Holly,

Per our phone call and your question yesterday, please see below on the offset requirement and from where is should be measured. Thanks.

Collier County

Matt McLean, P.E.
Principal Project Manager

Collier County Growth Management Department
Development Review Division - Manager
2800 N. Horseshoe Drive
Naples, FL 34104
Phone: 239-252-8279
Fax: 239-252-6945

From: McLeanMatthew
Sent: Tuesday, July 21, 2015 10:13 AM
To: dan@jrevansengineering.com; BosiMichael <MichaelBosi@colliergov.net>; Will J. Dempsey <wjdempsey@napleslaw.com>; StrainMark <MarkStrain@colliergov.net>
Cc: 'Greg Wardeberg' <gwardeberg@gmail.com>; ScottChris <ChrisScott@colliergov.net>
Subject: RE: Landings at Bear's Paw

Dan,

The LDC definition of Mean high-water line (MHW) identifies the intersection of the tidal plane of mean high water with shore as established by per the FL Coastal Mapping Act of 1974 Laws of Florida. Within the state law "mean high water" is the average height of the high waters over a 19 year period; therefore, the County recognizes the original MHW condition as one of the parameters for measuring the boat dock setback. For this particular project, this is the most restrictive measurement. As long as the docks do not protrude 20 feet past that original controlling MHW line, then no BDE is required. The approved PPL plans show this dimension as 20 feet from the controlling MHW line and will suffice for the site review/approval. Please provide a copy of this email along with the building permit application resubmittal. Thanks.

Collier County

Attachment: Attachment C - MHW determination of boat docks (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Matt McLean, P.E.
Principal Project Manager

Collier County Growth Management Department
Development Review Division - Manager
2800 N. Horseshoe Drive
Naples, FL 34104
Phone: 239-252-8279
Fax: 239-252-6945

From: dan@jrevansengineering.com [mailto:dan@jrevansengineering.com]
Sent: Tuesday, July 21, 2015 9:49 AM
To: BosiMichael; Will J. Dempsey; StrainMark
Cc: McLeanMatthew; 'Greg Wardeberg'
Subject: RE: Landings at Bear's Paw

First, I would like to thank everyone for reviewing this matter on behalf of the developer. It is sincerely appreciated.

If you need any further information from me in order to finalize your review/decision re: the BDE, or if you would like to meet with me today or at any time, please advise.

Otherwise, if a decision has (or will be) made on the BDE, please advise on how to appropriately document that a BDE is not required, and that the approved PPL and ICP permits (PL20120002819 and PL20150000357, respectively) suffice for review/approval of the building permit for the docks.

Sincere thanks,

Daniel C. Hartley, P.E.
J.R. Evans Engineering, P.A.
9351 Corkscrew Road, Suite 102
Estero, FL 33928
www.jrevansengineering.com
c (239) 250-9408

From: BosiMichael [mailto:MichaelBosi@colliergov.net]
Sent: Tuesday, July 21, 2015 8:22 AM
To: Will J. Dempsey; StrainMark
Cc: McLeanMatthew; 'Greg Wardeberg'; dan@jrevansengineering.com
Subject: RE: Landings at Bear's Paw

Great job, Mark and Matt and thanks for all, working together to get the best decision within the code.
bosi

From: Will J. Dempsey [mailto:wjdempsey@napleslaw.com]
Sent: Tuesday, July 21, 2015 7:43 AM
To: StrainMark
Cc: BosiMichael; McLeanMatthew; 'Greg Wardeberg'; 'dan@jrevansengineering.com'
Subject: RE: Landings at Bear's Paw

Thanks Mark and Matt. Matt, I got your voicemail yesterday. I was (and am still) scrambling to stay on top of a number of client commitments and either Dan or I will get back to you today.

Attachment: Attachment C - MHW determination of boat docks (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Thanks again gents,

Will J. Dempsey
Florida Bar Board Certified Real Estate Lawyer

CHEFFY PASSIDOMO
ATTORNEYS AT LAW

Cheffy Passidomo, P.A.
821 5th Avenue South
Naples, FL 34102

(239) 261-9300 telephone
(239) 261-9782 facsimile
wjdempsey@napleslaw.com
www.napleslaw.com

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From: StrainMark [mailto:MarkStrain@colliergov.net]
Sent: Tuesday, July 21, 2015 7:40 AM
To: Will J. Dempsey
Cc: BosiMichael; McLeanMatthew; 'Greg Wardeberg'; 'dan@jrevansengineering.com'
Subject: RE: Landings at Bear's Paw

I believe this has been resolved and no BDE is needed, Matt Mclean has the details.

But.....I am always available to meet.

Mark
239.252.4446

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From: Will J. Dempsey [mailto:wjdempsey@napleslaw.com]
Sent: Monday, July 20, 2015 2:30 PM
To: StrainMark
Cc: BosiMichael; McLeanMatthew; 'Greg Wardeberg'; 'dan@jrevansengineering.com'
Subject: Landings at Bear's Paw

Good afternoon Mark:

Attachment: Attachment C - MHW determination of boat docks (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Would you have time this week to huddle up on a Boat Dock Extension request for the Landings at Bear's Paw? This is the triangular residential project on the Golden Gate Canal and between Bear's Paw and the Gordon River Greenway. I'm available pretty much any time starting Wednesday through end of week.

Thanks Mark,

Will J. Dempsey
Florida Bar Board Certified Real Estate Lawyer

CHEFFY PASSIDOMO
ATTORNEYS AT LAW

Cheffy Passidomo, P.A.
821 5th Avenue South
Naples, FL 34102

(239) 261-9300 telephone
(239) 261-9782 facsimile
wjdempsey@napleslaw.com
www.napleslaw.com

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Attachment: Attachment C - MHW determination of boat docks (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD2020104341501
ISSUED: 02-02-21 BY:
MASTER #: COA:

PERMIT TYPE: MR
APPLIED DATE: 10-20-20 APPROVAL DATE: 11-16-20

JOB ADDRESS: 1664 Vinland WAY, Vacant Land, Naples
JOB DESCRIPTION: install new stationary and floating dock
1664 Vinland WAY, Vacant Land, Naples
JOB PHONE:

SUBDIVISION #: BLOCK:
LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 54490010449 SECTION-TOWNSHIP-RANGE: 35-49-25

OWNER INFORMATION:
HEADWATERS DEVELOPMENT LLLP
PO BOX 110062
NAPLES, FL 34108

CONTRACTOR INFORMATION:
NAPLES HOLDING GROUP LLC (DBA) DOCK
MASTERS NAPLES
6089 TAYLOR RD #1
NAPLE, FL 34109

CERTIFICATE #: LCC20120003728 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0220
JOB VALUE: $90,000.00 TOTAL RES SQFT: 0 TOTAL COMM SQFT: 0

SETBACKS FRONT: REAR: 20' MHWL LEFT: 15 RIGHT: 15
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

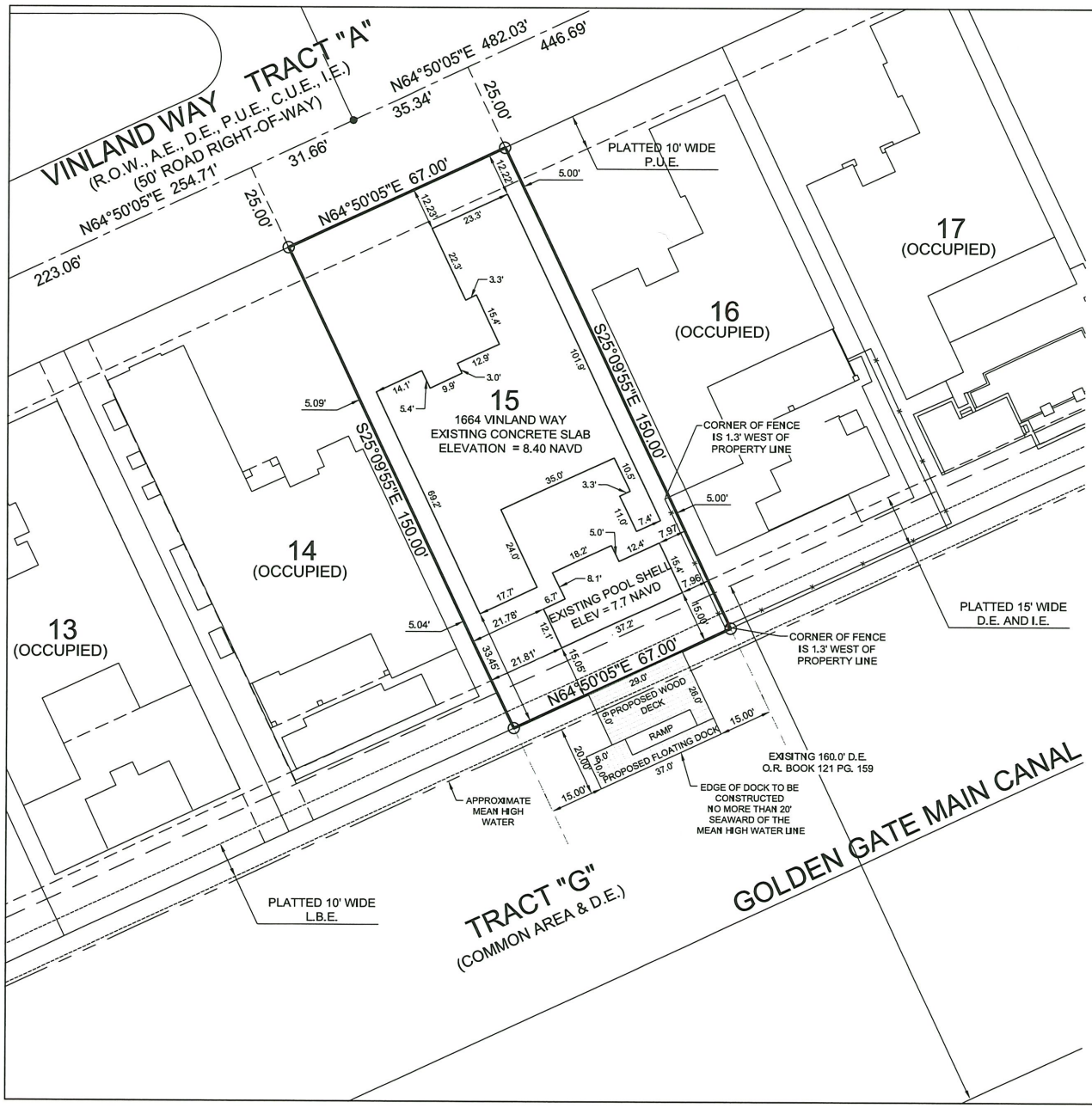
Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additiona stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

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

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

Attachment: Attachment D - Building Permit PRBD20201043415 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)



30 0 15 30 60

SCALE: 1" = 30'

N

LEGEND

R.O.W. = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
C.U.E. = CITY UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
I.E. = IRRIGATION EASEMENT
L.B.E. = LANDSCAPE BUFFER EASEMENT
(P) = PLAT DATA
(S) = SURVEY DATA

GENERAL NOTES

1.O= SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464.
2. BEARINGS BASED ON A GRID BEARING OF N64°50'05"E ON THE CENTERLINE OF VINLAND WAY.
3. DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL NO. 125130 MAP NO. 12021C 0392H AND LETTER OF MAP AMENDMENT WITH AN EFFECTIVE DATE OF DECEMBER 01, 2015
4. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS . OTHERWISE INDICATED
5. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.

LEGAL DESCRIPTION

LOT 15 OF THE LANDINGS AT BEAR'S PAW AS RECORDED IN PLAT BOOK 56, PAGES 5 AND 6 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 10,050 SQUARE FEET OR 0.23 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Collier County
Build It!
REVIEWED FOR CODE COMPLIANCE

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

RICHARD J. EWING LICENSE No. 5295 STATE OF FLORIDA

Digitally signed by Richard J. Ewing, PSM
DN: cn=Richard J. Ewing, PSM, o=Coastal Engineering Consultants, Inc., ou=Survey and Mapping, email=rewing@cecifl.com, c=US
Date: 2020.10.07 10:37:53 -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: 12/10/19
DATE OF SIGNATURE:

NO.	DATE	BY	REVISIONS
1	09/08/20	MWW	ADDED PROPOSED DOCK
1	12/09/19	MWE	ADDED BU

DATE: 12/10/19 | SCALE: 1" = 30'
DRAWN: MWW | F.B. | N/A
CHECKED: RJE | PG. | N/A
SEC. 35 | TWP. 48S | RNG. 25E
ACAD NO. 14,091 | NO.: 1 | REF.-NO.: 14091-15RECORD

CLIENT: HEADWATERS DEVELOPMENT LTD. PARTNERSHIP

TITLE: PLOT PLAN
OF LOT 15 OF THE LANDINGS AT BEAR'S PAW AS RECORDED IN PLAT BOOK 56, PAGES 5 AND 6 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

CIVIL ENGINEERING
SURVEY & MAPPING
COASTAL ENGINEERING
ENVIRONMENTAL APPRAISAL
PLANNING SERVICES

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

COASTAL ENGINEERING CONSULTANTS INC.
A CECI GROUP COMPANY
Serving Florida Since 1977
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104

SHEET 1 OF 1
FILE NO.: 14,091

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building construction or use. For the following:

PERMIT NBR: PRBD2020104341501 CO NBR: STATUS: Finaled

CO TYPE: COMP ISSUED DATE: April 26, 2021

ADDRESS: 1664 Vinland WAY, Naples

SUBDIVISION:

LOT: BLOCK: T.R.S.:

SLUC CODE: UTILITY COMPANY:

JOB DESC: install new stationary and floating dock
1664 Vinland WAY, Vacant Land, Naples NUMBER OF METERS:

OWNER: HEADWATERS DEVELOPMENT LLLP

LEGAL DESCRIPTION

LANDINGS AT BEAR'S PAW
LOT 15

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

Attachment: Attachment D - Building Permit PRBD20201043415 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

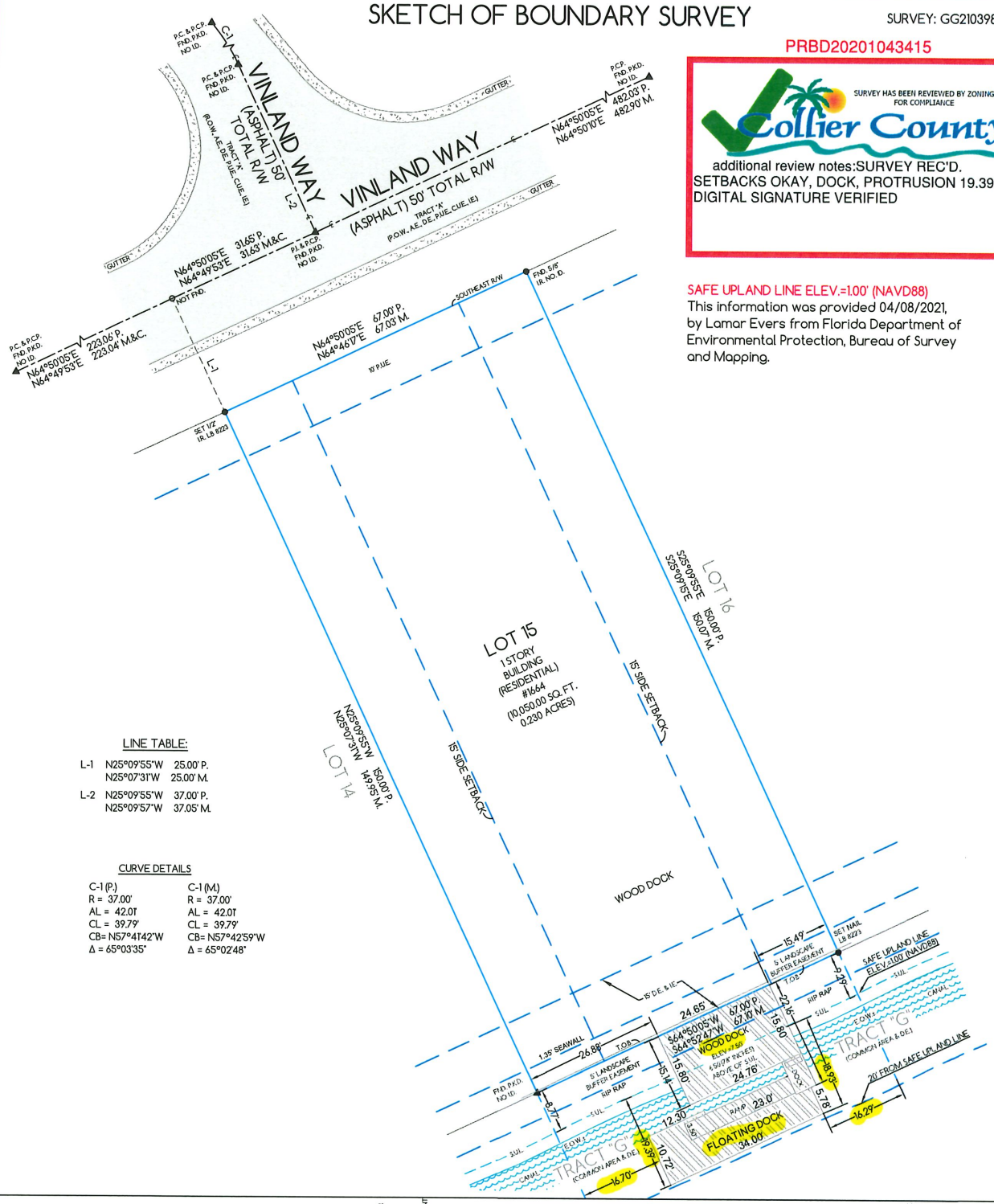
SKETCH OF BOUNDARY SURVEY

SURVEY: GG210398

PRBD20201043415

SURVEY HAS BEEN REVIEWED BY ZONING FOR COMPLIANCE
Collier County
additional review notes:SURVEY REC'D.
SETBACKS OKAY, DOCK, PROTRUSION 19.39',
DIGITAL SIGNATURE VERIFIED

SAFE UPLAND LINE ELEV.=1.00' (NAVD88)
This information was provided 04/08/2021, by Lamar Evers from Florida Department of Environmental Protection, Bureau of Survey and Mapping.



LINE TABLE:

L-1	N25°09'55"W	25.00' P.
	N25°07'31"W	25.00' M.
L-2	N25°09'55"W	37.00' P.
	N25°09'57"W	37.05' M.

CURVE DETAILS

C-1 (P.)	C-1 (M.)
R = 37.00'	R = 37.00'
AL = 42.01'	AL = 42.01'
CL = 39.79'	CL = 39.79'
CB= N57°41'42"W	CB= N57°42'59"W
Δ = 65°03'35"	Δ = 65°02'48"

Legend:

A.E.	ACCESS EASEMENT	CONC.	CONCRETE	I.E.	INGRESS EGRESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	T.O.B.	TOP OF BANK
B.F.E.	BASE FLOOD ELEVATION	C/O	CLEAN OUT	INCL.	INCLUDED	P.C.P.	PERMANENT CONTROL POINT	U.E.	UTILITY EASEMENT
B.R.	BEARING REFERENCE	CUE.	COUNTY UTILITY EASEMENT	INV.	INVERT	P.C.R.	POINT OF REVERSE CURVATURE	U.G.	UNDERGROUND
BM.	BENCH MARK	D.E.	DRAINAGE EASEMENT	D.H.	DRILL HOLE	P.E.	PROFESSIONAL ENGINEER	W.L.	WATER LEVEL
C.	CALCULATED	DH.	DRILL HOLE	ELEC.	ELECTRIC BOX	P.I.	POINT OF INTERSECTION	W.V.	WATER VALVE
CATV	CABLE TV. RISER	ELEC.	ELECTRIC BOX	ENCL.	ENCLOSURE	P.L.S.	PROFESSIONAL LAND SURVEYOR	IR.	IRON ROD
CB.	CATCH BASIN	E.O.W.	EDGE OF WATER	E.P.	EDGE OF PAVEMENT	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	CONC. M.	CONCRETE MONUMENT
C.G.	CONCRETE CURB & GUTTER	F.F.E.	FINISHED FLOOR ELEVATION	FND.	FOUND	P.T.	POINT OF TANGENCY	NAL	NAIL
CM.	CONCRETE MONUMENT	FND.	FOUND	F.P.L.	FLORIDA POWER AND LIGHT	P.O.B.	POINT OF BEGINNING	E.H.	EXISTING FIRE HYDRANT
C/O	CLEAN OUT	F.P.L.	FLORIDA POWER AND LIGHT	I.E.	INGRESS EGRESS EASEMENT	P.O.C.	POINT OF COMMENCEMENT	W.V.	WATER VALVE
CUE.	COUNTY UTILITY EASEMENT	I.E.	INGRESS EGRESS EASEMENT	ID.	IDENTIFICATION	P.R.C.	POINT OF REVERSE CURVATURE	CONC. P.	CONC. POWER POLE
D.E.	DRAINAGE EASEMENT	ID.	IDENTIFICATION	IR.	IRON ROD	P.R.M.	PERMANENT REFERENCE MONUMENT	W.P.	WOOD POWER POLE
DH.	DRILL HOLE	IR.	IRON ROD	IP.	IRON PIPE	P.U.E.	PUBLIC UTILITY EASEMENT	WELL	WELL
ELEC.	ELECTRIC BOX	IP.	IRON PIPE	L.B.	LAND SURVEYING BUSINESS	RAD.	RADIAL	CB.	CATCH BASIN
ENCL.	ENCLOSURE	L.B.	LAND SURVEYING BUSINESS	L.E.	LANDSCAPE EASEMENT	R.	RADIAL	BOLLARD	BOLLARD
E.O.W.	EDGE OF WATER	L.E.	LANDSCAPE EASEMENT	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	R/W	RIGHT OF WAY	BENCH MARK	BENCH MARK AND T.B.M.
E.P.	EDGE OF PAVEMENT	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	M.	FIELD MEASURED	ROW.	RIGHT OF WAY	LAMP POST	LAMP POST
F.F.E.	FINISHED FLOOR ELEVATION	M.	FIELD MEASURED	ME	METERED END	S.U.L.	SAFE UPLAND LINE	DRAIN MH.	DRAIN MANHOLE
FND.	FOUND	ME	METERED END	N.E.	NAIL & DISC	SIL.	SILL ELEVATION	SAN. MH.	SANITARY MANHOLE
F.P.L.	FLORIDA POWER AND LIGHT	N.E.	NAIL & DISC	N.R.	NON-RADIAL	TEL.	TELEPHONE FACILITIES	CL.	CENTER LINE
I.E.	INGRESS EGRESS EASEMENT	N.R.	NON-RADIAL	N.T.S.	NOT TO SCALE	T.O.B.	TOP OF BANK	00.00'	EXISTING ELEVATION
ID.	IDENTIFICATION	N.T.S.	NOT TO SCALE	O.H.L.	OVERHEAD LINE	U.E.	UTILITY EASEMENT	00.00'	PROPOSED ELEVATION
IR.	IRON ROD	O.H.L.	OVERHEAD LINE	P.	PLAT	U.G.	UNDERGROUND	00.00'	PROPOSED/EXISTING ELEVATION
IP.	IRON PIPE	P.	PLAT	P.I.	POINT OF INTERSECTION	W.L.	WATER LEVEL		WATER FLOW ARROW
L.B.	LAND SURVEYING BUSINESS	P.I.	POINT OF INTERSECTION	P.C.	POINT OF CURVATURE	W.V.	WATER VALVE		DISTANCE LIMIT ARROW
L.E.	LANDSCAPE EASEMENT	P.C.	POINT OF CURVATURE	P.C.C.	POINT OF COMPOUND CURVATURE	IR.	IRON ROD		ANCHOR
L.C.U.E.	LEE COUNTY UTILITY EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	P.C.P.	PERMANENT CONTROL POINT	CONC. M.	CONCRETE MONUMENT		BREAK LINE (N.T.S.)
M.	FIELD MEASURED	P.C.P.	PERMANENT CONTROL POINT	P.E.	PROFESSIONAL ENGINEER	NAL	NAIL		CENTERLINE
ME	METERED END	P.E.	PROFESSIONAL ENGINEER	P.L.S.	PROFESSIONAL LAND SURVEYOR	E.H.	EXISTING FIRE HYDRANT		FENCE LINE
N.E.	NAIL & DISC	P.L.S.	PROFESSIONAL LAND SURVEYOR	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	W.V.	WATER VALVE		GUARDRAIL LINE
N.R.	NON-RADIAL	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	P.T.	POINT OF TANGENCY	CONC. P.	CONC. POWER POLE		EDGE OF THE WATER LINE
N.T.S.	NOT TO SCALE	P.T.	POINT OF TANGENCY	P.O.B.	POINT OF BEGINNING	W.P.	WOOD POWER POLE		PRIMARY STRUCTURE
O.H.L.	OVERHEAD LINE	P.O.B.	POINT OF BEGINNING	P.O.C.	POINT OF COMMENCEMENT	WELL	WELL		SECONDARY STRUCTURE
P.	PLAT	P.O.C.	POINT OF COMMENCEMENT	P.R.C.	POINT OF REVERSE CURVATURE	CB.	CATCH BASIN		PRIMARY PROPERTY LINE
P.I.	POINT OF INTERSECTION	P.R.C.	POINT OF REVERSE CURVATURE	P.R.M.	PERMANENT REFERENCE MONUMENT	BOLLARD	BOLLARD		SECONDARY PROPERTY LINE
P.C.	POINT OF CURVATURE	P.R.M.	PERMANENT REFERENCE MONUMENT	P.U.E.	PUBLIC UTILITY EASEMENT	BENCH MARK	BENCH MARK AND T.B.M.		CONC. SLAB
P.C.C.	POINT OF COMPOUND CURVATURE	P.U.E.	PUBLIC UTILITY EASEMENT	RAD.	RADIAL	LAMP POST	LAMP POST		ASPHALT
P.C.P.	PERMANENT CONTROL POINT	RAD.	RADIAL	R.	RADIAL	DRAIN MH.	DRAIN MANHOLE		BRICK PAVER
P.E.	PROFESSIONAL ENGINEER	R.	RADIAL	R/W	RIGHT OF WAY	SAN. MH.	SANITARY MANHOLE		WOOD DECK
P.L.S.	PROFESSIONAL LAND SURVEYOR	R/W	RIGHT OF WAY	ROW.	RIGHT OF WAY	CL.	CENTER LINE		STOCKADE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	ROW.	RIGHT OF WAY	S.U.L.	SAFE UPLAND LINE	00.00'	EXISTING ELEVATION		WATER
P.T.	POINT OF TANGENCY	S.U.L.	SAFE UPLAND LINE	SIL.	SILL ELEVATION	00.00'	PROPOSED ELEVATION		COVERED AREA
P.O.B.	POINT OF BEGINNING	SIL.	SILL ELEVATION	TEL.	TELEPHONE FACILITIES	00.00'	PROPOSED/EXISTING ELEVATION		OAK - PALM - PINE
P.O.C.	POINT OF COMMENCEMENT	T.O.B.	TOP OF BANK	U.E.	UTILITY EASEMENT		WATER FLOW ARROW		
P.R.C.	POINT OF REVERSE CURVATURE	U.E.	UTILITY EASEMENT	U.G.	UNDERGROUND		DISTANCE LIMIT ARROW		
P.R.M.	PERMANENT REFERENCE MONUMENT	U.G.	UNDERGROUND	W.L.	WATER LEVEL		ANCHOR		
P.U.E.	PUBLIC UTILITY EASEMENT	W.L.	WATER LEVEL	W.V.	WATER VALVE		BREAK LINE (N.T.S.)		
RAD.	RADIAL	W.V.	WATER VALVE				CENTERLINE		
R.	RADIAL						FENCE LINE		
R/W	RIGHT OF WAY						GUARDRAIL LINE		
ROW.	RIGHT OF WAY						EDGE OF THE WATER LINE		
S.U.L.	SAFE UPLAND LINE						PRIMARY STRUCTURE		
SIL.	SILL ELEVATION						SECONDARY STRUCTURE		
TEL.	TELEPHONE FACILITIES						PRIMARY PROPERTY LINE		
T.O.B.	TOP OF BANK						SECONDARY PROPERTY LINE		
UE	UTILITY EASEMENT						CONC. SLAB		
U.G.	UNDERGROUND						ASPHALT		
W.L.	WATER LEVEL						BRICK PAVER		
W.V.	WATER VALVE						WOOD DECK		

Galldo Group Inc.
Galldo Group Inc. (LB8223)
5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
contact@galldo.com www.galldo.com

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C. pursuant to section 472.027 Florida Statutes.

Guillermo A. Guerrero

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

N

0 10' 20'
1" inch = 20' ft.
GRAPHIC SCALE

DATE OF SURVEY	DRAWN BY
03 / 09 / 2021	A.V.
COMPLETION DATE:	CHECKED BY
04 / 06 / 2021	G.G.

PROPERTY AND OWNER INFORMATION

Property Address:	Parcel ID:	County/State:
1664 VINLAND WAY NAPLES, FL 34105	54490010449	Collier/Florida

Certified to:
HEADWATERS DEVELOPMENT LLLP, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:
LOT 15, LANDINGS AT BEAR'S PAW, according to the plat thereof as recorded in Plat Book 56, Page 5, of the Public Records of COLLIER COUNTY, Florida.

Flood Zone Information:
Community Name: Collier County
Community No:120067
Panel: 0391 Suffix: H
Effective Date:05/16/2012
Flood Zone: AE B.F.E.= 7.0'

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN. ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WERE LOCATED.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. FENCE OWNERSHIP NOT DETERMINED.
14. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1' FOOT IN 10,000' FEET;
SUBURBAN: LINEAR: 1 FOOT IN 7,500' FEET;
RURAL: LINEAR: 1 FOOT IN 5,000' FEET;
15. BEARINGS SHOWN HEREON ARE BASED UPON N64°50'05"E ALONG THE CENTERLINE OF VINLAND WAY AS PLATTED.
16. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM, BENCHMARK ELEVATION OF 9.52'.

Attachment: Attachment D - Building Permit PRBD20201043415 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

BDE. PL20210001646
1664 VINLAND

3.C.f

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents**, IF TOO LARGE FOR E-MAIL

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

Jeff Rogers

Signature of Agent Representative

12/08/2021

Date

Jeff Rogers

Printed Name of Signing Agent Representative

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER PROJECT NAME DATE PROCESSED	*To be completed by staff*

APPLICANT INFORMATION

Name of Property Owner(s): David Gilmour

Name of Applicant if different than owner: _____

Address: 16992 Verona Ln City: Naples State: FL ZIP: 34110

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 35 / 49 / 25 Property I.D. Number: 54490010449

Subdivision: Landings at Bear's Paw Unit: 35 Lot: 49 S Block: 25E

Address/ General Location of Subject Property:
1664 Vinland Way, Naples, FL 34105

Current Zoning and Land use of Subject Property:
RPUD

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RPUD	Landings at Bear's Paw
S	RSF-4 & A	Residential Single-family & Golden Gate Canal
E	RPUD	Residential Single-Family
W	RPUD	Residential Single-Family

DESCRIPTION OF PROJECT

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

SITE INFORMATION

1. **Waterway Width:**
   135 ft. Measurement from ☐ plat ☒ survey ☐ visual estimate
   ☐ other (specify) _____
2. **Total Property Water Frontage:**
   67 ft.
3. **Setbacks:**
   Provided: 7.5 & 7.5 ft.
   Required: 7.5 & 7.5 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   33.3 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 30 ft.
   2. _____ ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   Majority of the waterfront homes along the subject shoreline have docks which most have been granted BDE's. As proposed the dock is consistent with the other previous approved docks and their overall protrusion.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.23 Acres

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

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SECONDARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Collier County

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Jeff Rogers
Signature of Petitioner or Agent

8.20.21
Date

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Narrative Description: The proposed Boat Dock Extension request is for a single-family dock located within the Landings at Bear's Paw development along the Gordon River. This section of the Gordon River bottom lands is owned by the development/HOA as well as the rip-rap shoreline which is why we had the HOA provide us with a letter of support.

The proposed project consists of installing a new boatlift onto the existing floating dock. The project has been designed to be consistent in regard to the overall protrusion with the other previously approved docks that also required a BDE along the same subject development shoreline. As proposed the dock will protrude approximately 41-feet from the top of rip-rap and approximately 33.3-feet from the mean high water line therefore we are requesting a 13.3-foot extension from the allowed 20-feet. The subject waterway is approximately 135-feet wide and as proposed the dock will protrude approximately 25% into the subject waterway. The required side yard setbacks as outlined within the RPUD documents are 7.5-feet and as proposed the dock will provide the required setbacks.

Additionally, the RPUD also allows the Landings at Bear's Paw development have up to 38 boat slips along their shoreline. The community dock accommodates 9 slips, and the remaining slips (29) are for the residences along the river which are allowed 2 slips per lot. The proposed dock is one of the allowed 29 slips along the river.

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
David Gilmour	100

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 3-22-21

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

David W. Gilmour
Agent/Owner Signature

7-5-21
Date

David W. Gilmour
Agent/Owner Name (please print)

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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GROWTH MANAGEMENT DEPARTMENT
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(239) 252-2400

Pre-Application Meeting Notes

Petition Type: BDE

Date and Time: Tuesday 7/20/2021 3:00 PM Bridge line

Assigned Planner: John Kelly

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

Project Information

Project Name: 1664 Vinland Way(BDE)

PL #: 20210001646

Property ID #: 54490010449 **Current Zoning:** RPUD -Landings at Bear's Paw

Project Address: 1664 Vinland Way **City:** Naples **State:** FL **Zip:** 34105

Applicant: Jeff Rogers, Turell,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: David W.Gilmour

Please provide the following, if applicable:

i. **Total Acreage:** .23

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

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

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

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

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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Meeting Notes

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

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

ZONING –

- SEE ATTACHED GMD PRE-APP MEETING NOTES - PAGE 2.A.
- IF POSSIBLE, PLEASE EXPLAIN WHY A BDE WAS NOT REQUIRED FOR THE EXISTING DOCK FACILITY
- IF ABLE, PLEASE DISCUSS JURISDICTION OF WATERWAY / DRAINAGE EASEMENT.
- PUD EXHIBIT A SECTION C PROVIDES FOR NUMBER OF ALLOWABLE SLIPS FOR BOTH EACH PLATTED SINGLE-FAMILY LOT AND WITHIN THE PROJECT; PLEASE PROVIDE SUFFICIENT SUPPORTING DOCUMENTATION FOR STAFF TO FIND COMPLIANCE WITH THIS PROVISION.

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

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Pre-Application Meeting Notes
GMD - Zoning Services

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

Boat Dock Extension

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

Boathouse

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

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Meeting Notes

ENVIRONMENTAL NOTES – CRAIG BROWN – SEE ATTACHED EMAIL NOTES AND ATTACHMENTS PAGE 3A-

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

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, July 14, 2021 4:54 PM
To: ThomasClarkeVEN
Subject: RE: Pre-App RESEARCH for 1660 Vinland Way (BDE) - PL20210001645- Wednesday 7/14/21 at 3:00 PM via SKYPE or Bridge
Attachments: Boat Dock Extension Checklist 2016.doc

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Thomas,

Here are my notes for the Pre-app:

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

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

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

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Tuesday, July 13, 2021 5:46 PM
To: AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; FeyEric <Eric.Fey@colliercountyfl.gov>; JosephitisErin <Erin.Josephitis@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; PollardBrandi <Brandi.Pollard@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>; WilkieKirsten <Kirsten.Wilkie@colliercountyfl.gov>
Cc: KellyJohn <John.Kelly@colliercountyfl.gov>; YoungbloodAndrew <Andrew.Youngblood@colliercountyfl.gov>
Subject: Pre-App RESEARCH for 1660 Vinland Way (BDE) - PL20210001645- Wednesday 7/14/21 at 3:00 PM via SKYPE or Bridge

Good Afternoon All,

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Residential Boat Dock Extension Checklist
Submerged Resources Survey Checklist

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

2. Seagrass or seagrass beds within 200 feet of any proposed dock facility shall be identified on an aerial photograph. (LDC 5.03.06 I)
   Provide a submerged resources survey from an Environmental Consultant done between April and October. P530

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

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

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

6. The dock shall be field adjusted to minimize impacts to mangroves. (LDC 5.03.06 I.2) Remove this checklist item – look at LDC? P530

7. Provide a clearing plan for removal of any vegetation related to the boat dock. This is simply an information exhibit being requested. (Use Misc in CV)

8. Are there any draft restrictions? Look at the MPP. (Use Misc in CV)

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

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

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

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

MULTI SLIP DOCKING FACILITY

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

SUGGESTION FORMAT AND INFORMATION TO INCLUDE IN SUBMERGED RESOURCES SURVEY

- Location of survey – property address and folio#
  - The survey shall indicate any seagrass or seagrass beds located within 200 feet on any proposed dock facility (5.03.06.J). In order for this to be accomplished, any within 200 feet of the proposed dock (within the riparian lines of the property and adjacent to the property) shall be surveyed.
- Who did the survey – which firm and their contact information including name, address, phone #, email
- What date was the survey conducted? Guidance from FWC is to do between April and October
  - Weather conditions, water temperature, low tide & high tide times
- Objective of Survey & Work done on the site
  - Was the site snorkeled?
  - What methodologies were used?
  - Was a GPS used?
  - Was an aerial photograph reviewed and used to establish survey transect lines?
- Results
  - What was found? Substrate and what kind? Seagrass, shell, oysters?
  - What was along the shoreline? Mangroves, seawall, etc?
  - Why does the consultant think no submergerd resources were found?
  - Other observations
- When seagrass is found, include all requirements of LDC section 5.03.06. J.
- Conclusions
  - Were any submerged resources found? If yes, what?
  - Are any impacts to submerged resources expected or proposed?
- Pictures (suggested angles)
  - Looking toward and away from the shoreline
  - The proposed location of the boat access
  - Observations in the water - Any oyster debris, shell, seagrass

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

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

1. Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such photographs are not available from the County. The location of seagrass beds shall be verified by the County Manager or designee prior to issuance of any project approval or permit.
2. All proposed **dock** facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds, except where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, and to minimize negative impacts to seagrasses and other native **shoreline**, emergent and submerged vegetation, and hard bottom communities.
3. Where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, the **applicant** shall be allowed to build a **dock** across the seagrass beds, or a **docking** facility within 10 feet of seagrass beds. Such **docking** facilities shall comply with the following conditions:
   a. The **dock** shall be at a height of at least 3.5 feet NGVD.
   b. The terminal platform area of the **dock** shall not exceed 160 square feet.
   c. The **access dock** shall not exceed a width of 4 feet.
   d. The **access dock** and terminal platform shall be sited to impact the smallest area of seagrass beds possible.

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

A.5.

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

Pre-Application Meeting Sign-In Sheet

PL# 20210001646

Collier County Contact Information:

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

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

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Jeff Rogers	Tunnell Hall	643-0166	Jeff@thanaples.com

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Collier County
Growth Management Department
Zoning Division

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

PL20210001646 – 1664 Vinland Way (BDE) **Planner- John Kelly** **PRE-APP INFO**

Assigned Ops Staff: Thomas Clarke
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Jeff Rogers, Turrell Hall & Associates Inc.
  jeff@thanaples.com
  239-643-0166

- **Agent to list for PL#**
  Jeff Rogers, Turrell,Hall & Associates,Inc

- **Owner of property (all owners for all parcels)**
  David W. Gilmour

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

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

  Boat dock extension for parcel number 54490010449
  in Bear's Paw

- **Details about Project:**

  BDE – See attached exhibits

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

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

COLLIER COUNTY GOVERNMENT
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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 greatest extent practical.

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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- 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 REVIEWERS:

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

FEE REQUIREMENTS:

- ☑ **Boat Dock Extension Petition:** $1,500.00
- ☑ **Pre-Application Meeting, if required:** $500.00 (Applications submitted 9 months or more after the date of the last pre-application meeting shall not be credited towards application fees; a new pre-application meeting may be required.)
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☑ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent **Date**

6/26/2020

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

PRIMARY CRITERIA

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

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

Criterion Met

Response: The total waterfront length for this property is 67-ft. The zoning and upland land use is a single-family residential unit which warrants no more than 2 slips per CC-LDC as well as the approved PUD. The current proposed dock design has 1 optional boat slip.

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

Criterion Met

Response: See attached survey/drawing illustrating the existing shoreline and associated base of riprap. At the 20-foot protrusion line taken from the SUL/MHWL there is just insufficient water to accommodate the vessel nor boatlift which is still partially over the riprap. Therefore, there is insufficient water depths to moor a vessel or provide safe access to the docking facility within the 20-foot protrusion mark.

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

Criterion Met

Response: The proposed docking facility will not have any adverse impacts on navigation as it will only protrude 33.3-feet from the SUL/MHWL into the waterway that is approximately 135-feet wide from MHWL to MHWL. The entire waterway is used for navigation as there are no navigational markers indicating the exact thread of navigation. The proposed docking facility provides adequate

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

space for navigation through this waterway as well as provides sufficient space for a dock to be built across the waterway from the subject property and still have adequate space for navigation. Additionally, the proposed dock protrusion is consistent with the other previously approved docks along the subject shoreline.

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.)

Criterion Met

Response: The proposed docking facility protrudes approximately 33.3-feet from the SUL/MHWL into a waterway that is 135' wide from MHWL to MHWL. The proposed dock protrudes approximately 25% into the waterway and therefore as proposed the dock does meet this criterion.

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

Criterion Met

Response: The proposed dock facility will provide *7*.5-foot setbacks from both property/riparian lines. The approved PUD for the Landings at Bears Paw development only requires 7.5-feet setbacks for a docking facility that is parallel to the shoreline. The dock design and location has been designed to be located within the required setbacks, provide safe access with a vessel, and not interfere with any future neighboring docking facilities that maybe constructed.

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

SECONDARY CRITERIA

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

Response: The proposed dock facility was primarily governed by the County guidelines and the approved PUD for the Landings at Bear's Paw. The one special condition that has affected the overall proposed dock protrusion is the fact that the dock is existing, and the proposed project consist of installing a boatlift onto the existing structure which currently protrudes 20-feet. Due to this the overall dock will now protrude further out into the waterway to reach out to adequate water depths to safely moor the vessel and allow the boatlift to function properly as well as the dock as it is an existing floating dock.

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.)

Response: The proposed dock facility has been minimized in order to meet the County dock building guidelines, the approved PUD, and be constructed within the 25% width of waterway. The proposed protrusion is consistent with the other dock designs that have been approved within this same development along the subject shoreline. The design also provides adequate and safe access to and from the vessel while still allowing room for other recreational use like fishing and kayak/paddle board storage on the dock.

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.)

Response: The proposed dock facility has been designed to only moor one vessel up to 30-feet which is less than 50% the subject property's linear waterfront footage. Therefore, this criterion is met.

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

Response: The proposed dock facility will be one of potentially 14 other single-family docking facilities allowed to be constructed along this shoreline not including the HOA docking facility. The proposed dock has been designed within the designated setback area as outlined in the approved PUD document for this development. The proposed docking facility design is consistent with others on this waterway and will not affect neighboring properties view of the waterway.

Criterion Met

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

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.)

Response: 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.)

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210001646

I, David Gilmour (print name), as owner (title, if applicable) of 1664 Vinland Way (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

David W. Gilmour
Signature

July 5, 2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on July 7, 2021 (date) by David Gilmour (name of person providing oath or affirmation), as owner who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

COLLEEN ANNE JOHNSON
Notary Public - State of Florida
Commission # HH 038216
My Comm. Expires Aug 31, 2024
Bonded through National Notary Assn.

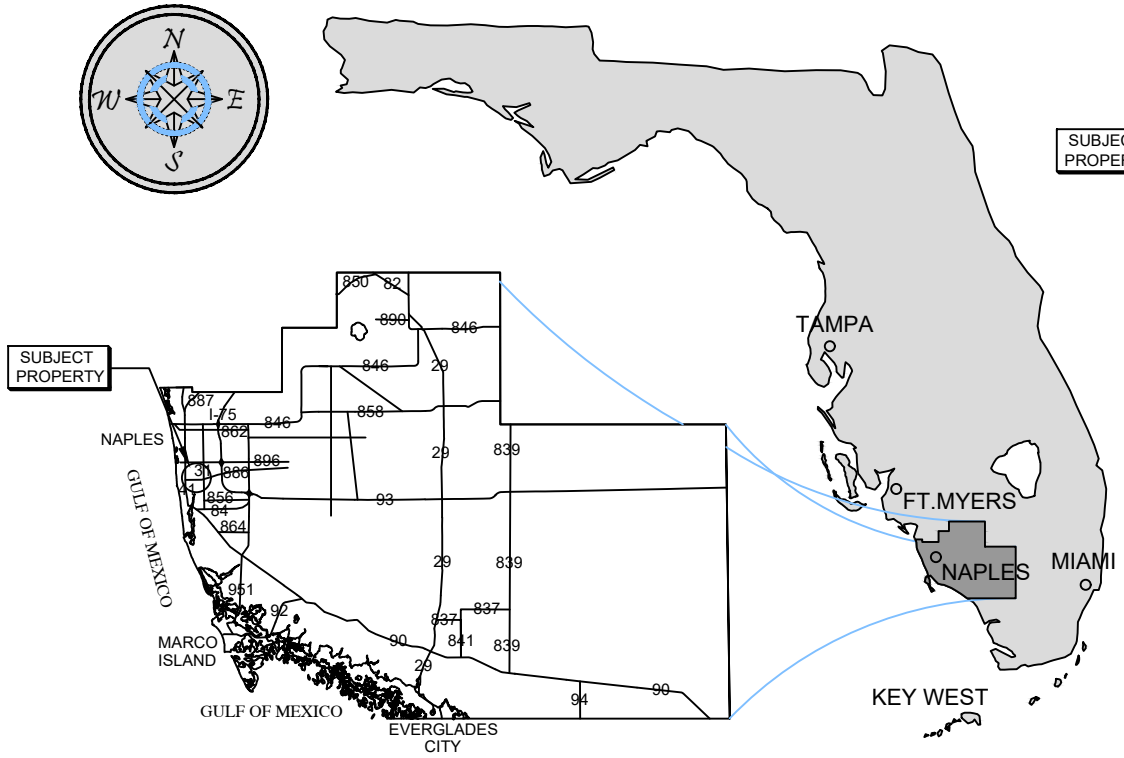
Colleen A. Johnson
Signature of Notary Public

CP\08-COA-00115\155
REV 3/24/14

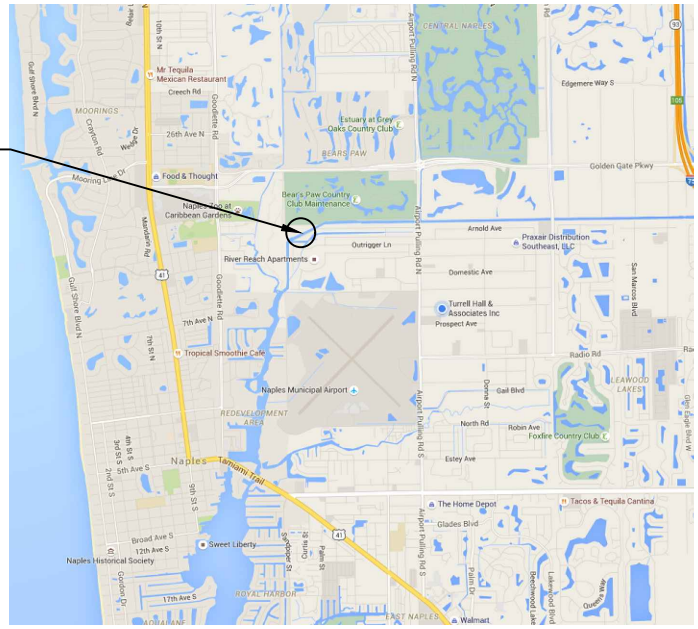
Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg LOCATION MAP 1/3/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 1664 VINLAND WAY
NAPLES, FL 34105

<> LATITUDE: N 26.166590
<> LONGITUDE: W -81.781890

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. Suite B. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

1664 VINLAND WAY

LOCATION MAP

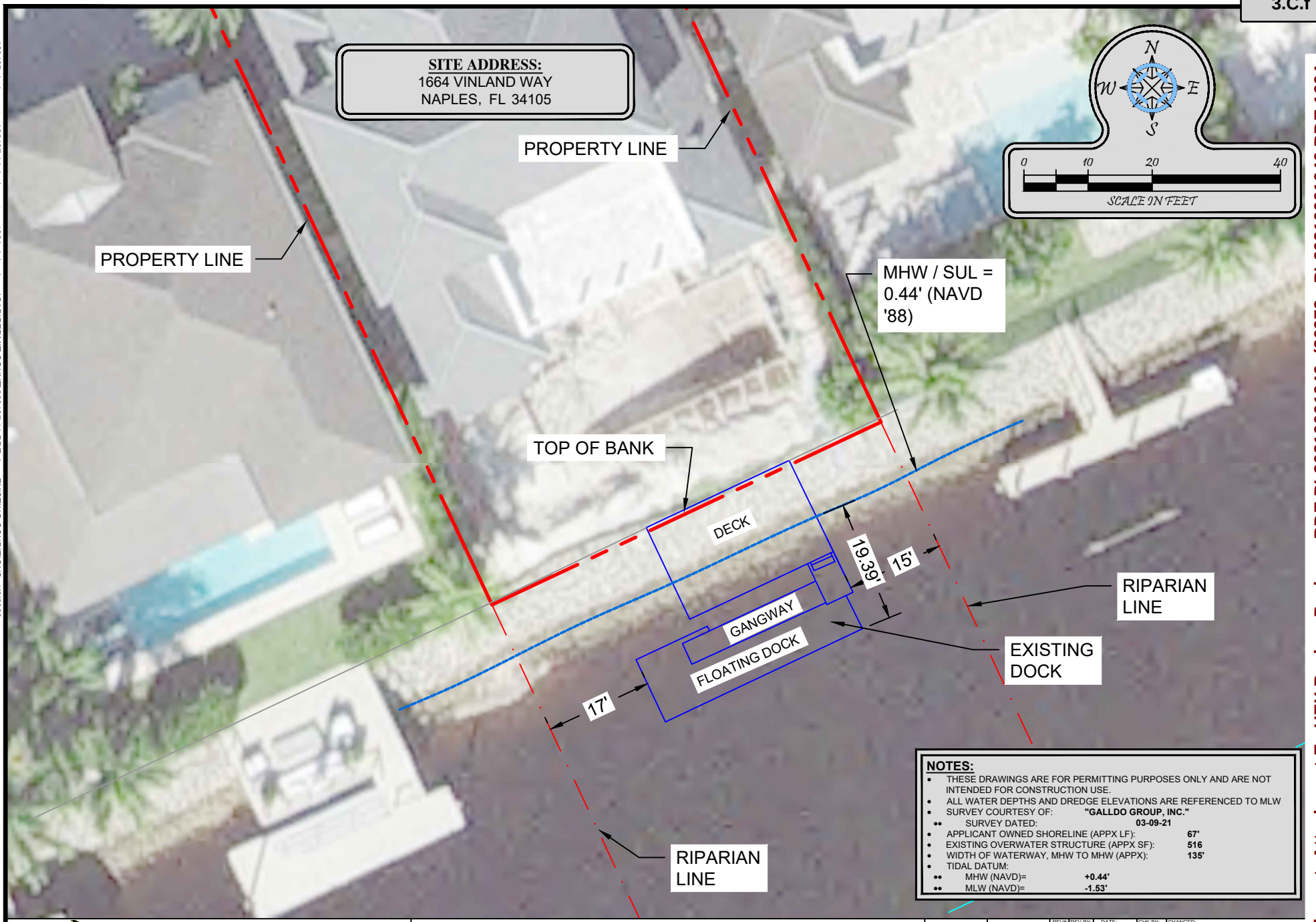
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-18-21	JR	SHEETS 02-04
DRAWN BY:	RMJ	2.	RMJ	01-03-22	JR	SHEETS 03&04
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	01 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg EXISTING CONDITIONS 1/3/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"GALLDO GROUP, INC."**
  - SURVEY DATED: **03-09-21**
- APPLICANT OWNED SHORELINE (APPX LF): **67'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **516**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**

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1664 VINLAND WAY

EXISTING CONDITIONS

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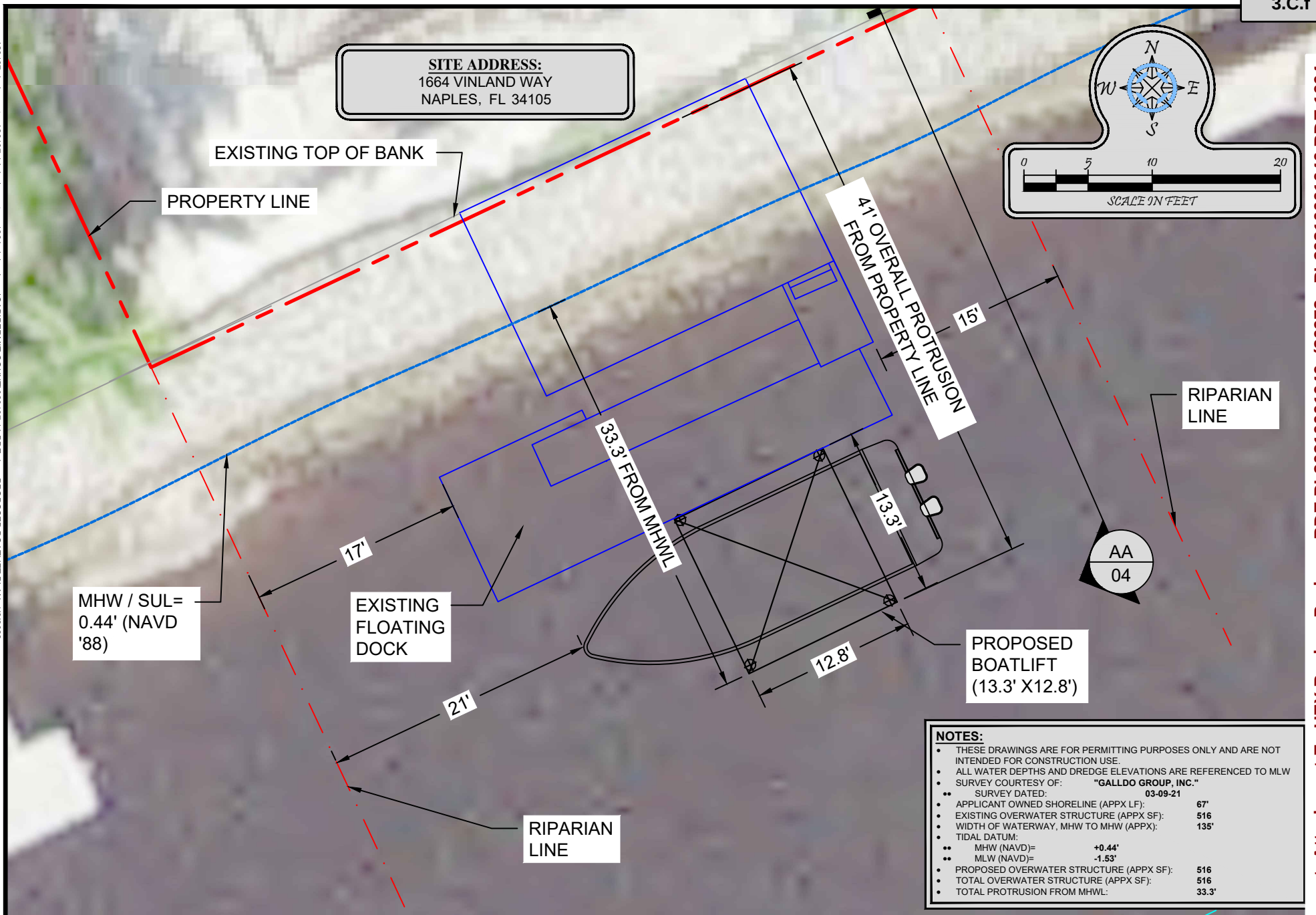
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-18-21	JR	REVISED LABEL
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	02 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg PROPOSED BOATLIFT PLAN 1/3/2022

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664



NOTES:

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- WIDTH OF WATERWAY, MHW TO MHW (APPX): **135'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.53'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **516**
- TOTAL OVERWATER STRUCTURE (APPX SF): **516**
- TOTAL PROTRUSION FROM MHWL: **33.3'**

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1664 VINLAND WAY

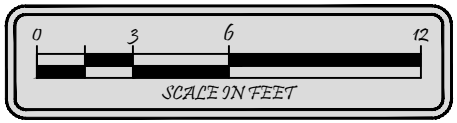
PROPOSED BOATLIFT PLAN

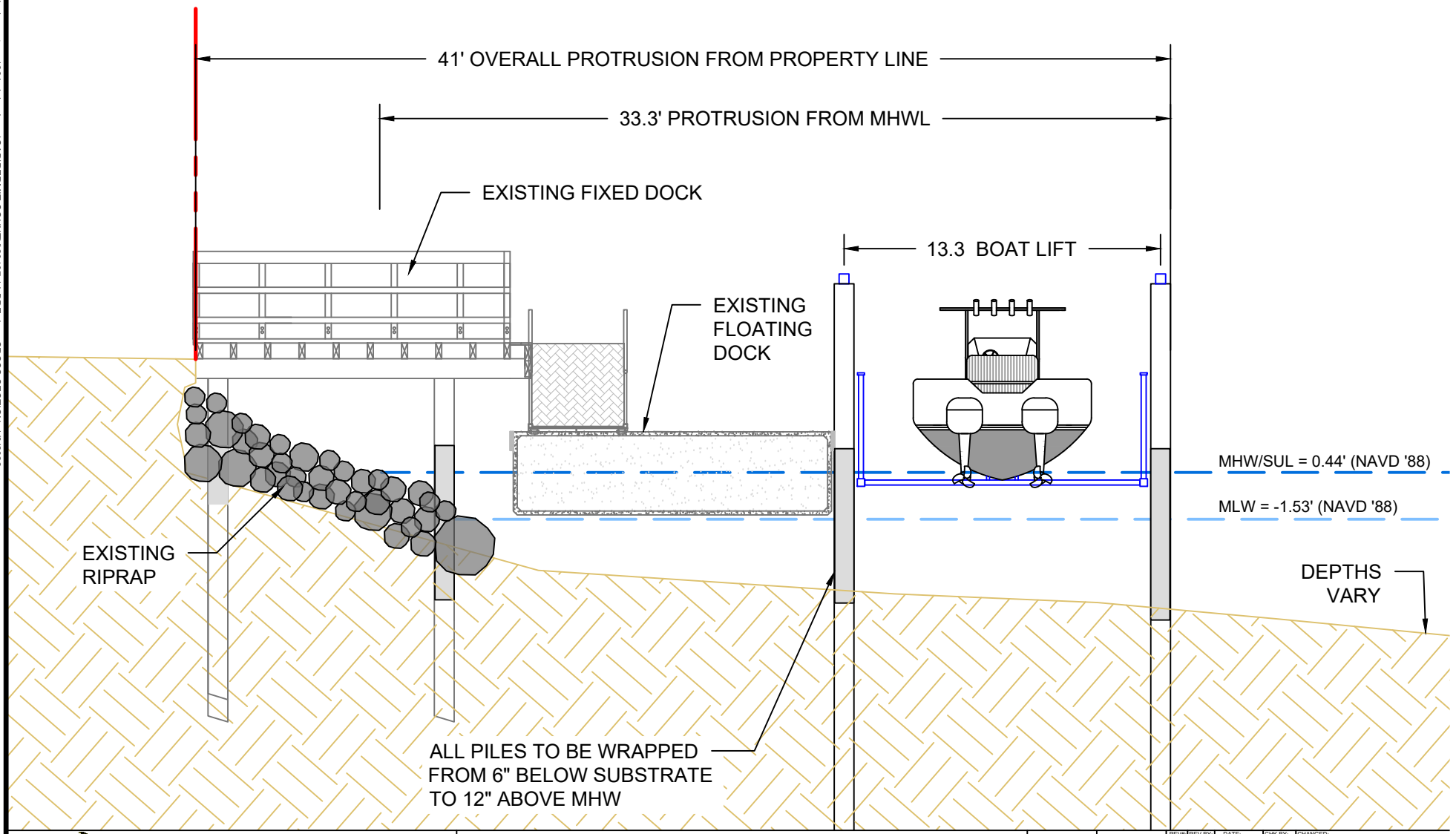
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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-18-21	JR	REVISED LABEL
DRAWN BY:	RMJ	2.	RMJ	01-03-22	JR	REVISED DIMENSION
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	03 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg CROSS SECTION 1/3/2022





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

1664 VINLAND WAY

CROSS SECTION

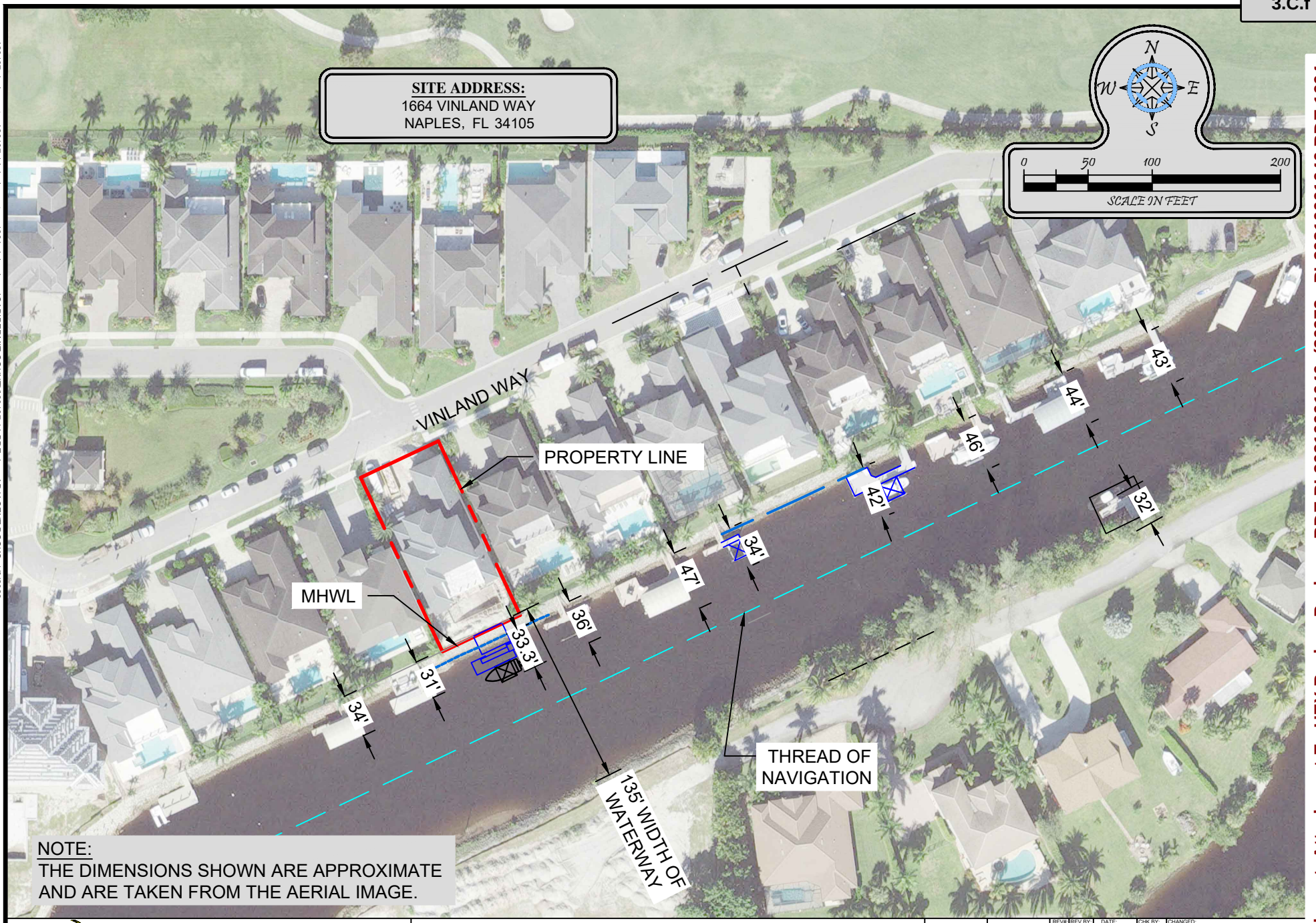
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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-18-21	JR	REVISED LABEL
DRAWN BY:	RMJ	2.	RMJ	01-03-22	JR	REVISED DIMENSION
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	04 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg ADJACENT DOCKS 1/3/2022



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

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1664 VINLAND WAY

ADJACENT DOCKS

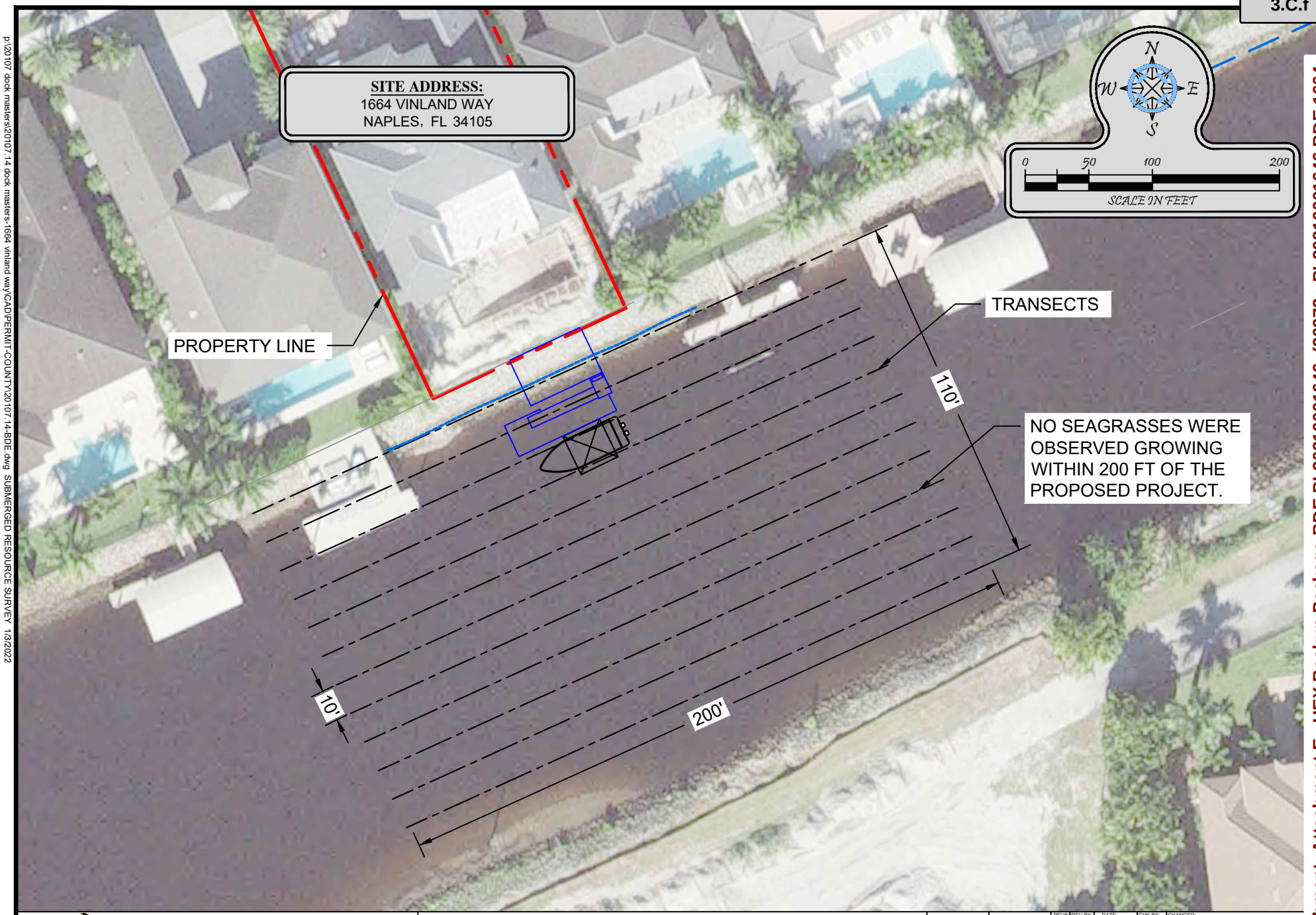
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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	05 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664

p:\20107 dock masters\20107.14 dock masters-1664 vinland way\CAD\PERMIT-COUNTY\20107.14-BDE.dwg SUBMERGED RESOURCE SURVEY 1/3/2022



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

1664 VINLAND WAY

SUBMERGED RESOURCE SURVEY

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-23-21	3.	-	-	-	-
JOB NO.:	20107.14	4.	-	-	-	-
SHEET NO.:	06 OF 06	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664

Jeff Rogers

From: StrainMark <MarkStrain@colliergov.net>
Sent: Thursday, August 11, 2016 2:17 PM
To: Jeff Rogers

This is what I found in an email sent by Matt to the applicant:

The LDC definition of Mean high-water line (MHW) identifies the intersection of the tidal plane of mean high water with shore as established by per the FL Coastal Mapping Act of 1974 Laws of Florida. Within the state law "mean high water" is the average height of the high waters over a 19 year period; therefore, the County recognizes the original MHW condition as one of the parameters for measuring the boat dock setback. For this particular project, this is the most restrictive measurement. As long as the docks do not protrude 20 feet past that original controlling MHW line, then no BDE is required. The approved PPL plans show this dimension as 20 feet from the controlling MHW line and will suffice for the site review/approval. Please provide a copy of this email along with the building permit application resubmittal.

Mark

239.252.4446

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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

July 6, 2021

Collier County Government

RE: The Landings at Bear's Paw – 1664 Vinland Way
Installation of Boat Lift Request

To Whom It May Concern:

This letter is intended to notify Collier County that the Landings at Bear's Paw Homeowner's Association, Inc. Board of Directors has reviewed and approved the proposed dock project, located at the property referenced above.

The subject property is allowed a dock with up to two boat slips as outlined within the approved RPUD. As proposed the dock and boatlift meet all the community design criteria and therefore, we trust that our approval will allow the County to proceed with their review of the proposed Boat Dock Extension application.

Should you have any questions, please contact me at: 239.436.1500.

Sincerely,



George A. Wilson
President
Landings at Bear's Paw Homeowner's Association, Inc.

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

ORDINANCE NO. 13- 66

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM AN AGRICULTURAL (A) ZONING DISTRICT WITHIN WELLFIELD RISK MANAGEMENT SPECIAL TREATMENT OVERLAY ZONES W-3 AND W-4 (ST/W-3 AND ST/W-4) TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT WITHIN WELLFIELD RISK MANAGEMENT SPECIAL TREATMENT OVERLAY ZONES W-3 AND W-4 (ST/W-3 AND ST/W-4) FOR A PROJECT TO BE KNOWN AS THE LANDINGS AT BEAR'S PAW RPUD TO ALLOW CONSTRUCTION OF A MAXIMUM OF 25 RESIDENTIAL DWELLING UNITS AND UP TO 38 BOAT SLIPS ON PROPERTY LOCATED ON THE GOLDEN GATE CANAL SOUTH OF BEAR'S PAW IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA CONSISTING OF 10.75 ± ACRES; AND BY PROVIDING AN EFFECTIVE DATE. (PETITION RZ-PL20120002095)

WHEREAS, John Passidomo, Esquire and William Dempsey, Esquire of Cheffy Passidomo, P.A., representing Headwaters Development Limited Liability Limited Partnership LLLP, petitioned the Board of County Commissioners to change the zoning classification of the herein described property; and

WHEREAS, the Special Treatment zones ST/W-3 and ST/W-4 are not changed by this rezone.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 35, Township 49 South, Range 25 East, Collier County, Florida is changed from an Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district for a project to be known as the Landings at Bear's Paw RPUD to allow construction of a maximum of 25 residential dwelling units and up to 38 boat slips in accordance with Exhibits "A" through "G",

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

EXHIBIT E
LIST OF LDC DEVIATIONS

NOTE: Nothing in this PUD Document shall approve a deviation to the LDC unless it is listed in this Exhibit E.

1. Deviation # 1 seeks relief from LDC Section 6.06.01.J, "Street System Requirements," which states that dead-end streets are prohibited except when designed as a cul-de-sac, to allow the internal dead-end street to terminate in a "T" junction vehicular turnaround, as generally depicted on the Conceptual Master Plan. Final location and dimensions of the "T" junction shall be determined at the time of site development plan approval, and shall meet local fire district standards.

2. Deviation #2 seeks relief from LDC Section 6.06.01.N, "Street System Requirements," and Appendix B, "Typical Street Sections," which establish a 60-foot width for local roads, to allow a 50-foot wide road in accordance with the internal right of way cross section attached under Exhibit C.

3. Deviation #3 seeks relief from LDC Section 6.06.02A.2., "Sidewalks and Bike Lane Pathway Requirements," which requires sidewalks on both sides of a right-of-way or easement internal to a site, to allow for a sidewalk to be constructed along one side of the right-of-way, including the western terminus of the "T" junction described in Deviation # 1, above.

4. Deviation #4 seeks relief from LDC Section 5.03.06.E.5., "Dock Facilities," which requires dock facilities to have a side setback of 15 feet for dock facilities on lots with greater than 60 feet of water frontage, to allow a 7.5-foot side setbacks for the private single-family community dock facilities located along that section of Golden Gate Canal within the Residential Tract; provided that such slips are parallel to (rather than perpendicular to) the shoreline.

5. Deviation #5 seeks relief from LDC Section 4.07.02.G.1., "Open Space Requirements," which requires that PUD districts composed entirely of residential dwelling units and accessory uses to devote at least 60 percent of the gross area to usable open space, to allow at least 50 percent of the gross area to be devoted to usable open space; provided, however, that landscaping internal to the project shall be provided in substantial conformity with the conceptual enhanced landscape plan attached hereto as Exhibit H.

6. Deviation #6 seeks relief from LDC Section 5.03.02.C.b., "Fences and Walls," which permits walls at a maximum height of 6 feet in the rear and side yards of designated residential components of PUDs, to allow walls at a maximum height of 8 feet in the non-waterfront rear and side yards of the residential lots.

7. Deviation #7 seeks relief from LDC Section 5.06.02.B.1.b., "Development Standards for Signs within Residential Districts," which requires signs within residential PUDs to be

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

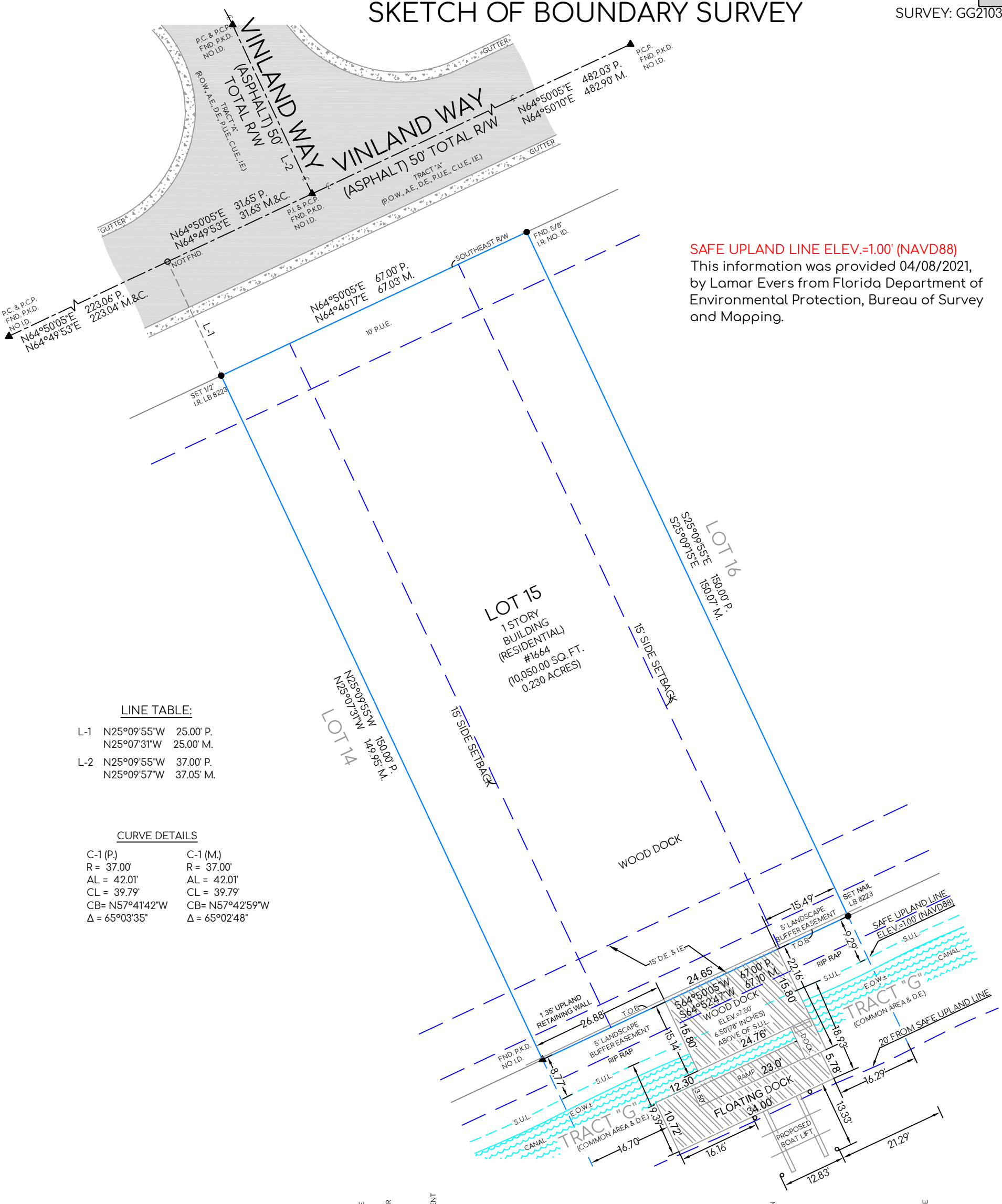
located no closer than 10 feet from the property line or from the edge of the roadway, paved surface, or back of curb, as applicable, to allow project entry signage to be set back a minimum of five (5) feet from the property line.

8. Deviation #8 seeks relief from LDC Section 4.06.02.C.1. "*Alternate A:* Landscape Buffer," which requires a ten-foot-wide landscape buffer with trees spaced no more than 30 feet on center, to allow a modified Alternate A Landscape Buffer with trees spaced an average of 45 feet on center for that portion of the project adjacent to the Golden Gate Canal. The equivalent number of trees otherwise required by the 30-foot spacing shall be provided within the Alternative A. Landscape Buffer located on the Residential Tract along the Golden Gate Canal.

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

SKETCH OF BOUNDARY SURVEY

SURVEY: GG210398



SAFE UPLAND LINE ELEV.=1.00' (NAVD88)
This information was provided 04/08/2021, by Lamar Evers from Florida Department of Environmental Protection, Bureau of Survey and Mapping.

LINE TABLE:

L-1	N25°09'55"W	25.00' P.
	N25°07'31"W	25.00' M.
L-2	N25°09'55"W	37.00' P.
	N25°09'57"W	37.05' M.

CURVE DETAILS

C-1 (P.)	C-1 (M.)
R = 37.00'	R = 37.00'
AL = 42.01'	AL = 42.01'
CL = 39.79'	CL = 39.79'
CB= N57°41'42"W	CB= N57°42'59"W
Δ = 65°03'35"	Δ = 65°02'48"

Legend:

A.E.	ACCESS EASEMENT
B.F.E.	BASE FLOOD ELEVATION
B.R.	BEARING REFERENCE
B.M.	BENCHMARK
C.	CALCULATED
CATV	CABLE TV. RISER
C.B.	CATCH BASIN
C.V.G.	CONC VALLEY GUTTER
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
ENCL.	ENCLOSURE
E.O.W.	EDGE OF WATER
E.P.	EDGE OF PAVEMENT
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
F.P.L.	FLORIDA POWER AND LIGHT
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.R.	IRON ROD
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
M.	FIELD MEASURED
M.E.	MITERED END
N.& D.	NAIL & DISK
N/A	NOT APPLICABLE
N.R.	NON-RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD LINE
O.U.E.	ORANGE TREE UTIL. ESMT.
P.	PLAT
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.L.S	PROFESIONAL LAND SURVEYOR
P.S.M.	PROFESIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PKN	PARKER-KALON NAIL
R.	RADIAL
R/W	RIGHT OF WAY
R.O.W.	RIGHT OF WAY
S.U.L.	SAFE UPLAND LINE
T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT
U.G.	UNDERGROUND
W.M.	WATER METER
W.V.	WATER VALVE
I.R.	I.R.
	CONCRETE MONUMENT
	NAIL
	EXISTING FIRE HYDRANT
	WATER VALVE
	CONC. POWER POLE
	WOOD POWER POLE
	WELL
	CATCH BASIN
	BOLLARD
	BENCH MARK AND T.B.M.
	LAMP POST
	DRAIN MANHOLE
	SANITARY MANHOLE
	CENTER LINE
00.00'	EXISTING ELEVATION
00.00	PROPOSED ELEVATION
00.00	PROPOSED/EXISTING ELEVATION
	WATER FLOW ARROW
	DISTANCE LIMIT ARROW
	ANCHOR
	BREAK LINE (N.T.S.)
	CENTERLINE
	FENCE LINE
	OVERHEAD LINE
	EASEMENT LINE
	EDGE OF THE WATER LINE
	PRIMARY STRUCTURE
	SECONDARY STRUCTURE
	PRIMARY PROPERTY LINE
	SECONDARY PROPERTY LINE
	STONES
	CONC. SLAB
	WATER
	ASPHALT
	COVERED AREA
	BRICK PAVER

Galldo Group Inc.
Galldo Group Inc. (LB8223)
5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
surveying@galldo.com

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida

0 10' 20'
1" inch = 20' ft.
GRAPHIC SCALE

DATE OF SURVEY	DRAWN BY
03 / 09 / 2021	A.V.
COMPLETION DATE:	CHECKED BY
09 / 24 / 2021	G.G.

PROPERTY AND OWNER INFORMATION

Property Address:	Parcel I.D.:	County/State:
1664 VINLAND WAY NAPLES, FL 34105	54490010449	Collier/Florida

Certified to:

HEADWATERS DEVELOPMENT LLLP, it's successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

Legal Description As Furnished:

LOT 15, LANDINGS AT BEAR'S PAW, according to the plat thereof as recorded in Plat Book 56, Page 5, of the Public Records of COLLIER COUNTY, Florida.

Flood Zone Information:

Community Name: Collier County
Community No:120067
Panel: 0391 Suffix: H
Effective Date:05/16/2012
Flood Zone: AE B.F.E.= 7.0'

Surveyor's Notes:

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN, ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WERE LOCATED.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FRO THE RECORDED PLAT. ANY OTHER EASEMENT (PERTAINING TO THE HEREON DESCRIBED LAND (MUST BE FURNISHED TO THE SURVEYOR BY TH CLIENT OR THE CLIENTS AGENT PER FLORID STATUTE "CHAPTER 5J-17" OF THE FLORID ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS C REPORTS BY OTHER THAN THE SIGNING PARTY C PARTIES IS PROHIBITED WITHOUT WRITTEN CONSEI OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SURVEYED FROM INFORMATIC SUPPLIED BY THE CLIENT.
13. FENCE OWNERSHIP NOT DETERMINED.
14. THE ACCURACY OF CONTROL SURVEY DA SHALL BE VERIFIED BY REDUNDANT MEASUREMEN OR TRAVERSE CLOSURES. ALL CONTRO MEASUREMENTS SHALL ACHIEVE THE FOLLOWIN CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1' FOOT IN 10,0(FEET;
SUBURBAN: LINEAR: 1 FOOT IN 7,500' FEET;
RURAL: LINEAR: 1 FOOT IN 5,000' FEET;
15. BEARINGS SHOWN HEREON ARE BASED UPC N64°50'05"E ALONG THE CENTERLINE OF VINLAI WAY AS PLATTED.
16. ELEVATIONS SHOWN HEREON ARE BASED UPC NAVD1988 DATUM, BENCHMARK USED (X 243) WITH ELEVATION OF 9.52'.

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

1664 VINLAND WAY
NAPLES, FL 34105

SUBMERGED RESOURCE SURVEY

JULY 19, 2021

PREPARED BY:



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

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

1.0 INTRODUCTION

The proposed dock and associated residence are located at 1664 Vinland Way and can be further identified by parcel #54490010449. The property is bound to the east and west by single family residences, to the north by Vinland Way, and to the south by the subject man-made canal section of the Gordon River. The property is located at Section 35, Township 49 South, and Range 25 East. The landward portion of the property currently contains a single-family residence which the subject dock will be an accessory structure

Turrell, Hall & Associates was contracted to provide environmental permitting services pertaining to the mangrove removal and proposed docking facility, which requires the completion of a Submerged Resource Survey (SRS). This report will provide planning and assistance to both the owner(s) and government agencies reviewing the proposed project.

The SRS survey was conducted on July 16, 2021. Sea surface conditions consisted of partly cloudy skies, light winds out of the southeast, and an air temperature of 88° F. The tide was at mid-level upon arrival to the site, allowing for observance of most of the bottom lands from the dock. High tide at the project site occurred at 6:06 A.M. (2.4 ft.) and low tide had occurred following our arrival onsite at 11:49 A.M. (1.1 ft.). The water temperature was 83° F.

2.0 OBJECTIVE

The objective of the submerged resource survey was to identify and locate any existing submerged resources within 200' of the proposed project. The survey provided onsite environmental information to help determine if the proposed project would impact any existing submerged resources and if so would assist in reconfiguring the proposed dock in order to minimize any impacts. The general scope of work performed at the site is summarized below.

- Turrell, Hall & Associates personnel conducted a site visit to verify the location of any submerged resources within 200-feet.
- Turrell, Hall & Associates personnel identified submerged resources at the site (or the lack there of), estimated the percent coverage, and delineated the approximate limits of any submerged resources observed.
- Turrell, Hall & Associates personnel delineated limits via a handheld GPS (Garmin Model 76csx).

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

3.0 METHODOLOGY

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

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

The survey area was evaluated systematically by following the established transects, spaced approximately 10-feet apart as shown on the attached exhibit. The existing surrounding docks on the canal provided reference points for easily identifiable land markers such as dock pilings which assisted in maintaining position within each transect.

4.0 RESULTS

The substrate found within the surveyed area consists of 1 distinct classification: silt muck with sand and minimal shell debris, which was observed throughout the entire surveyed area. The shoreline consists of rip-rap with numerous other existing single-family docks. The rip-rap and existing dock piles all support a variety of fish as well as sessile and motile invertebrates such as barnacles and mud crabs. Some of the existing dock piles carried historic fragments or remains of oysters, but no live individuals were observed. Algae was observed covering parts of the submerged portions of the piles and rip-rap but was not observed in the underlying substrate. The majority of the project site was devoid of vegetative growth, presumably because of the low water quality and higher levels of freshwater which also reduces penetration of the water column by sunlight. A list of observed species can be seen below in Table 1.

Table 1 – Observed fish species

Common Name	**Scientific Name**
Striped Mullet	*Mugil cephalus*
Sheepshead	*Archosargus probatocephalus*
Gray Snapper	*Lutjanus grisens*
Barnacle	*Amphibalanus spp.*
Mud Crab	*Panopius* herbstii
Snook	*Centropomus undecimalis*

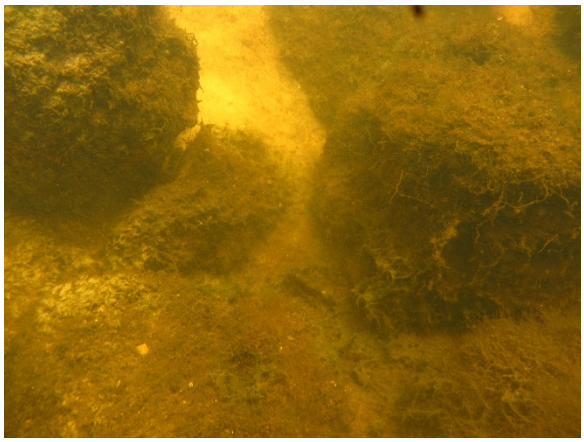
5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best. Barnacles, mud crabs, and numerous fish species could be seen along the shoreline as well as out on the adjacent dock pilings. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the shoreline.

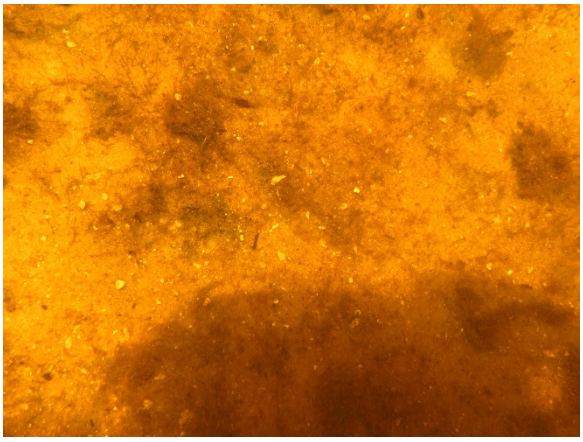
Negative impacts to submerged resources are not expected with the proposed project.



EXISTING DOCK & RIP-RAP SHORELINE



BASED ROCK OF RIP-RAP



Typical Bottom Sediment



Typical Bottom sediment

Attachment: Attachment E - HEX Backup Package-BDE PL20210001646 (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): [redacted] PL20210001646

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

Name: David W. Gilmour

Date: 1/5/2022

Signature: David W. Gilmour

☒ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment F - HEX Hybrid Hearing Waiver (20973 : PL20210001646 BDE 1664 Vinland Way - Gilmour Dock)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Item Summary: Petition No. BDE-PL20210000708 - Request for a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow an addition to an existing boat docking facility that will protrude a total of 32 feet into a waterway that is 206± feet wide, pursuant to Section 5.03.06 of the Land Development Code, for the benefit of property located at 180 Pago Pago Drive West, also described as Lot 193, Isles of Capri No. 2, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1

Meeting Date: 01/27/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
01/05/2022 5:31 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
01/05/2022 5:31 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/13/2022 4:12 PM
Zoning	Ray Bellows	Review Item	Completed	01/18/2022 11:06 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	01/19/2022 5:08 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/27/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION - ZONING SERVICES SECTION

HEARING DATE: JANUARY 27, 2022

SUBJECT: BDE-PL20210000708, 180 PAGO PAGO DRIVE WEST

PROPERTY OWNER/APPLICANT:

Michael A. and Deborah L. Giovanone
156 Sparrowbush Rd.
Latham, NY 12110

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 12-foot boat dock extension over the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow an addition to an existing boat dock facility that will protrude a total of 32 feet into a waterway that is 206± feet wide, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC) for the benefit of the subject property.

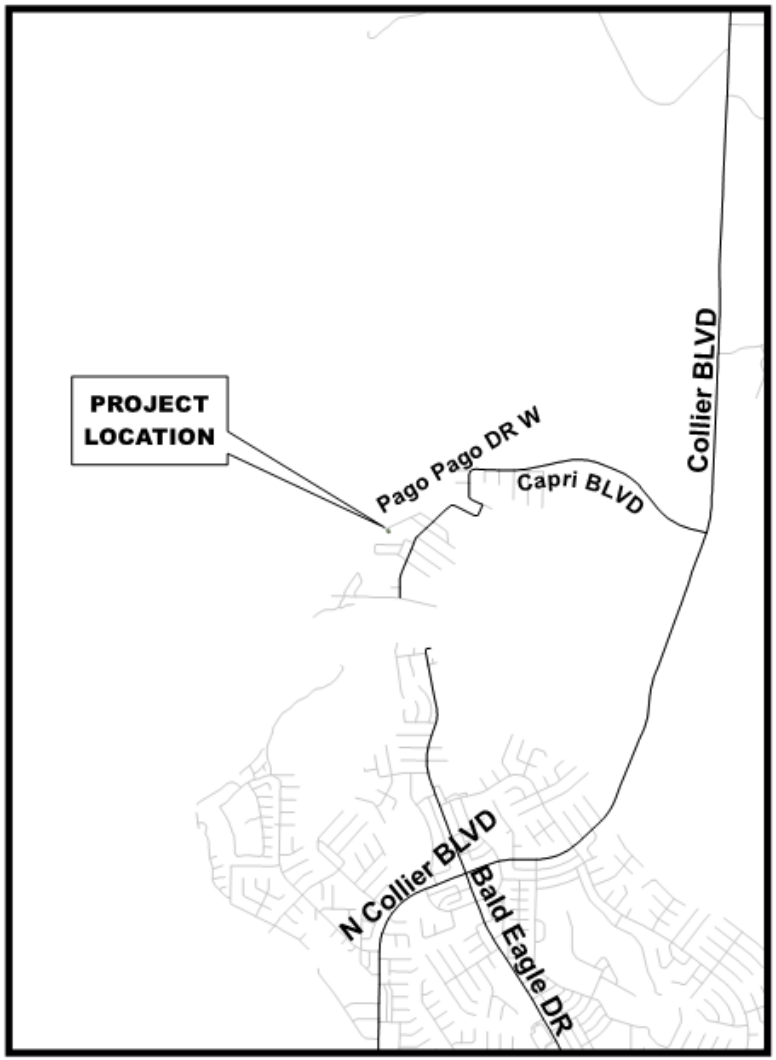
GEOGRAPHIC LOCATION:

The subject property is located at 180 Pago Pago Drive West, further described as Lot 193, Isles of Capri No. 2, in Section 32, Township 51 South, Range 26 East. Collier County, Florida. *(See location map on the following page)*

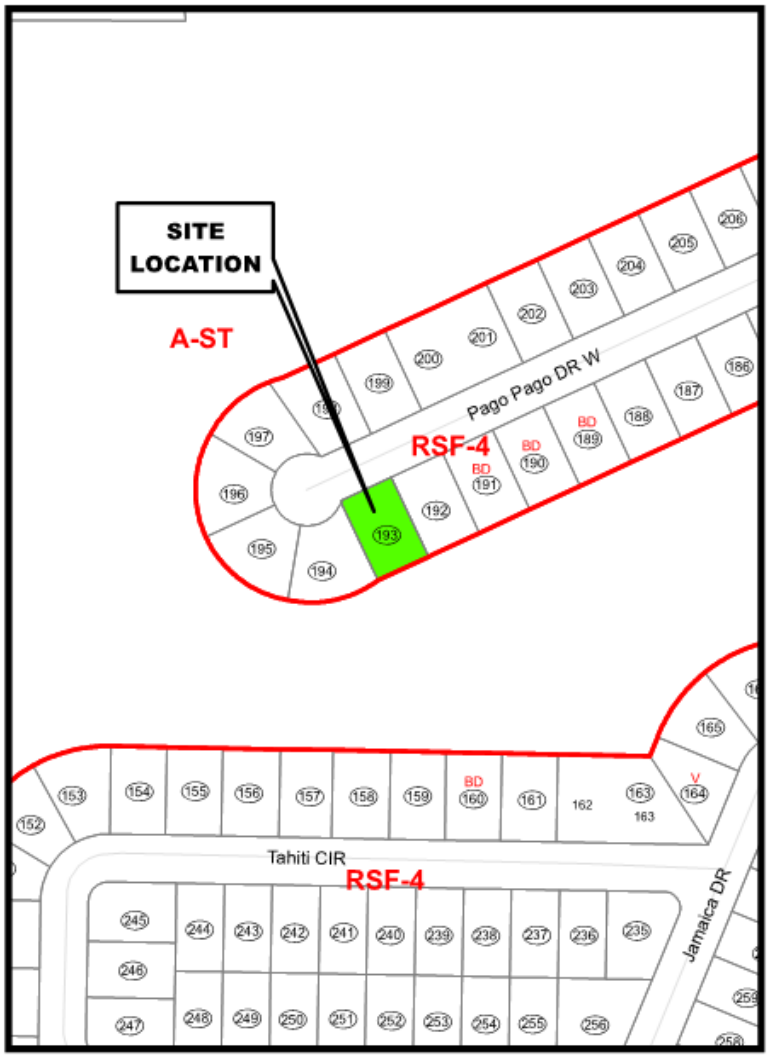
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a Residential-Single Family – 4 (RSF-4) zoning district and supports a single-family dwelling that is adjacent to Marlin Bay. The scope of this project is limited to the expansion of an existing dock, see Attachment C, that will not impact upon an existing boathouse that was constructed in 1970; any alteration to the boathouse would negate its current legal nonconforming status. Said expansion will extend the actual dock waterward an additional 12 feet to create a slip that is deep enough to accommodate a new 29-foot vessel.

Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)



Location Map



Zoning Map

Petition Number: PL20210000708

Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

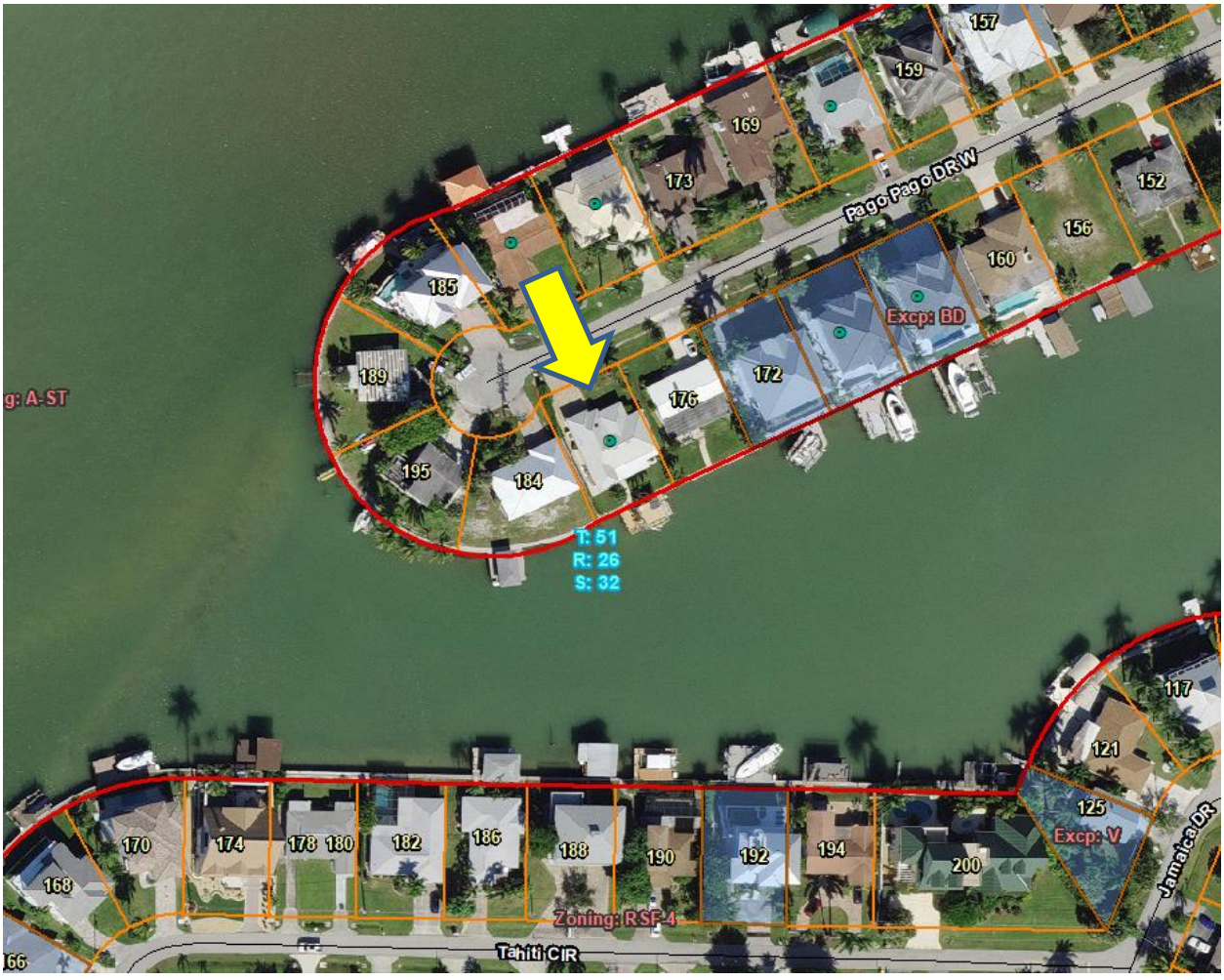
SURROUNDING LAND USE & ZONING:

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

East: Single-family dwelling, Residential Single-Family-4 (RSF-4) zoning district

South: Marlin Bay, Rural-Agricultural zoning district with a Special Treatment Overlay (A-ST)

West: Single-family dwelling, Residential Single-Family-4 (RSF-4) zoning district



Aerial – Collier County GIS

Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)



Aerial – Collier County GIS

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to an ST overlay zone (Johnson Bay), which will require an ST-permit for the proposed docking facilities prior to issuance of the building permits. The proposed docking facilities will be constructed waterward of the existing sea walled shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 6 of 8 provides an aerial with a note stating that no seagrasses were observed within 200 feet.

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

Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within an RSF-4 zoning district and supports a single-family dwelling for which the LDC allows two boat slips. The proposed project consists of expanding the existing facility to accommodate a longer vessel. No additional vessels will be moored at this facility. One lift will be used for a 29-foot vessel and the second, existing lift, will remain as-is for a personal watercraft.

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

   Criterion not met. The applicant's agent states that there is ample water depth for the mooring of the 29-foot vessel; however, to accommodate a shore parallel design the existing docking facility would need to be demolished, the applicant prefers to expand on the existing facility which requires additional protrusion into the waterway.

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

   Criterion met. The proposed dock facility does not protrude into any marked or charted navigable channel and will not impede any vessel traffic.

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

Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Criterion met. The approximate waterway width is 206 feet. The requested total dock protrusion is 32-feet which is less than 15% of the width of the waterway; therefore, more than 50 percent of the waterway is open for navigation.

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

Criterion met. The new dock facility will satisfy side setback requirements and is consistent with neighboring docks along the subject shoreline.

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 argues that the special condition is that there is already an existing dock facility at this location and that it is their desire to add onto the existing facility rather than to be forced to demolish what is a perfectly find dock facility were it not for its inability to accommodate a 29-foot vessel. Their agent states: "the property owner would incur substantially more cost by demolishing the existing boathouse and constructing an entirely new structure than by just adding a small expansion to the existing structure to accommodate his new boat." Staff concurs.

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 amount of decking provided in the proposed project is no more than is provided in similar projects of the area. Furthermore, the proposed dock expansion has been reduced from the original submittal of 294 pr0posed square feet to 190 square feet by eliminating expansion of the boathouse roof from the project. The additional 190 square feet of decking is proposed for floor space that will provide access to the applicant's new vessel, storage of marine related items, and for access to the waterways for marine related recreational activities. This will bring the total overwater structure to 886 square feet. If the property owner were to construct a dock that spanned from setback to setback and protruded the maximum of 20' into the waterway (thereby avoiding the need for a variance), the total overwater structure would amount to 800 square feet. This petition would only increase upon that number by 86 square feet. Furthermore, the added decking will have no adverse impacts to the environment, navigation, or views of neighbors, which would all seem to be the reasons for the 'excessive decking' criteria. Our opinion is therefore that there is no reason that the applicant

Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

shouldn't be allowed such a modest increase in decking and that the amount of decking proposed is not excessive. This criteria is therefore met/satisfied." Staff concurs.

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

   Criterion not met. The proposed dock facility has been designed to moor a 29-foot vessel and a 12-foot personal watercraft, the combined total being 41 feet. The total shoreline at this location is 70 feet; therefore, the vessels will exceed 50 percent.

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

   Criterion met. The subject dock facility is located entirely within the required side setbacks; as designed, no new impacts to neighboring property views of the waterway will result.

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

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

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

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

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

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF ZONING APPEALS:

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

Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20210000708, to allow for the construction of the proposed dock facility as depicted within the plans contained in Attachment A.

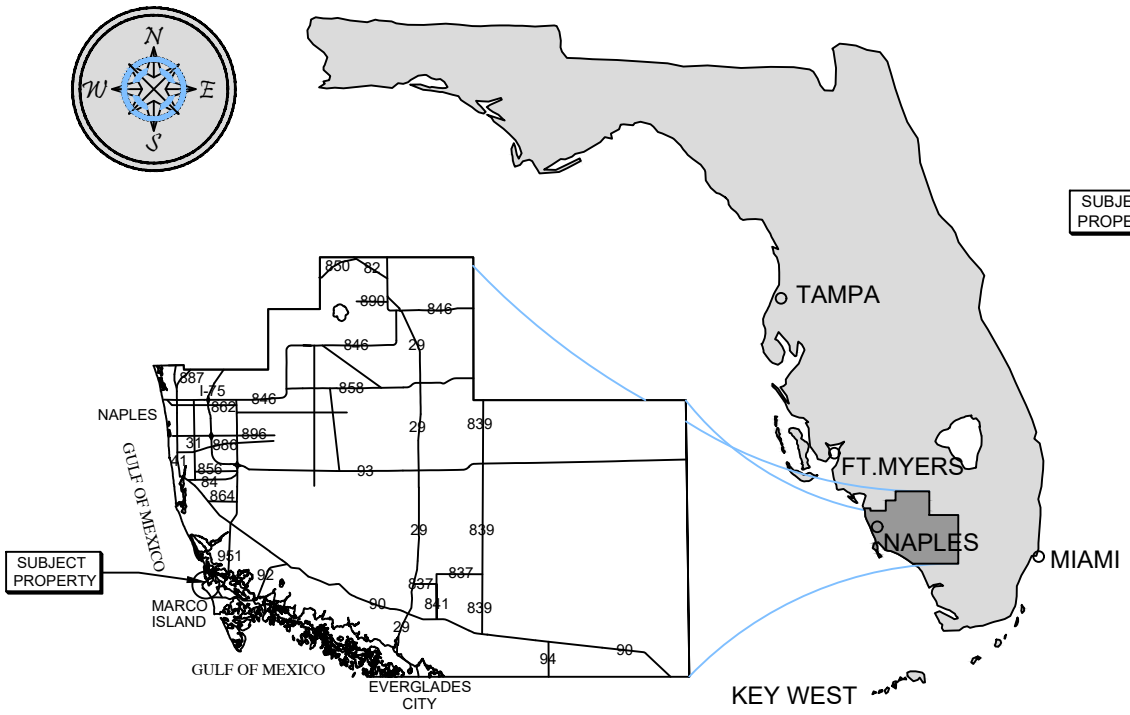
Attachments:

A) Proposed Site and Dock Plans
B) Public Hearing Sign Posting
C) Existing Dock Facility, Permit File PRBD20190103811
D) Applicant's Backup
E) HEX Hybrid Meeting Waiver

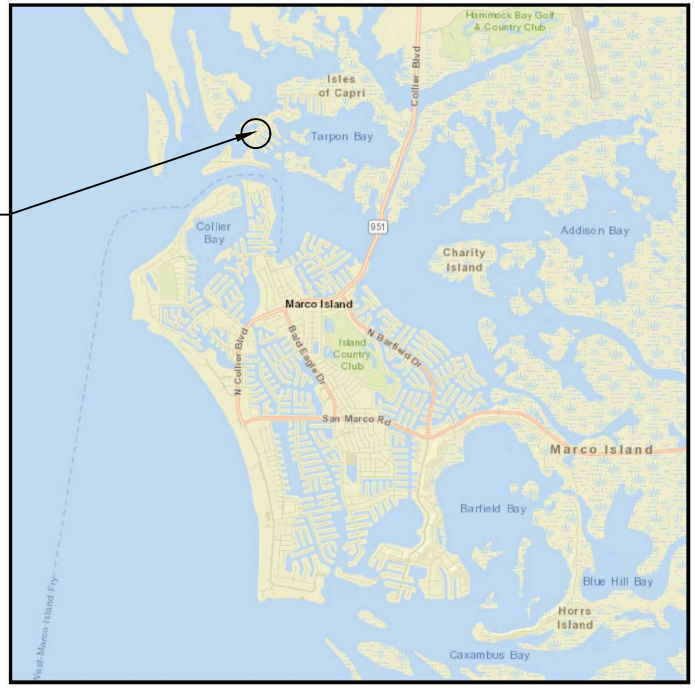
Attachment: Staff Report 12212021 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

P:\1864.00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg LOCATION MAP 10/14/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 180 PAGO PAGO DRIVE W
NAPLES, FL 34113

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

<> LATITUDE: N 25.982535
<> LONGITUDE: W 81.731971

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

GIOVANONE

LOCATION MAP

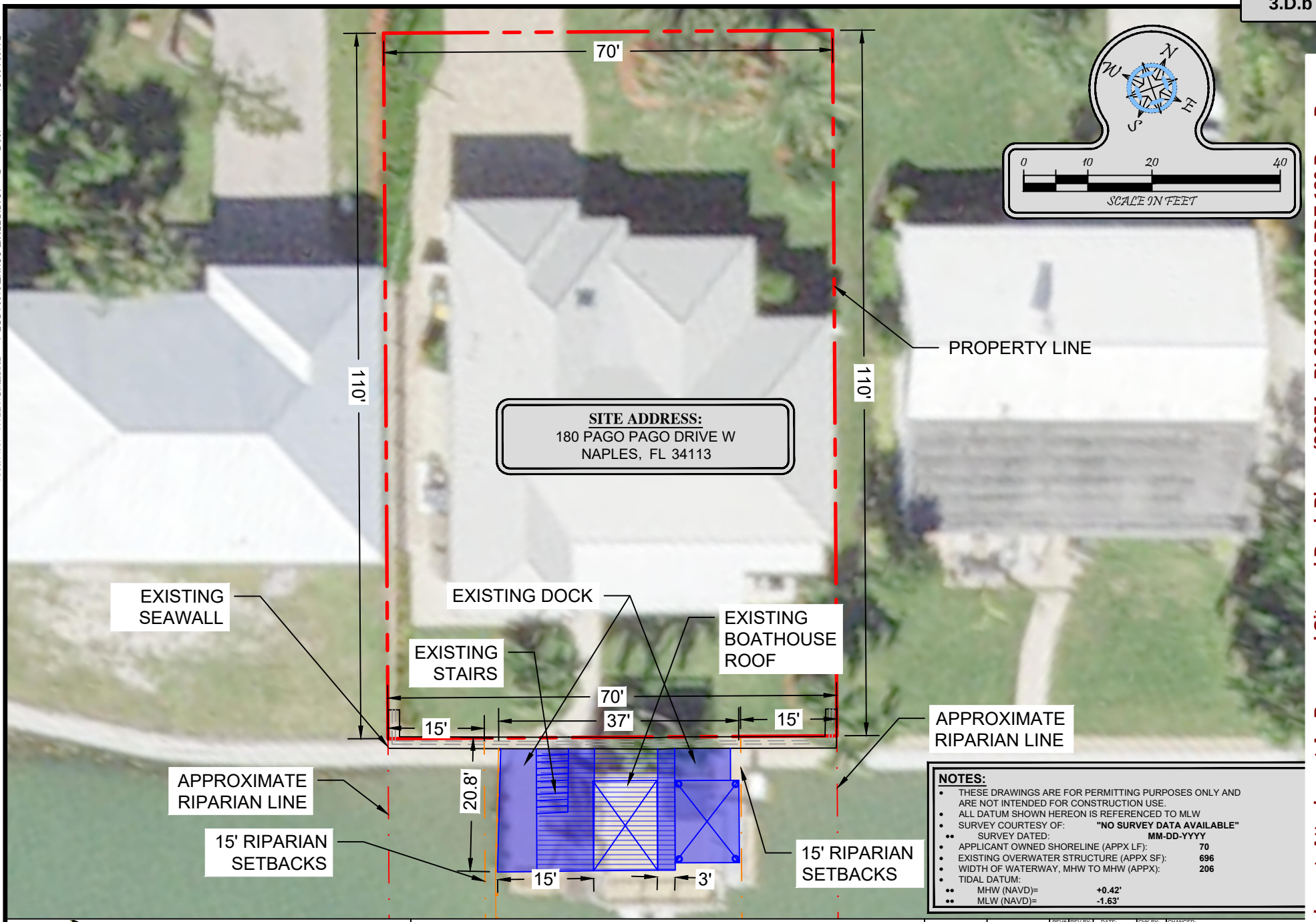
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg 10/14/2021 8:47:26 AM EDT EXISTING AERIAL



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
  - SURVEY DATED: **MM-DD-YYYY**
- APPLICANT OWNED SHORELINE (APPX LF): **70**
- EXISTING OVERWATER STRUCTURE (APPX SF): **696**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **206**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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

GIOVANONE

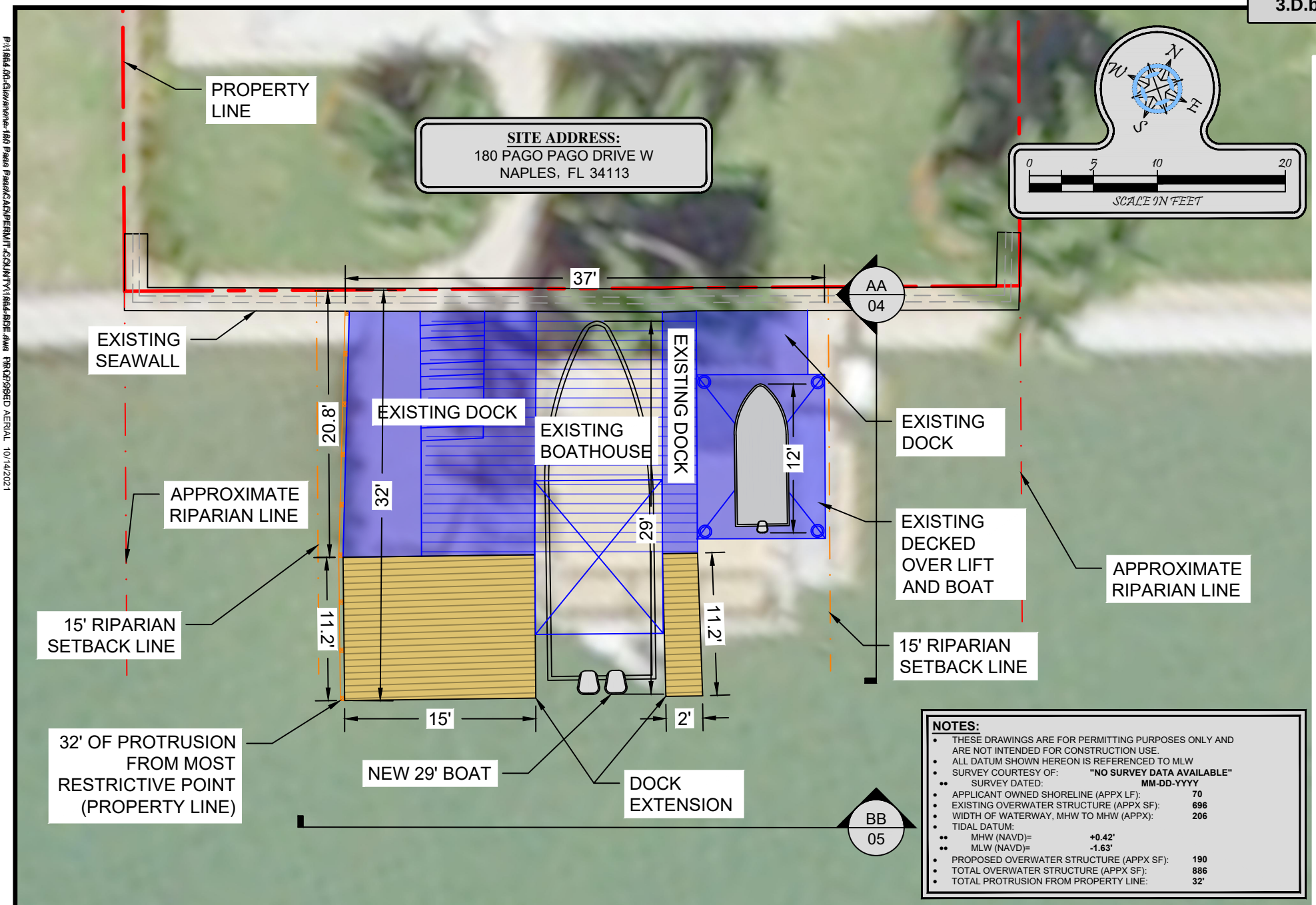
EXISTING AERIAL

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
  - SURVEY DATED: **MM-DD-YYYY**
- APPLICANT OWNED SHORELINE (APPX LF): **70**
- EXISTING OVERWATER STRUCTURE (APPX SF): **696**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **206**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **190**
- TOTAL OVERWATER STRUCTURE (APPX SF): **886**
- TOTAL PROTRUSION FROM PROPERTY LINE: **32'**

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

GIOVANONE

PROPOSED AERIAL

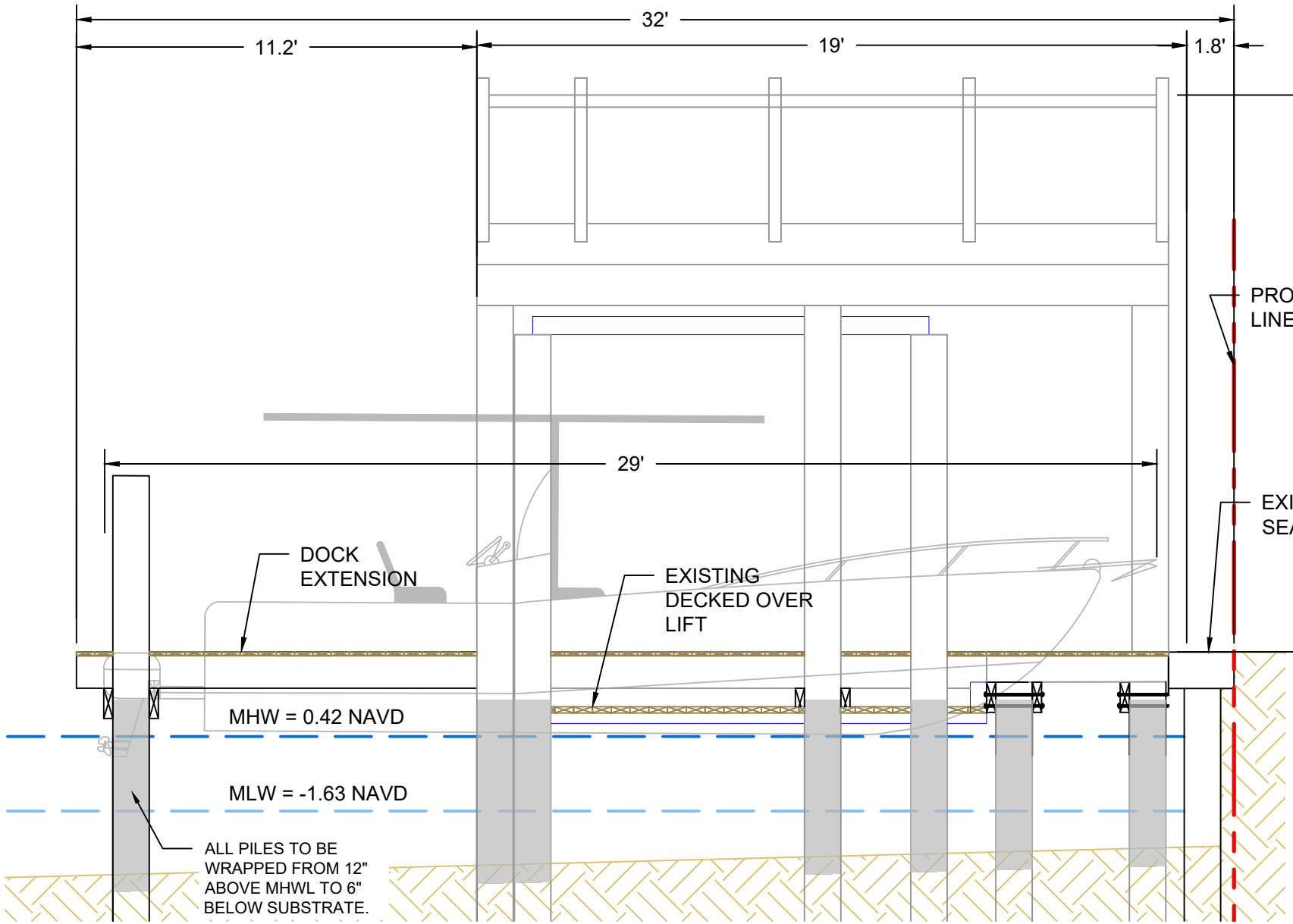
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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg CROSS SECTION AA 10/14/2021



CROSS SECTION AA

SCALE: 1" = 4'

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

GIOVANONE

CROSS SECTION AA

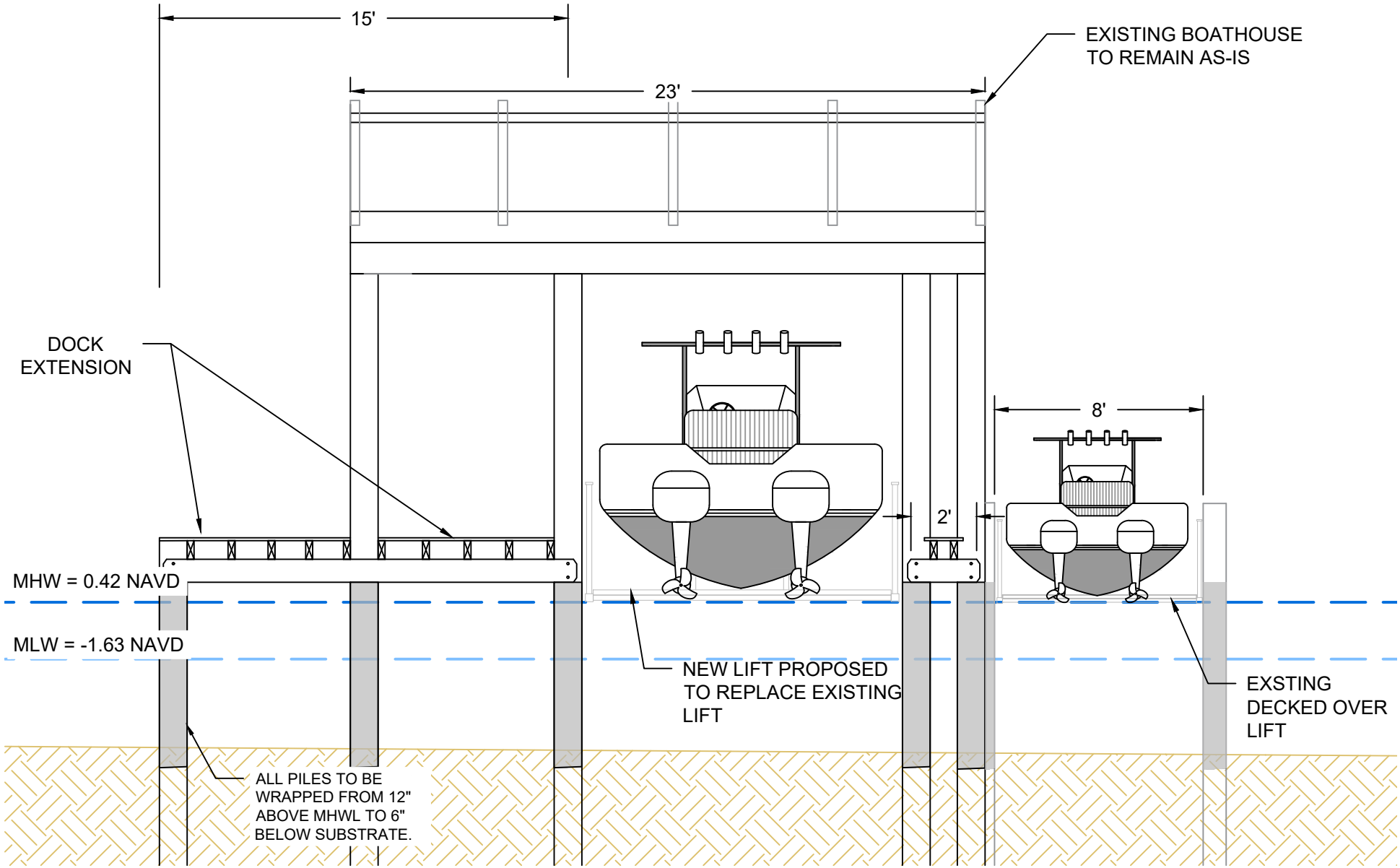
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	04 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago

P:\1864.00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg CROSS SECTION BB 10/14/2021



CROSS SECTION BB

SCALE: 1" = 5'

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

GIOVANONE

CROSS SECTION BB

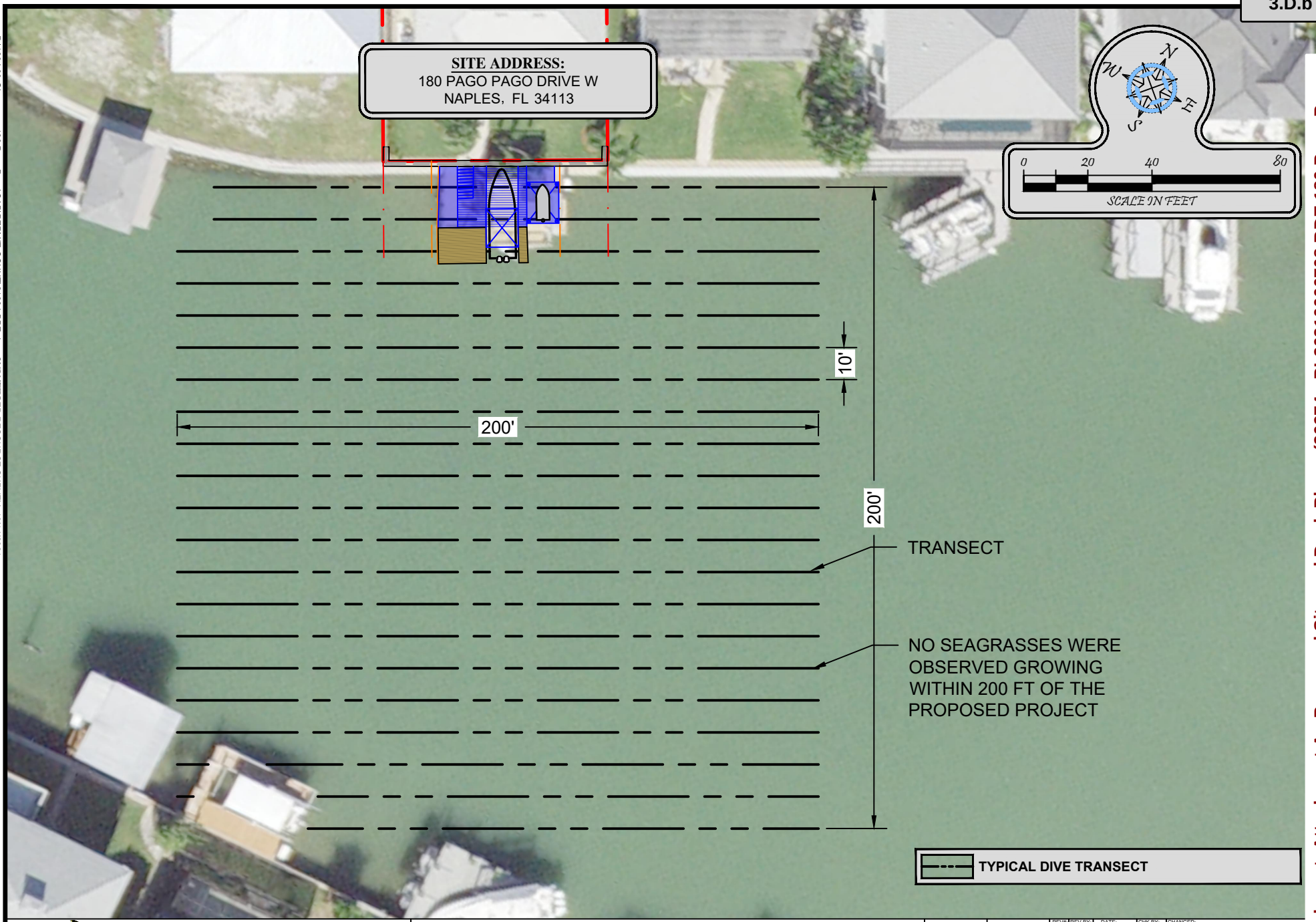
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	05 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg 10/14/2021 SUBMERGED RESOURCE SURVEY



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

GIOVANONE

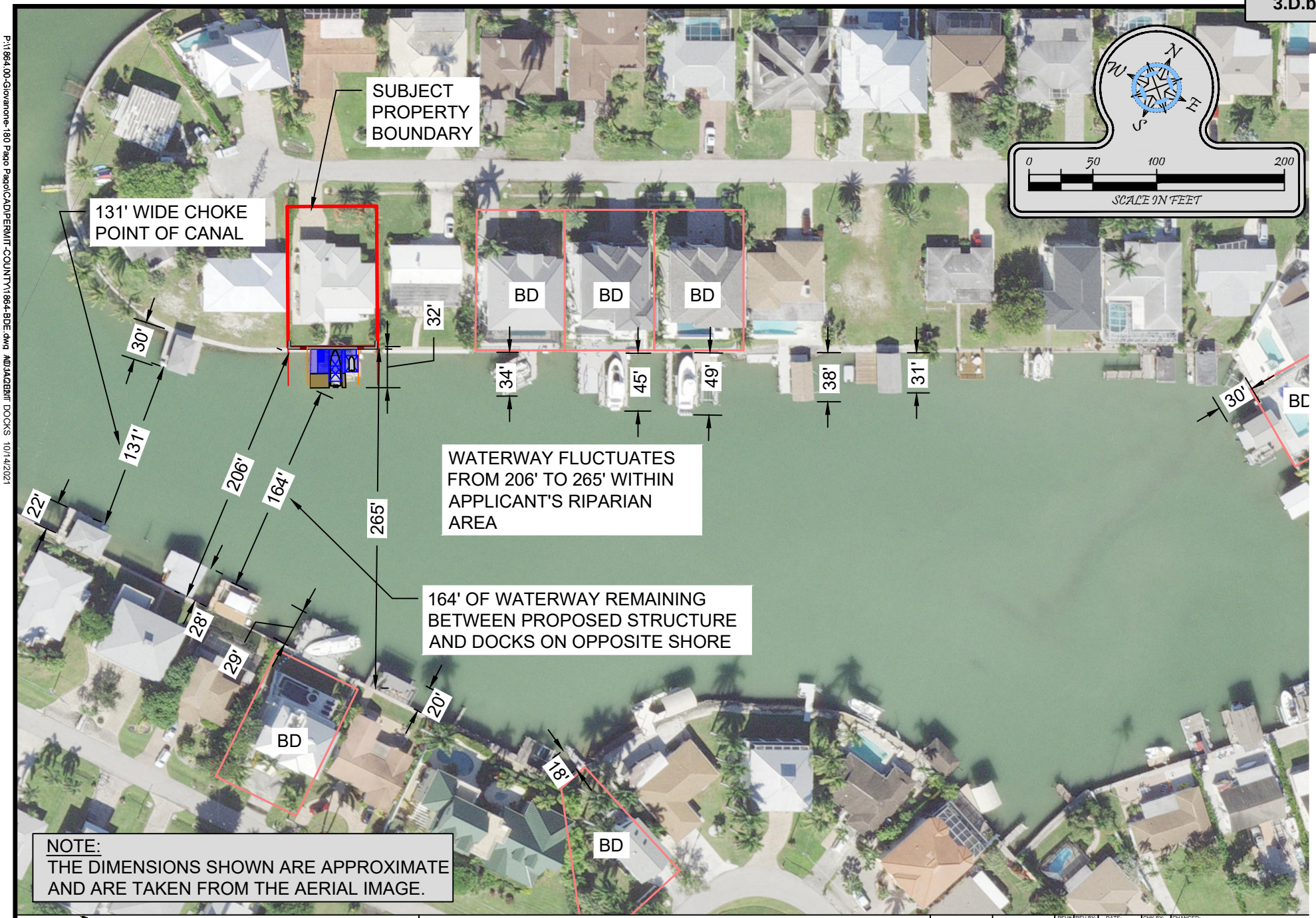
SUBMERGED RESOURCE SURVEY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	06 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago



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

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

GIOVANONE

ADJACENT DOCKS

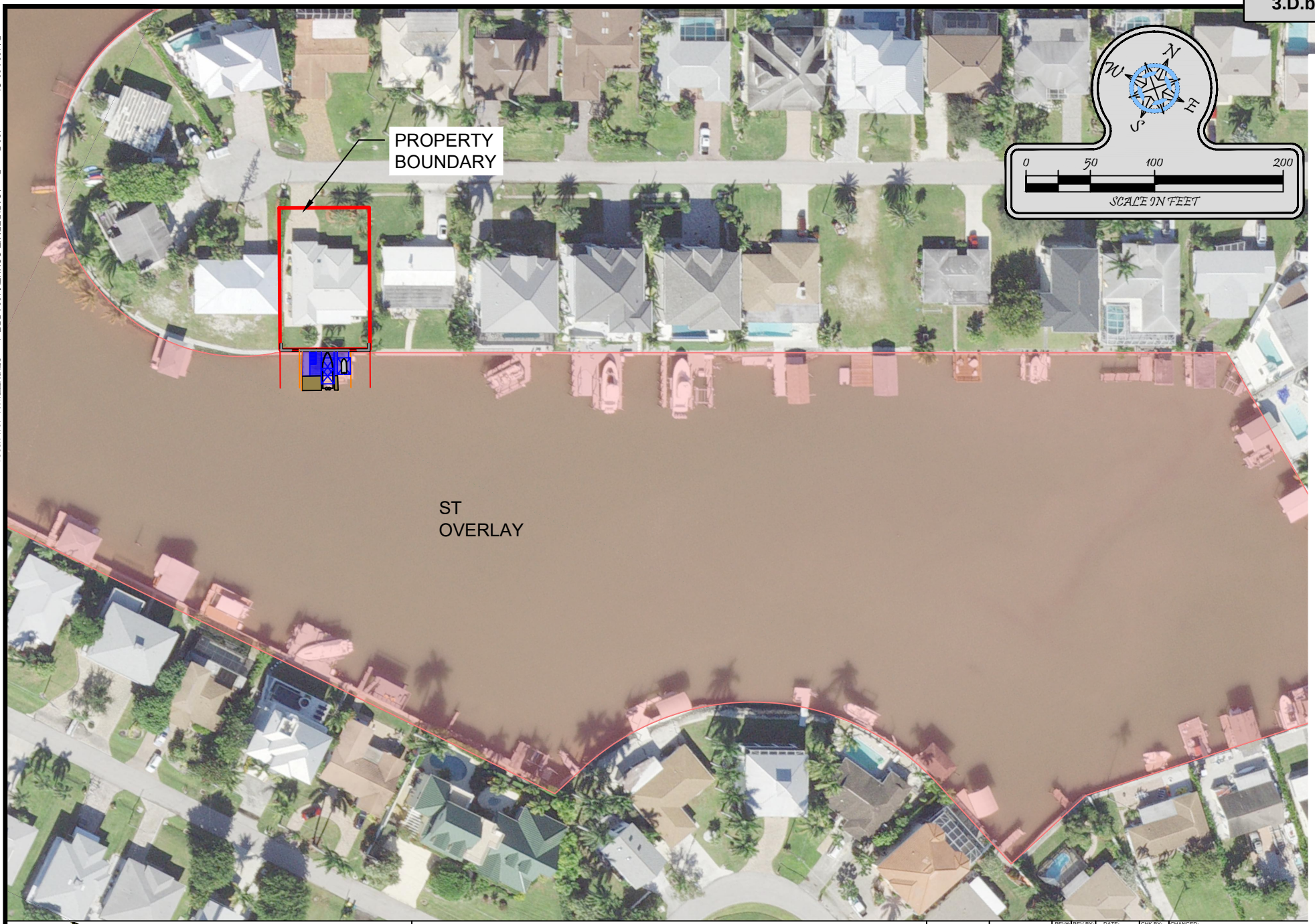
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	07 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg ARCH A2 EXIST DOCKS 10/14/2021

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
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GIOVANONE

ST OVERLAY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	08 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg 10/14/2021

Attachment: Attachment A - Proposed Site and Dock Plans (20974 : PL20210000708 BDE 180 Pago Pago

KellyJohn

From: KellyJohn
Sent: Friday, January 07, 2022 4:41 PM
To: KellyJohn
Subject: BDE-PL20210000708 - 180 Pago Pago Dr W - Public Hearing Sign HEX 1-27-2022
Attachments: 6F679702-4336-4B1A-AF19-2EAD93FA6D07.jpeg; 28FE6CB7-6D62-4520-AF27-CC55B3150CDA.jpeg; 0113A64F-4FCB-4FBB-B931-420C7815A8A7.jpeg; 617CB98A-B725-40CF-8A71-25090E168305.jpeg; FF295C8F-CB52-4103-A763-B4DF29ED4E7D.jpeg; C85B418A-80B1-4B94-A0A6-94013025F302.jpeg

A Notice of Public Hearing Sign was posted by me to the front of the referenced address, at approximately 12:30 PM this date, as evidenced by the attached photographs.

Respectfully
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment B - Public Hearing Sign Posting 1-7-2022 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)





Attachment: Attachment B - Public Hearing Sign Posting 1-7-2022 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)





Attachment: Attachment B - Public Hearing Sign Posting 1-7-2022 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)





COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building construction or use. For the following:

PERMIT NBR: PRBD2019010381101 CO NBR: STATUS: Finaled

CO TYPE: COMP ISSUED DATE: July 03, 2019

ADDRESS: 180 Pago Pago DR W, Naples

SUBDIVISION:

LOT: BLOCK: T.R.S.:

SLUC CODE: UTILITY COMPANY:

JOB DESC: Build a new dock section on each side of existing boat house. Install platform lift on the east side.
180 PAGO PAGO DR W NUMBER OF METERS:

OWNER: GIOVANONE, MICHAEL A
DEBORAH L GIOVANONE

LEGAL DESCRIPTION

ISLES OF CAPRI NO 2 LOT 193

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD2019010381101
PERMIT TYPE: MR
ISSUED: BY:
APPLIED DATE: 01-28-19 APPROVAL DATE: 03-07-19
MASTER #: COA:

JOB ADDRESS: 180 Pago Pago DR W, Naples
JOB DESCRIPTION: Build a new dock section on each side of existing boat house. Install platform lift on the east side.
180 PAGO PAGO DR W
JOB PHONE:

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 52392360008 SECTION-TOWNSHIP-RANGE: 32-51-26

OWNER INFORMATION:
GIOVANONE, MICHAEL A DEBORAH L
GIOVANONE
156 SPARROWBUSH RD
LATHAM, NY 12110

CONTRACTOR INFORMATION:
IMPERIAL MARINE CONSTRUCTION INC
560 Southwest Blvd.
NAPLES, FL 34113

CERTIFICATE #: C36468 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0220
JOB VALUE: $26,000.00 TOTAL RES SQFT: 0 TOTAL COMM SQFT: 0

SETBACKS FRONT: REAR: 20 protrusion LEFT: 15 RIGHT: 15
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additiona stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

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

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

Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Reviewed for Code Compliance
PRBD20190103811

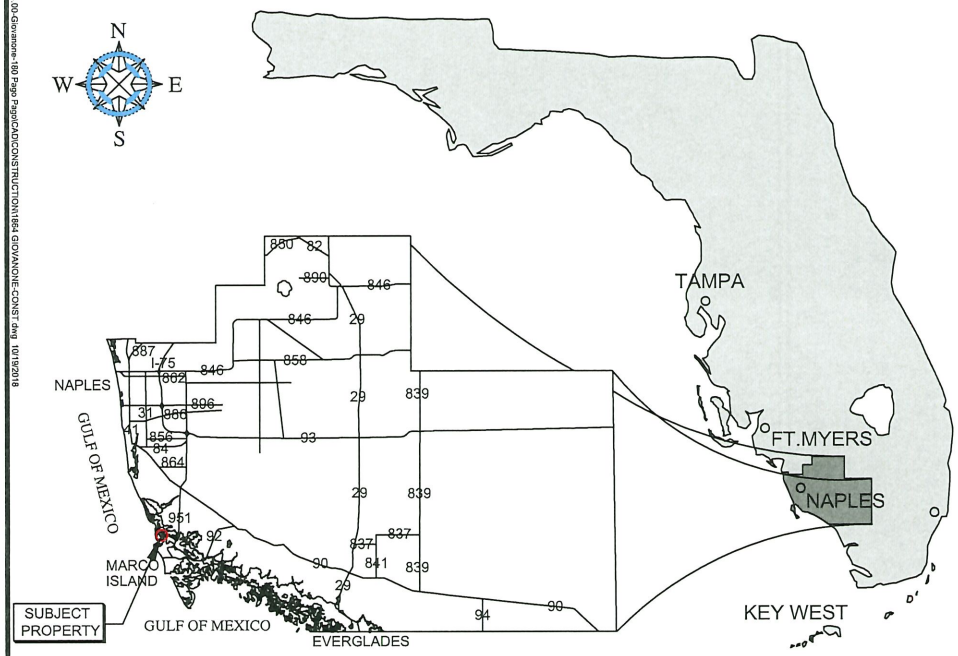
* Work Scope *
180 Pago Pago Dr W

SCOPE OF WORK AND SPECIFICATIONS:
Construct two fixed docks; the western dock will act as a fishing pier while the eastern dock will access a boat lift for a CraigCat. Docks will include LV lighting and boat lift electric as per plans provided by Turrell, Hall & Associates, Inc. (THA). Both docks should be constructed with a protrusion of 20 feet from the property line, this dimension should be confirmed during the pre-construction layout survey. The proposed dock is at a single family property located at 180 Pago Pago Drive W on Isles of Capri. The site includes an existing two level boat house that cannot be touched or connected to the proposed structures. There will be limited staging and parking at the site, all work should be done by barge.

- Sq Footage LH : 106.98 (6 x 17.83)
  Sq Footage RH : 145.49 (8.16 x 17.83)
  Total : 252.47 (less rail)
- Electric: Existing @ seawall
- LH Setback: 15'
  RH Set back: 15'
  Protrusion: 20'
- Existing boathouse will not be touched.

Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

STATE OF FLORIDA



SUBJECT PROPERTY



VICINITY MAP

COLLIER COUNTY

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

<> LATITUDE: 25.982535
<> LONGITUDE: 81.731971

SITE ADDRESS:
<> 180 PAGO PAGO DRIVE
<> NAPLES, FL 34113

GIOVANONE DOCK CONSTRUCTION	
SHEET NO.	SHEET TITLE
G100	LOCATION PAGE
C100	DOCK PLAN
C101	DOCK DETAILS PLAN
U100	UTILITY PLAN

SUBJECT PROPERTY



COUNTY AERIAL

JOSHUA W. MAXWELL LICENSE No. 81247 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Joshua W. Maxwell
Date: 2019.01.25 07:48:47 -05'00'

JOSHUA W. MAXWELL
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. 5875
LICENSE NO.81247
DATE: October 19, 2018 9:26 AM

Joshua W. Maxwell State of Florida, Professional Engineer, License No. 81247
This item has been electronically signed and sealed by Joshua W. Maxwell, P.E. using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

180 PAGO PAGO DRIVE, NAPLES, FL 34113

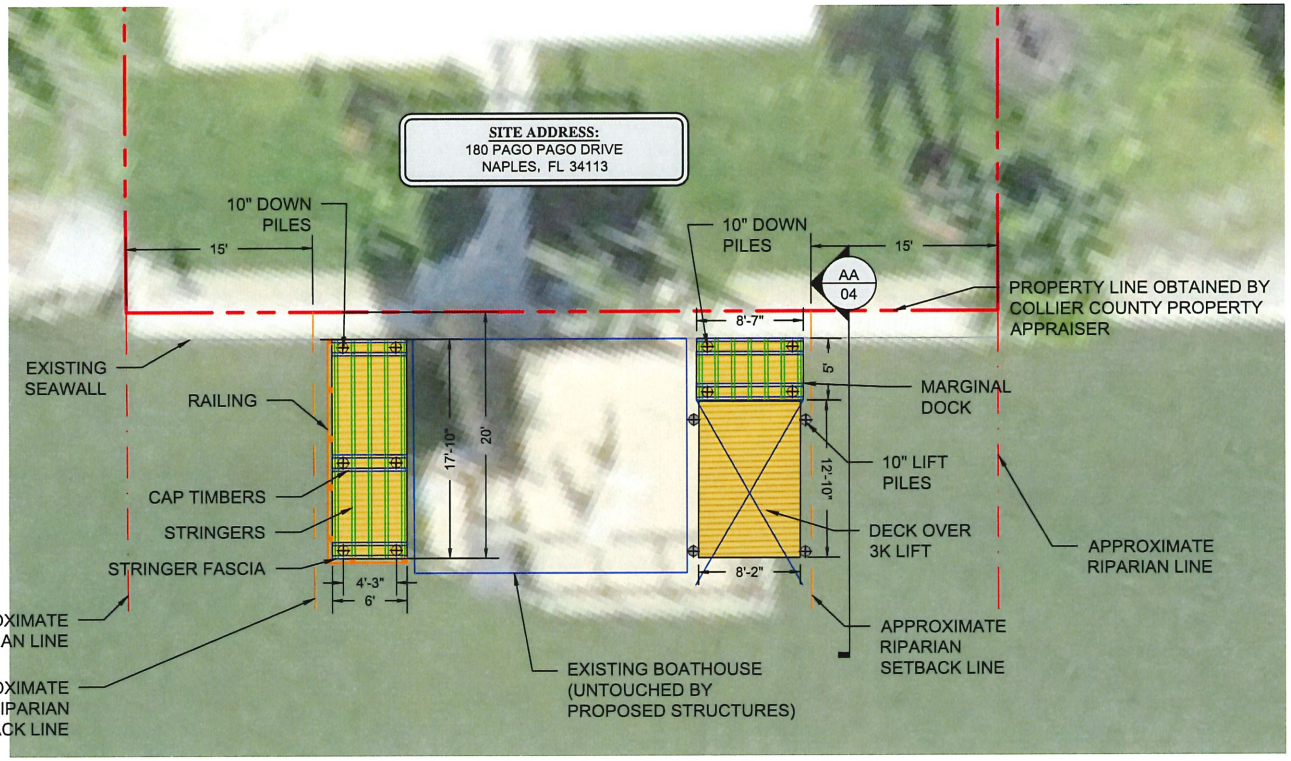
GIOVANONE

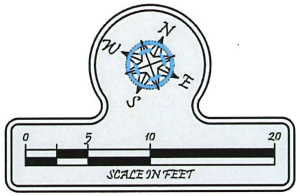
TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
536 Fifth Avenue South
Naples, Florida 34102

DRAWN:	RMJ
CHECKED:	PS
PROJECT:	1864
REVISED:	JWM

P:\1864.00-Giovanone-180-Pago Pago\CAD\CONSTRUCTION\1864 GIOVANONE-CONST.dwg 10/19/2018

Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180

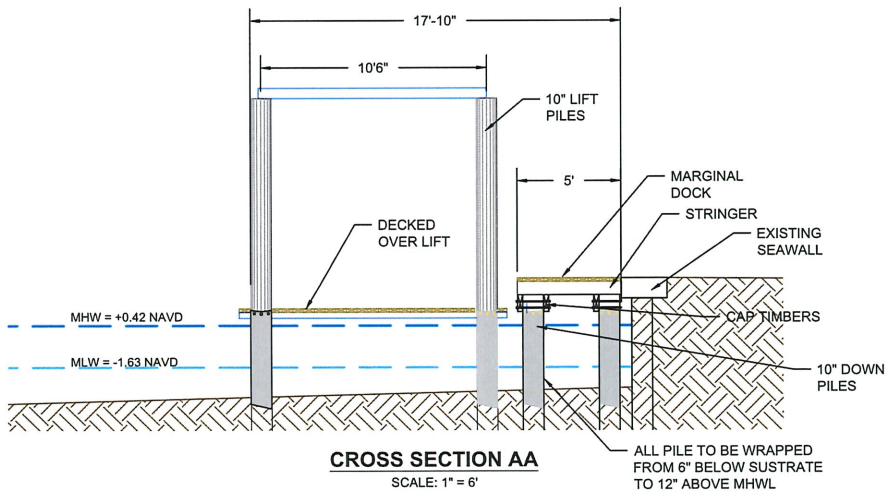




LEGEND

- UP PILE - EXTENDED ABOVE DECK
- DOWN PILE - TERMINATED BELOW DECK

NOTES:
<> PILES - 10" Ø CCA W/ 10' MIN. PENETRATION INTO SUBSTRATE TO FIRM BEARING
<>3K BOAT LIFT PILES - 10" Ø CCA W/ 10' MIN. PENETRATION INTO SUBSTRATE TO FIRM BEARING
<> CAP TIMBERS - 3"X10" 0.60 CCA NO. 1 SYP S4S
<> STRINGERS - 3"X8" 0.60 CCA NO. 1 SYP S4S
<> FACIA BOARDS 2"X8"
<> RAILING - MATCH DECKING TYPE
<>DECKING
<>2"X6" SYNTHETIC (MATCH EXISTING)
<>5/8" Ø 304/305 SS BOLTS THROUGH PILES @ CAP TIMBERS AND STRINGERS
<> 4"X4" BLOCKS & SPLICES BOLTED W/ ½" 304/305 SS BOLTS
<> 3" NO. 10 304/305 SS SQUARE DRIVE BUGLE HEAD SCREW FOR ALL DECKING OPTIONS
<> 6D SS RING SHANK NAILS FOR PILE STRIPS
<> LIFT PILES 3' ABOVE DECK
<> DOCK PILES 3' ABOVE DECK
<> PROPOSED TOP OF BANK ELEVATIONS ARE BASED ON NAVD 1988
<> ALL STRINGERS NOT TO EXCEED 18" O.C.
<> PROPOSED STRUCTURE: 292 SF
<>TOTAL STRUCTURE: 709 SF
<> TOTAL PROTRUSION: 20'



CROSS SECTION AA
SCALE: 1" = 6'

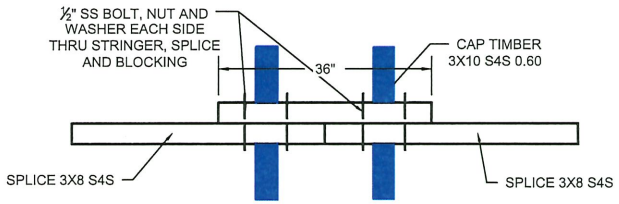
JOSHUA W. MAXWELL
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. 5875
LICENSE NO.81247
DATE: October 19, 2018 9:26 AM

180 PAGO PAGO DRIVE NAPLES, FL 34113
GIOVANONE
TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
3364 Exchange Ave. Suite H,

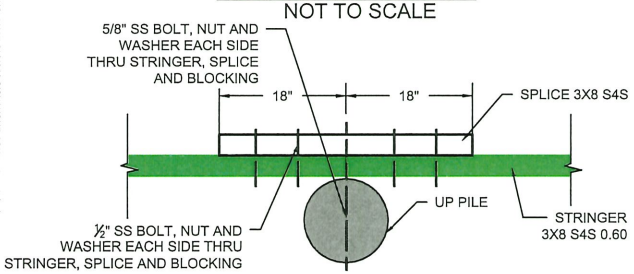
DRAWN	CHECKED	SURVEYED	PROJECT
RMJ	PS	JVM	1864

P:\1864-00-Giovanone-180 Pago Pago\CAD\CONSTRUCTION\1864 GIOVANONE-CONST.dwg 10/19/2018

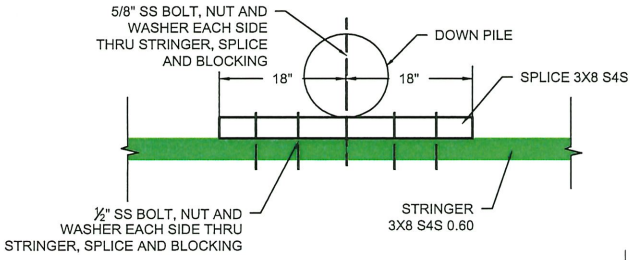
Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180



INTERIOR SPLICE DETAIL
NOT TO SCALE

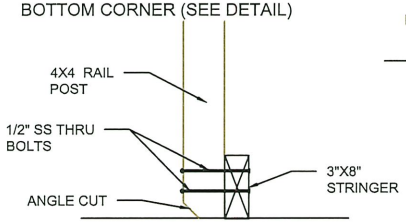


STRINGER SPLICE DETAIL WOOD UP PILE
NOT TO SCALE

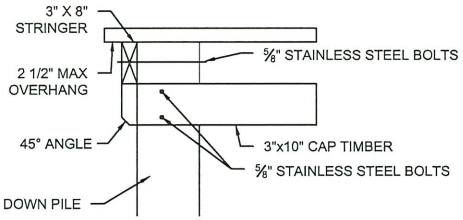


STRINGER SPLICE DETAIL WOOD DOWN PILE
NOT TO SCALE

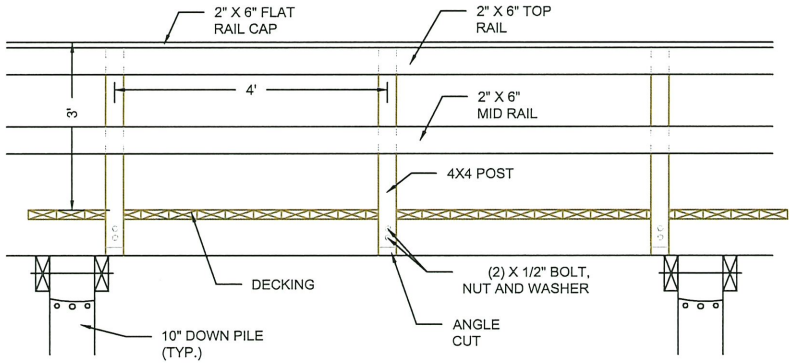
NOTES:
<> ALL RAIL POSTS SOLID 4" X 4", NOT TO EXCEED 4 FEET O.C.
<> ALL RAIL FINISHED HEIGHT IS 36 INCHES
<> ALL POST DOUBLE BOLTED WITH ½" SS BOLTS
<> ALL RAIL POST ANGLE CUT OUTSIDE BOTTOM CORNER (SEE DETAIL)



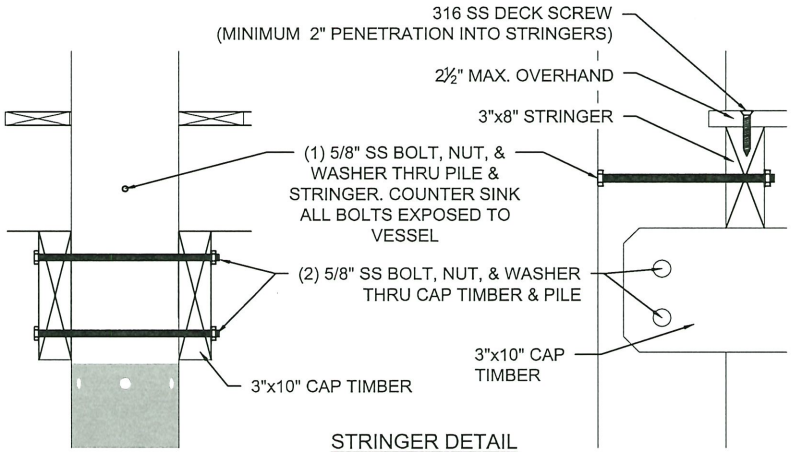
ANGLE CUT DETAIL
NOT TO SCALE



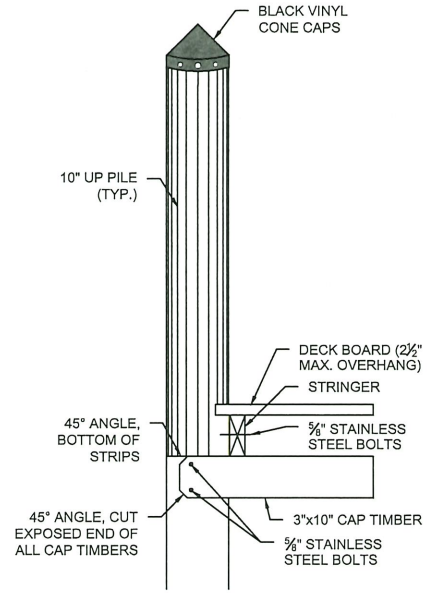
BELOW DECK PILING DETAIL
NOT TO SCALE



DOWN PILE DOCK WITH RAILING DETAIL - BASE BID
NOT TO SCALE



STRINGER DETAIL
NOT TO SCALE



PILE CAP AND STRIPPING DETAIL
NOT TO SCALE

JOSHUA W. MAXWELL
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. 5875
LICENSE NO.81247
DATE: October 19, 2018 9:26 AM

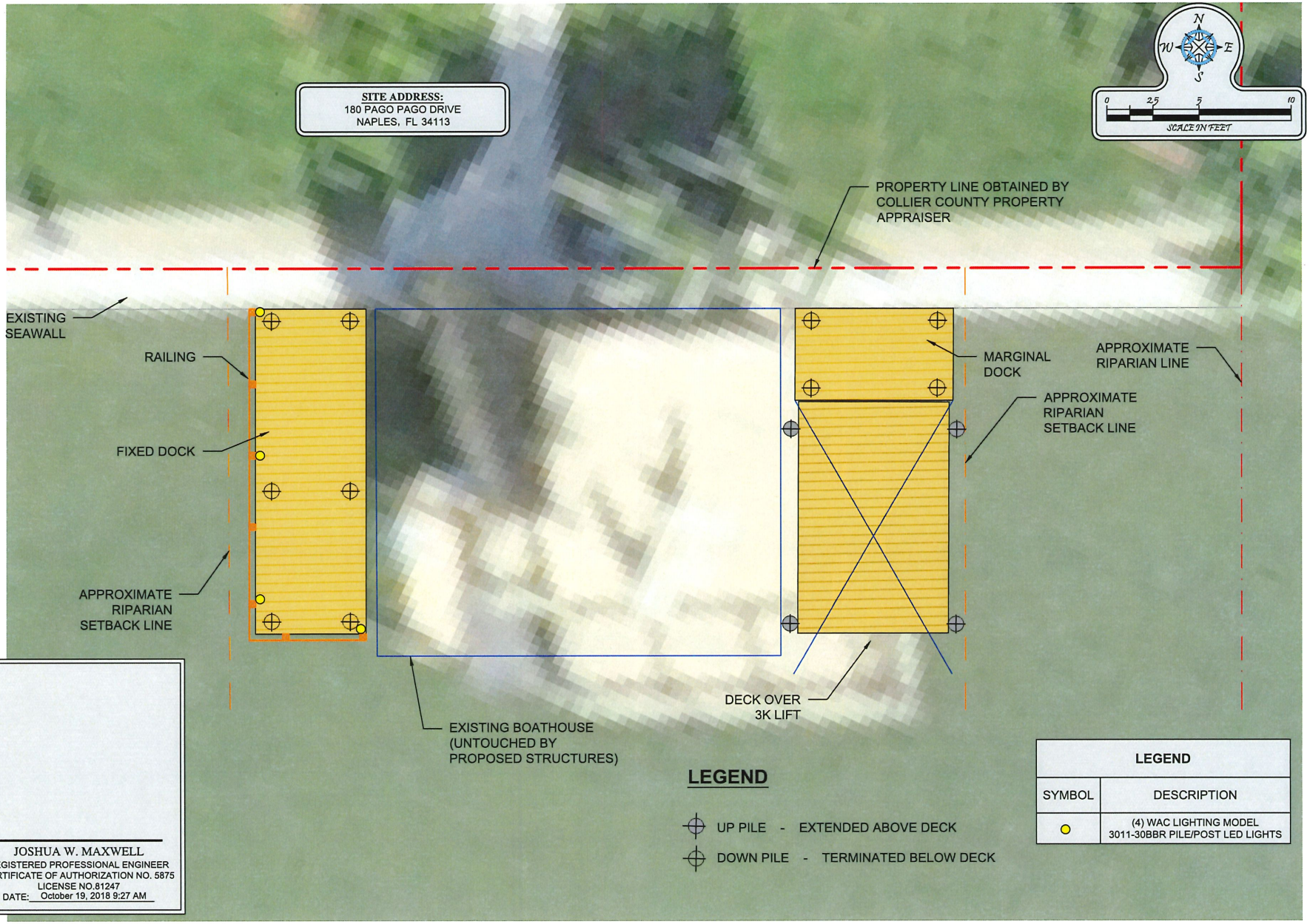
307 PETTIT DR. GOODLAND, FL 34140
GIOVANONE

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B,

DRAWN BY: RMJ
DESIGN BY: JWM
CHECKED BY: PS
PROJECT: 1864
SHEET: C101

P:\1864\00-Giovanone-180 Page Page\CAD\CONSTRUCTION\1864 GIOVANONE-CONST.dwg 10/19/2018

Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180



JOSHUA W. MAXWELL
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. 5875
LICENSE NO.81247
DATE: October 19, 2018 9:27 AM

180 PAGO PAGO DRIVE, NAPLES, FL 34113

GIOVANONE

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

DRAWN: RMJ
REVISED: JVM
CHECKED: PS
PROJECT: 1864

Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180

P:\1864.00-Giovanone-180 Pago Pago\CAD\CONSTRUCTION\1864 GIOVANONE-CONST.dwg 10/19/2018

Collier County
Growth Management Department
Development Review Division

March 04, 2019

GIOVANONE, MICHAEL A
DEBORAH L GIOVANONE
156 SPARROWBUSH RD
LATHAM, NY 12110

RE: Special Treatment Permit No. PL20190000386
Property ID # 52392360008

Dear Applicant:

Your request for a special treatment (ST) development permit for the above referenced property has been administratively approved pursuant to section 4.02.14 and 2.03.07.D of the Collier County Land Development Code (LDC). The attached site plan identifies site alterations authorized by this permit.

The following stipulations shall apply:

- Prior to issuance of a certificate of occupancy (CO) all exotic vegetation, as defined in Division 1.08.02 LDC, shall be removed from the property.
- Permits or letters of exemption from the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers shall be presented prior to issuance of a County building permit.
- Petitioner shall utilize only native southern Floridian species for all on-site landscaping.
- Outdoor lighting associated with construction or development within three hundred (300) feet of the high tide line shall be in compliance with Division 3.04.02.B. of the Collier County Land Development Code.
- All other applicable state or federal permits must be obtained before commencement of the development.
- Pursuant to Section 125.022(5) F.S., issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

If you have any questions regarding this matter, please feel free to contact me at Phone: (239)-252-2915 or Erin.Josephitis@colliercountyfl.gov.

Sincerely,

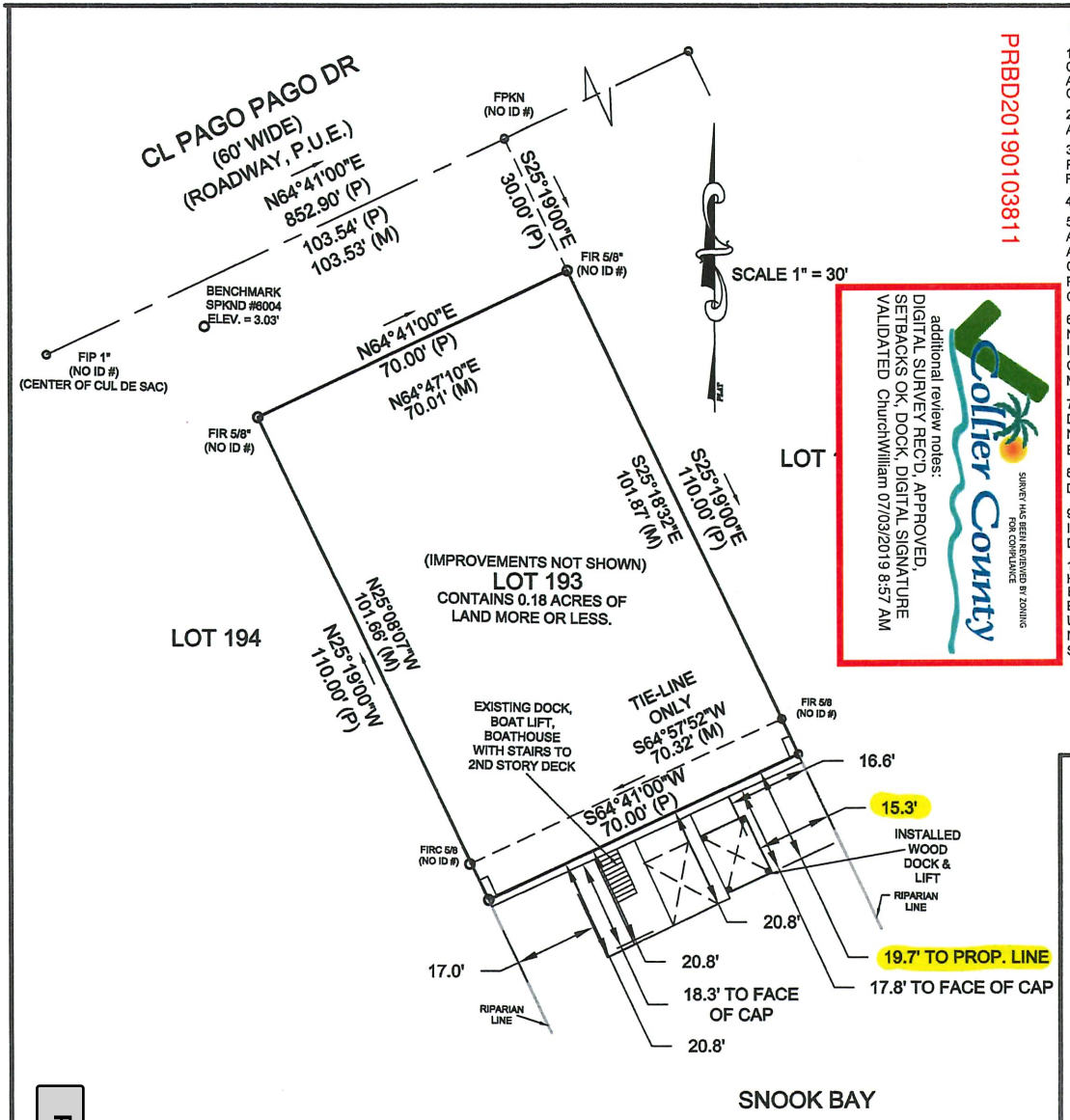
Development Review Division

Collier County
Reviewed and Approved For:
Permit Issuance
PL20190000386 Date: 3/4/2019

Growth Management Department
2800 N. Horseshoe Dr.
Naples, Florida 34104
239-252-2400

cc. Florida Department of Economic Opportunity - ACSC-DO@DEO.myflorida.com

Attachment: Attachment C - Existing Dock, Permit PRBD20190103811 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)



PRBD20190103811

Collier County
SURVEY HAS BEEN REVIEWED BY ZONING FOR COMPLIANCE
additional review notes:
DIGITAL SURVEY REC'D, APPROVED,
SETBACKS OK, DOCK, DIGITAL SIGNATURE
VALIDATED CharchWilliam 07/03/2019 8:57 AM

NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PAGO PAGO DR AS SHOWN IN PLAT BOOK 3 PAGE 46 OF COLLIER COUNTY, BEING NORTH 64D 41' 00" EAST.

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

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

4.DATE OF FIELD SURVEY FEBRUARY 22, 2019.

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

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

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS:
N/A
ELEV. =

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

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

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

LEGEND

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

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 193

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

180 PAGO PAGO DRIVE WEST

THIS SURVEY IS PREPARED FOR:
IMPERIAL MARINE CONSTRUCTION

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

Court H. Gregory
Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2019.06.24 17:02:28 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 06/24/2019
DATE OF FIELD SURVEY 02-22-2019

ASBUILT SURVEY (FINAL DOCK LOCATION)
DATE OF REVISION 06-03-2019

PSM # 6004
LB # 7112

C.G.S.

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

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

Date 06/24/2019
Job # EN40180A
Fb EN4-36 Pg 55

MICHAEL GIOVANONE DOCK
180 PAGO PAGO DR. W
NAPLES, FL 34113

BDE APPLICATION
PL20210000708
JUNE 2021

PREPARED BY:

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

BDE. PL 20210000708
180 PAGO PAGO DR W

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents**, IF TOO LARGE FOR E-MAIL.

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



Signature of Agent Representative

12/9/2021

Date

Nick Pearson

Printed Name of Signing Agent Representative

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

BDE Application

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Michael and Deborah Giovanone

Name of Applicant if different than owner: _____

Address: 156 Sparrowbush Rd. **City:** Latham **State:** NY **ZIP:** 12110

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

E-Mail Address: mrpools1@aol.com

Name of Agent(s): Nick Pearson

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: Nick@THAnaples.com

PROPERTY LOCATION

Section/Township/Range: 32 / 51 S / 26 E **Property I.D. Number:** 52392360008

Subdivision: 426700 - ISLES OF CAPRI UNIT 2 **Unit:** 2 **Lot:** 193 **Block:** _____

Address/ General Location of Subject Property:
180 PAGO PAGO DR W

Current Zoning and Land use of Subject Property:
RSF-4; current use is private residential

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-4	Private Residential
S	A-ST	N/A - public waterway
E	RSF-4	Private Residential
W	RSF-4	Private Residential

DESCRIPTION OF PROJECT

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

SITE INFORMATION

1. **Waterway Width:**
   206 ft. Measurement from ☐ plat ☐ survey ■ visual estimate
   ■ other (specify) GIS software
2. **Total Property Water Frontage:**
   70 ft.
3. **Setbacks:**
   Provided: 15 ft.
   Required: 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   32 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 29 ft.
   2. 12 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   neighboring docks throughout the bay all have approved BDEs for more protrusion than 30', many of which consist of covered structures similar to that which is proposed. See exhibit 7.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.18 Acres

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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SECONDARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Collier County

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

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 greatest extent practical.

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Collier County

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

- 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 REVIEWERS:

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

FEE REQUIREMENTS:

- ☑ **Boat Dock Extension Petition:** $1,500.00
- ☑ **Pre-Application Meeting, if required:** $500.00 (Applications submitted 9 months or more after the date of the last pre-application meeting shall not be credited towards application fees; a new pre-application meeting may be required.) PD.
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

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

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

All checks payable to: Board of County Commissioners.

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

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

6/8/2021

Signature of Petitioner or Agent **Date**

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

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

Giovanone Boat Dock Extension (BDE) Petition #PL20210000708
September 15, 2021
Narrative Description of Project

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

The property at 180 Pago Pago Dr. W, owned by Michael and Deborah Giovanone since 2013, is a conventional 70′ x 110′ rectangular shaped lot located on Isles of Capri, on the south side of Pago Pago Dr. W. The parcel contains a principal structure that was built in 1970 and which serves as a single-family residence. The parcel also has a 70′ seawall shoreline, a docking facility with 2 boatlifts, and a grandfathered legally non-conforming boathouse all within the adjacent man-made bay. The lot is zoned RSF-3, which is intended for development with single-family residences.

The dock spans nearly the entire 40′ distance from side setback to side setback and protrudes approximately 19′ from the face of the seawall or 20.8′ from the property line. The boathouse is an approximately 19′ x 22′ structure which covers a slip in the middle of the dock. The boathouse is specifically nonconforming in that its roof is flat and is not of the same color or material as the principal structure. Total existing overwater square footage by the dock and boathouse amounts to approximately 696 square feet. The facility's 2 boat slips can be found within the boathouse (as previously mentioned), and on the dock's east side.

We propose to expand the existing dock facility by extending the dock an additional 11.2′ into the waterway to allow for reasonable loading/unloading from the boat, storage of marine related items, and general recreational use of the waterway. The new docking facility with vessels would protrude 32′ into the waterway from the most restrictive point (the property line). Therefore, the proposed facility would require a 12′ protrusion variance beyond the normally allowed 20′ of protrusion. Total over-water structure proposed would amount to approximately 190 square feet of decking, bringing the total overwater structure at the site to 886 square feet.

All structures proposed would still be located within the applicant's riparian setbacks and have been designed so as to not affect the ingress or egress from neighboring docks or public navigability in general. There are no seagrasses growing within 200′ of the proposed project so environmental impacts by the designed structure are negligible. And the nearby area also already has several docks in existence of similar size and shape. We believe that this BDE would therefore allow the property owner to make reasonable use of the waterway and docking facility for mooring and other water-based recreational activities while also maintaining the ability to safely ingress and egress by any of the applicant's vessels.

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Primary Criteria

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

PRIMARY CRITERIA

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

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

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the Collier County LDC. The proposed project consists of expanding the existing facility to accommodate a longer vessel. No additional vessels will be moored at the proposed facility. One lift will be used for a 29-foot vessel and the second, existing lift will remain as-is for a personal watercraft. This criteria is therefore satisfied.

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

   The water depths at the site are ample enough for mooring by the proposed vessel. However, mooring in a shore-parallel configuration would require demolition of the existing structure and constructing an entirely new dock (rather than simply expanding upon the existing structure), which the owner is not in favor of doing. This criteria is therefore not met.

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

   The proposed docking facility is not located within a marked channel, nor will it affect navigation. This criteria is therefore met/satisfied.

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

The waterway width at the most restrictive point (for this particular parcel) is approximately 206' in width. The proposed dock protrusion will reach 32 feet from the most restrictive point (the property line), which is less than 15% of the width of waterway. Additionally, the proposed dock will leave substantially more than 50% of the waterway open for navigation. This criteria is therefore met/satisfied.

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

The proposed docking facility will meet the required side yard setbacks of 15-feet. Additionally, the proposed dock will not protrude more than any of the surrounding properties in the immediate area. Therefore, the proposed dock will not interfere with any existing or future neighboring docking facilities. This criteria is therefore met/satisfied.

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Secondary Criteria

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

SECONDARY CRITERIA

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

   The property owner would incur substantially more costs by demolishing the existing boathouse and constructing an entirely new structure than by just adding a small expansion to the existing structure to accommodate his new boat. So, for the purposes of being fiscally responsible, the property owner would like to protrude beyond the normally allowed 20' from the MHWL. This criteria is therefore met/satisfied.

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

   The amount of decking provided in the proposed project is no more than is provided in similar projects of the area. Furthermore, the proposed dock expansion has been reduced from the original submittal of 294 proposed square feet to 190 square feet by eliminating expansion of the boathouse roof from the project. The additional 190 square feet of decking is proposed for floor space that will provide access to the applicant's new vessel, storage of marine related items, and for access to the waterways for marine related recreational activities. This will bring the total overwater structure to 886 square feet. If the property owner were to construct a dock that spanned from setback to setback and protruded the maximum of 20' into the waterway (thereby avoiding the need for a variance), the total overwater structure would amount to 800 square feet. This petition would only increase upon that number by 86 square feet. Furthermore, the added decking will have no adverse impacts to the environment, navigation, or views of neighbors, which would all seem to be the reasons for the "excessive decking" criteria. Our opinion is therefore that there is no reason that the applicant shouldn't be allowed such a modest increase in decking and that the amount of decking proposed is not excessive. This criteria is therefore met/satisfied.

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

   The length of vessels together collectively equal 41' (29' and 12') which is more than 50% of the applicant's total shoreline (83'). This criteria is therefore not met/satisfied.

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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.)

   The proposed docking facility is located entirely within the riparian setbacks of the property owner and will not block the views of surrounding properties. This criteria is therefore met/satisfied.

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

   There are no seagrass beds present on the property nor the neighboring properties within 200' of the proposed dock location. This criteria is therefore met/satisfied.

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

   The proposed work is for a single-family dock facility. The Collier County Manatee Protection Plan does not restrict single-family docks, except for those within the sea walled basin of Port of the Islands. This dock is not within Port of the Islands, and so therefore complies with the Manatee Protection Plan. This criteria is therefore met/satisfied.

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Property Information

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Collier County Property Appraiser
Property Summary

Parcel No	52392360008	Site Address *Disclaimer	180 PAGO PAGO DR W	Site City	NAPLES	Site Zone *Note	34113

Name / Address	GIOVANONE, MICHAEL A
	DEBORAH L GIOVANONE
	156 SPARROWBUSH RD

City	LATHAM	State	NY	Zip	12110

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
6B32	426700 1936B32	32	51	26	0.18

Legal	ISLES OF CAPRI NO 2 LOT 193

Millage Area	91	Millage Rates *Calculations		
Sub./Condo	426700 - ISLES OF CAPRI UNIT 2	School	Other	Total
Use Code	1 - SINGLE FAMILY RESIDENTIAL	5.016	6.2924	11.308

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
10/28/13	4980-3810	$ 425,000
07/27/98	2444-3218	$ 201,900
04/01/69	306-567	$ 0

2020 Certified Tax Roll

(Subject to Change)

	Land Value	$ 308 0
(+)	Improved Value	$ 288 9
(=)	Market Value	$ 596 9
(=)	Assessed Value	$ 596 9
(=)	School Taxable Value	$ 596 9
(=)	Taxable Value	$ 596 9

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Collier County Property Appraiser
Property Detail

Parcel No	52392360008	Site Address *Disclaimer	180 PAGO PAGO DR W	Site City	NAPLES	Site Zone *Note	34113

Name / Address	GIOVANONE, MICHAEL A
	DEBORAH L GIOVANONE
	156 SPARROWBUSH RD

City	LATHAM	State	NY	Zip	12110

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
0	COUNTY	PRBD20191042881				ROOF
1970	COUNTY	69-2046				
1970	COUNTY	69-745				
2003	COUNTY	0207-0772	01/10/03			ADDITION
2003	COUNTY	0210-1322	01/10/03			ROOF
2016	COUNTY	PRBD20131129531	01/22/15			
2016	COUNTY	PRBD20150102363			02/23/15	SCREEN ENCLOSURE
2016	COUNTY	PRBD20150412908	01/29/16			DOCK
2020	COUNTY	PRBD20190103811	07/03/19		05/16/19	DOCK
2020	COUNTY	PRBD20191146612	02/19/20			

Land

#	Calc Code	Units
10	RESIDENTIAL FF	70

Building/Extra Features

#	Year Built	Description	Area	A Ar
10	1970	RESIDENTIAL	1966	22
20	1970	BOAT HOUSE	320	32
30	1970	PVC D	354	35
40	2015	PCDECK	320	32
50	2015	ALUM SCREEN PORCH	336	33
60	2015	TILE DECK	155	15
70	2015	SEAWALL	70	7

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

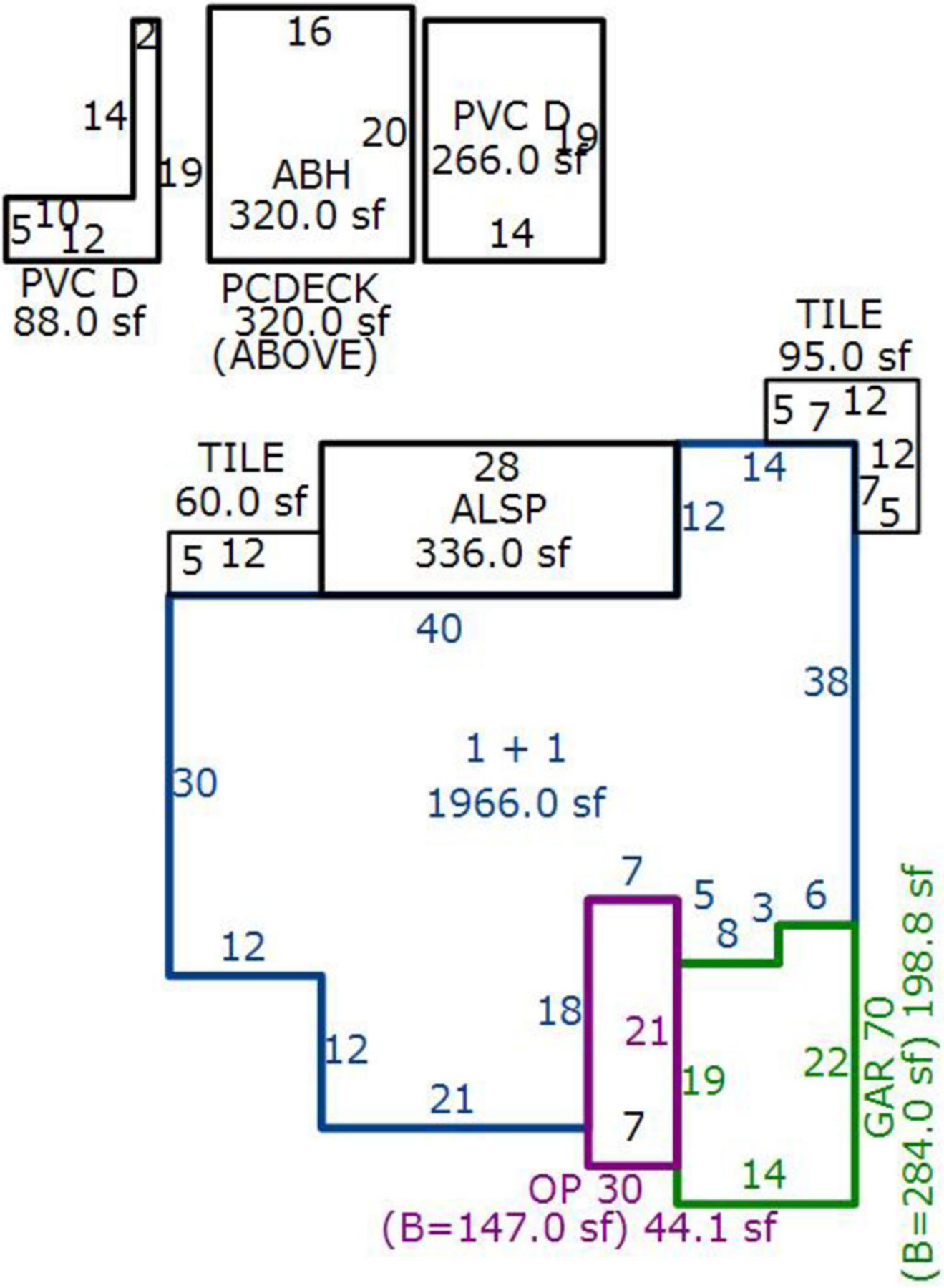
Collier County Property Appraiser
Property Aerial

arcel No	52392360008	Site Address *Disclaimer	180 PAGO PAGO DR W	Site City	NAPLES	Site Zone *Note	34113



Open GIS in a New Window with More Features.

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)



Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Property Ownership Disclosure Form

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Michael & Deborah Giovanone	100
180 Pago Pago Dr. W, Naples FL 34113	

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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 10/28/2013

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

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

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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



Agent/Owner Signature

6/8/2021
Date

Nick Pearson
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Property Deed

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

INSTR 4909740 OR 4980 PG 3810 RECORDED 11/5/2013 10:21 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $2,975.00 REC $18.50
CONS $425,000.00

Prepared by
Cheri Bowen, an employee of
Island Title 5 Star Agency, LLC
1118 N. Collier Blvd.
Marco Island, FL 34145
(239)394-4888

Return to: Island Title 5 Star Agency, LLC

File No.: 3832-136453

WARRANTY DEED

This indenture made on **October 28, 2013**A.D., by

Louise Lemon, an unremarried widow and surviving spouse of John Lemon, deceased

whose address is: **231 10th Avenue NW, Naples, FL 34120**
hereinafter called the "grantor", to

Michael A. Giovanone and Deborah L. Giovanone, husband and wife

whose address is: **5 Campion Lane, Saratoga Springs, NY 12866**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

Lot 193 of ISLES OF CAPRI NO. 2, according to the Plat thereof as recorded in Plat Book 3, Page 46, of the Public Records of Collier County, Florida.

Parcel Identification Number: **52392360008**

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

NOT A CERTIFIED COPY

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

Louise Lemon

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: CHERYL A. BOWEN

Witness Signature

Print Name: WILLIAM M. MORGAN

State of **FL**

County of **Collier**

The Foregoing Instrument Was Acknowledged before me on **October 22ND, 2013** , by **Louise Lemon, an unremarried widow and surviving spouse of John Lemon, deceased** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

CHERYL A. BOWEN

(Printed Name)

My Commission expires: 10/13/14

CHERYL A. BOWEN
MY COMMISSION # EE 000252
EXPIRES: October 13, 2014
Bonded Thru Notary Public Underwriters

{Notorial Seal}

NOT A CERTIFIED COPY

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Pre-Application Meeting Notes

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Notes

Petition Type: BDE
Date and Time: Thursday 4/8/2021 3:00 PM

Assigned Planner: John Kelly

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

Project Information

Project Name: 180 Pago Pago Dr.-Giovanone (BDE)

PL #: 20210000708

Property ID #: 52392360008 **Current Zoning:** RSF-4

Project Address: 180 Pago Pago Dr. W **City:** Naples **State:** FL **Zip:** 34113

Applicant: Nick Pearson

Agent Name: Nick Pearson- Turell Hall & Assoc. **Phone:** 239-643-0166

Agent/Firm Address: 3484 Exchange Ave. **City:** Naples **State:** FL **Zip:** 34101

Property Owner: Michael A. Giovanone & Deborah L. Giovanone

Please provide the following, if applicable:

i. **Total Acreage:** 0.18

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 D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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Meeting Notes

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

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

ZONING – John Kelly

See attached Pre-App Meeting Notes – PAGE 2.A.

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 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Pre-Application Meeting Notes
GMD - Zoning Services

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

Boat Dock Extension

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

Boathouse

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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(239) 252-2400

Meeting Notes

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

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

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

ThomasClarkeVEN

From: BrownCraig
Sent: Thursday, April 08, 2021 1:41 PM
To: ThomasClarkeVEN
Subject: PL20210000708 180 Pago Pago Drive
Attachments: Boat Dock Extension Checklist 2016.doc

Thomas,

Here are my notes for the Pre-app.

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

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

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

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 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Residential Boat Dock Extension Checklist
Submerged Resources Survey Checklist

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

2. Seagrass or seagrass beds within 200 feet of any proposed dock facility shall be identified on an aerial photograph. (LDC 5.03.06 I)
   Provide a submerged resources survey from an Environmental Consultant done between April and October. P530

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

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

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

6. The dock shall be field adjusted to minimize impacts to mangroves. (LDC 5.03.06 I.2) Remove this checklist item – look at LDC? P530

7. Provide a clearing plan for removal of any vegetation related to the boat dock. This is simply an information exhibit being requested. (Use Misc in CV)

8. Are there any draft restrictions? Look at the MPP. (Use Misc in CV)

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

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

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

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

MULTI SLIP DOCKING FACILITY

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

SUGGESTION FORMAT AND INFORMATION TO INCLUDE IN SUBMERGED RESOURCES SURVEY

- Location of survey – property address and folio#
  - The survey shall indicate any seagrass or seagrass beds located within 200 feet on any proposed dock facility (5.03.06.J). In order for this to be accomplished, any within 200 feet of the proposed dock (within the riparian lines of the property and adjacent to the property) shall be surveyed.
- Who did the survey – which firm and their contact information including name, address, phone #, email
- What date was the survey conducted? Guidance from FWC is to do between April and October
  - Weather conditions, water temperature, low tide & high tide times
- Objective of Survey & Work done on the site
  - Was the site snorkeled?
  - What methodologies were used?
  - Was a GPS used?
  - Was an aerial photograph reviewed and used to establish survey transect lines?
- Results
  - What was found? Substrate and what kind? Seagrass, shell, oysters?
  - What was along the shoreline? Mangroves, seawall, etc?
  - Why does the consultant think no submergerd resources were found?
  - Other observations
- When seagrass is found, include all requirements of LDC section 5.03.06. J.
- Conclusions
  - Were any submerged resources found? If yes, what?
  - Are any impacts to submerged resources expected or proposed?
- Pictures (suggested angles)
  - Looking toward and away from the shoreline
  - The proposed location of the boat access
  - Observations in the water - Any oyster debris, shell, seagrass

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

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

1. Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such photographs are not available from the County. The location of seagrass beds shall be verified by the County Manager or designee prior to issuance of any project approval or permit.
2. All proposed **dock** facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds, except where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, and to minimize negative impacts to seagrasses and other native **shoreline**, emergent and submerged vegetation, and hard bottom communities.
3. Where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, the **applicant** shall be allowed to build a **dock** across the seagrass beds, or a **docking** facility within 10 feet of seagrass beds. Such **docking** facilities shall comply with the following conditions:
   a. The **dock** shall be at a height of at least 3.5 feet NGVD.
   b. The terminal platform area of the **dock** shall not exceed 160 square feet.
   c. The **access dock** shall not exceed a width of 4 feet.
   d. The **access dock** and terminal platform shall be sited to impact the smallest area of seagrass beds possible.

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Sign-In Sheet

PL# 20210000708

Collier County Contact Information:

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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NAPLES, FLORIDA 34104
(239) 252-2400

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

Additional Attendee Contact Information:

Name	Representing	Phone	Email
NICK PEARSON	TURNELL HALL		

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Collier County
Growth Management Department
Zoning Division

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

PL2021000708 – 180 Pago Pago Dr.-Giovanone (BDE) Planner- John Kelly PRE-APP INFO

Assigned Ops Staff: Thomas Clarke
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Nick Pearson, Turrell, Hall & Associates.
  nick@thanaples.com

- **Agent to list for PL#**

  Nick Pearson, Turrell, Hall & Associates.

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

  Michael A. & Deborah L. Giovanone

- **Confirm Purpose of Pre-App: (BDE)**

  Extension of an existing dock and boathouse an additional 8 feet into the waterway for access and maintenance to a larger vesse.

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

  N/A

- **Details about Project:**

See attached exhibits.

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

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

Created April 5, 2017

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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 (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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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 greatest extent practical.

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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- 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 REVIEWERS:

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

FEE REQUIREMENTS:

- ☑ **Boat Dock Extension Petition:** $1,500.00
- ☑ **Pre-Application Meeting, if required:** $500.00 (Applications submitted 9 months or more after the date of the last pre-application meeting shall not be credited towards application fees; a new pre-application meeting may be required.)
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

PD.

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent **Date**

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Addressing Checklist

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

ADDRESSING CHECKLIST

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

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

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

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

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

ISLES OF CAPRI NO 2 LOT 193 T51, R26, S32

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

52392360008

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

180 Pago Pago Dr. Naples, FL 34113

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

CURRENT PROJECT NAME *(if applicable)*

PROPOSED PROJECT NAME *(if applicable)*

180 Pago Pago Dr. - BDE petition name not yet approved

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # _____

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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

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

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

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

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

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

FOR STAFF USE ONLY

Folio Number 52392360008

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: S L H **Date:** 03/01/2021

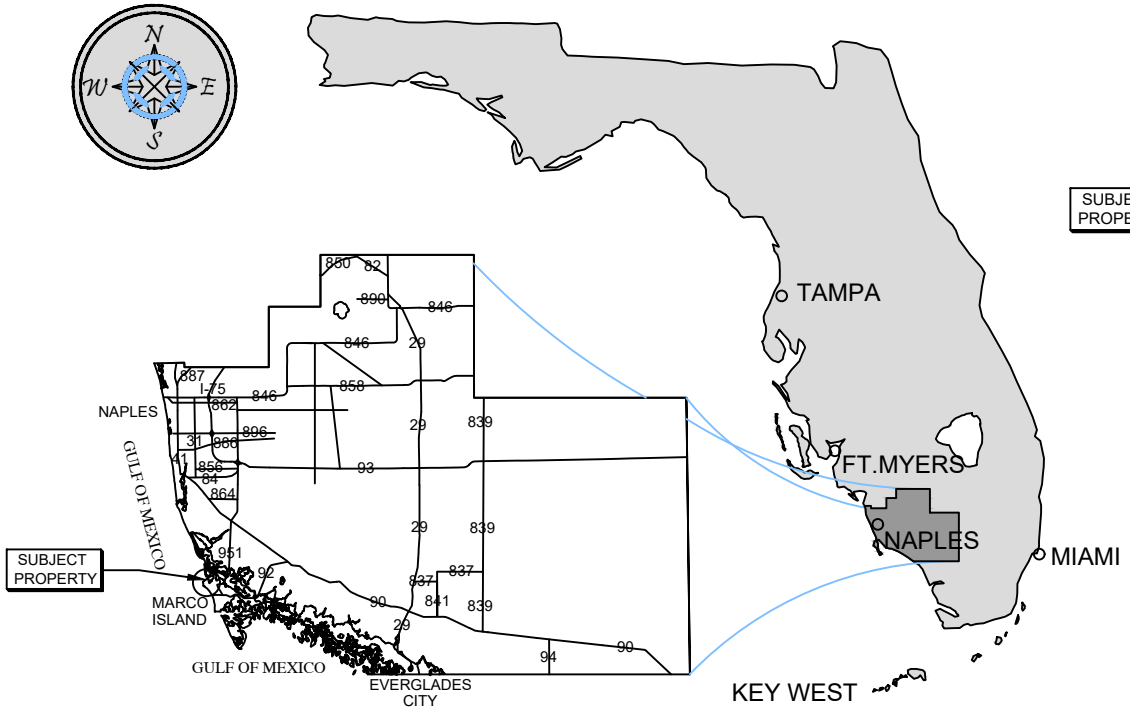
Updated by: **Date:**

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-STATE\1864-STATE.dwg LOCATION 2/18/2021

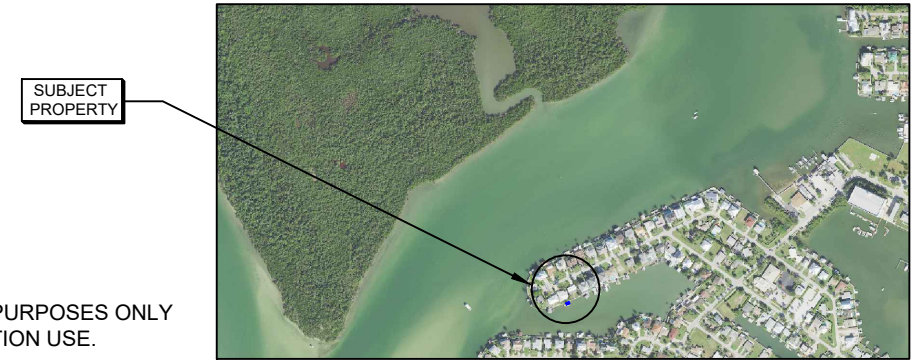
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 180 PAGO PAGO DRIVE
NAPLES, FL 34113

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

<> LATITUDE: N 25.982535
<> LONGITUDE: W 81.731971

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

GIOVANONE

LOCATION MAP

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	02-03-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	01 OF 04	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -

Affidavit of Representation

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000708

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

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

**Notes:*

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

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

Michael L. Giovanone
Signature

4/16/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 16 day of April, 2021, by (printed name of owner or qualifier) Michael Giovanone.

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: Jordan Lee Rice

Notary Seal

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

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

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

AFFIDAVIT OF AUTHORIZATION

PL20210001685

FOR PETITION NUMBERS(S) _____

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

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

Debra L Giovanone
Signature

10-21-21
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 October, 2021, by (printed name of owner or qualifier) _____.

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: Rosanne P. Ciervo

Notary Seal

ROSANNE P. CIERVO
Notary Public, State of New York
Qualified in Schenectady County
Reg. No. 01CI6148236
Commission Expires June 26, 2022

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

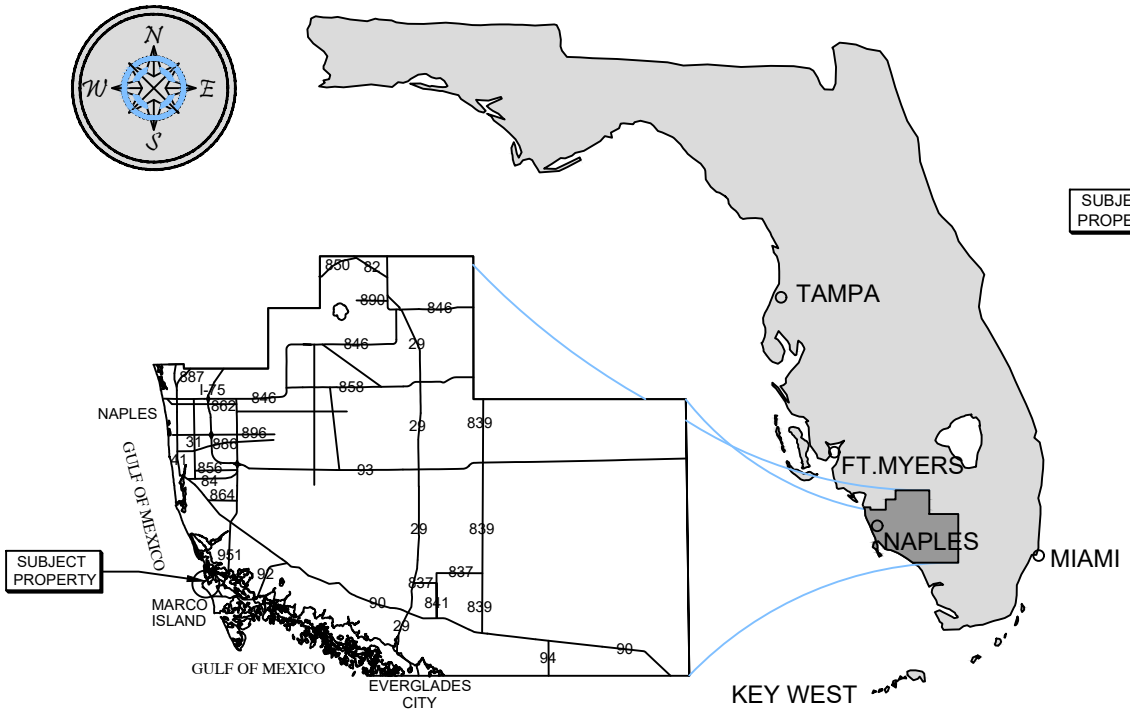
Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

BDE Drawings / Exhibits

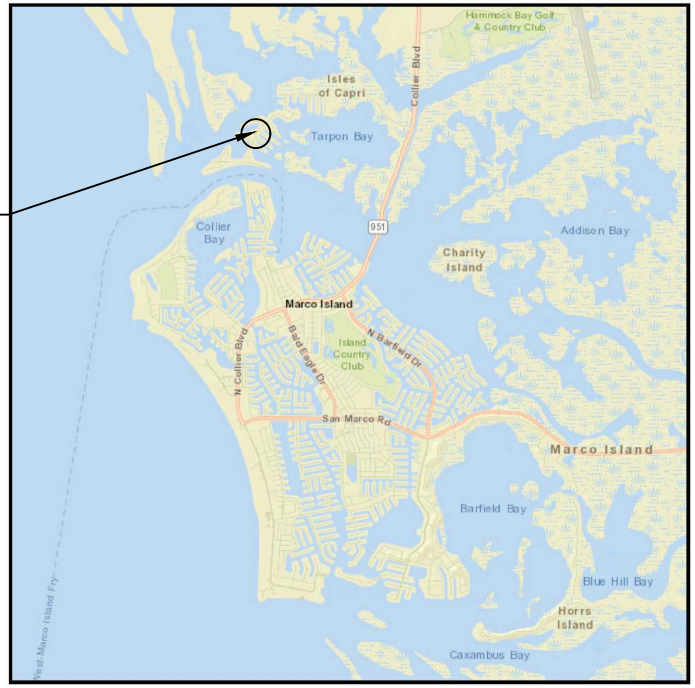
Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

P:\1864.00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg LOCATION MAP 10/14/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 180 PAGO PAGO DRIVE W
NAPLES, FL 34113

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

<> LATITUDE: N 25.982535
<> LONGITUDE: W 81.731971

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

GIOVANONE

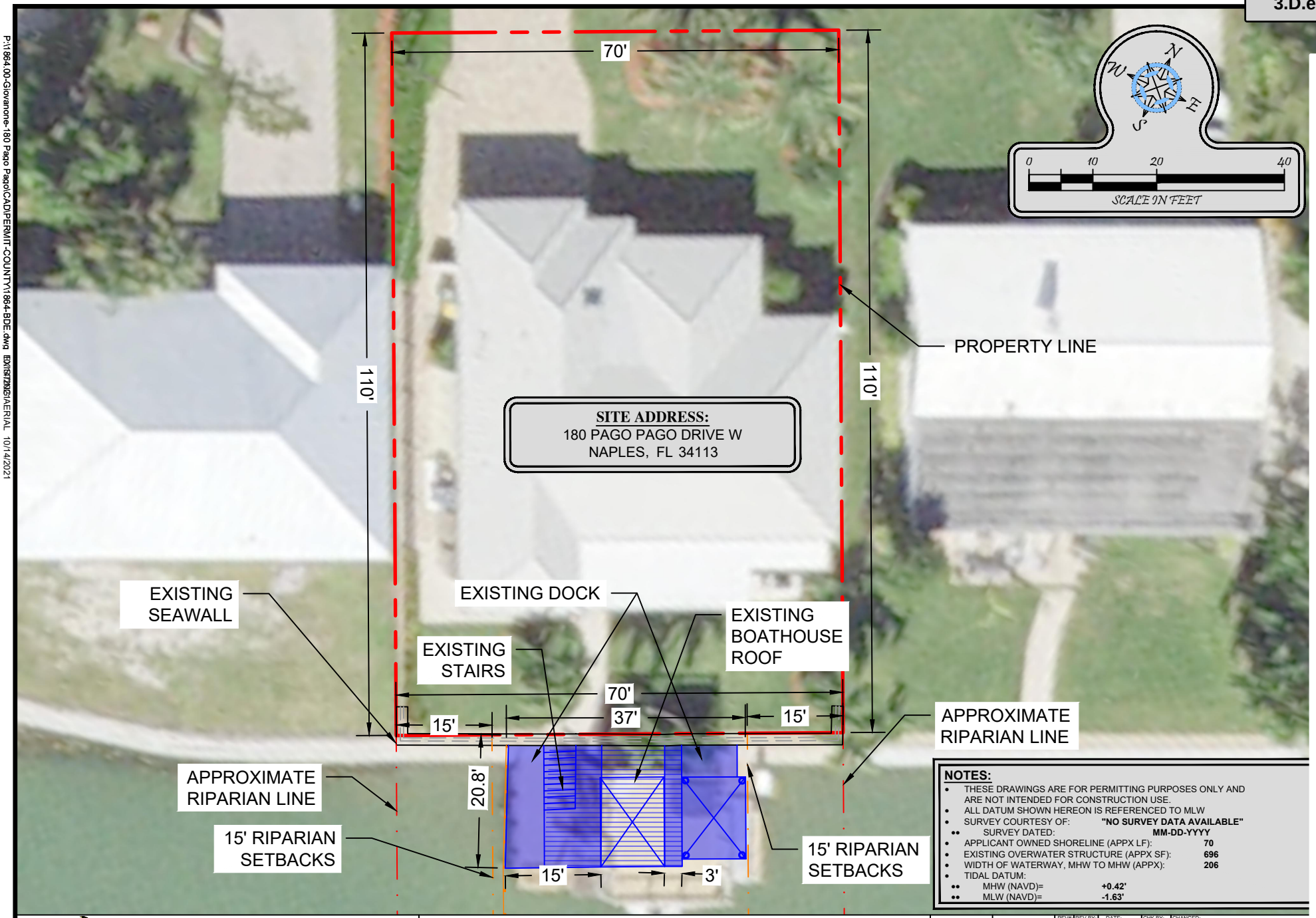
LOCATION MAP

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
  - SURVEY DATED: **MM-DD-YYYY**
- APPLICANT OWNED SHORELINE (APPX LF): **70**
- EXISTING OVERWATER STRUCTURE (APPX SF): **696**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **206**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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

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EXISTING AERIAL

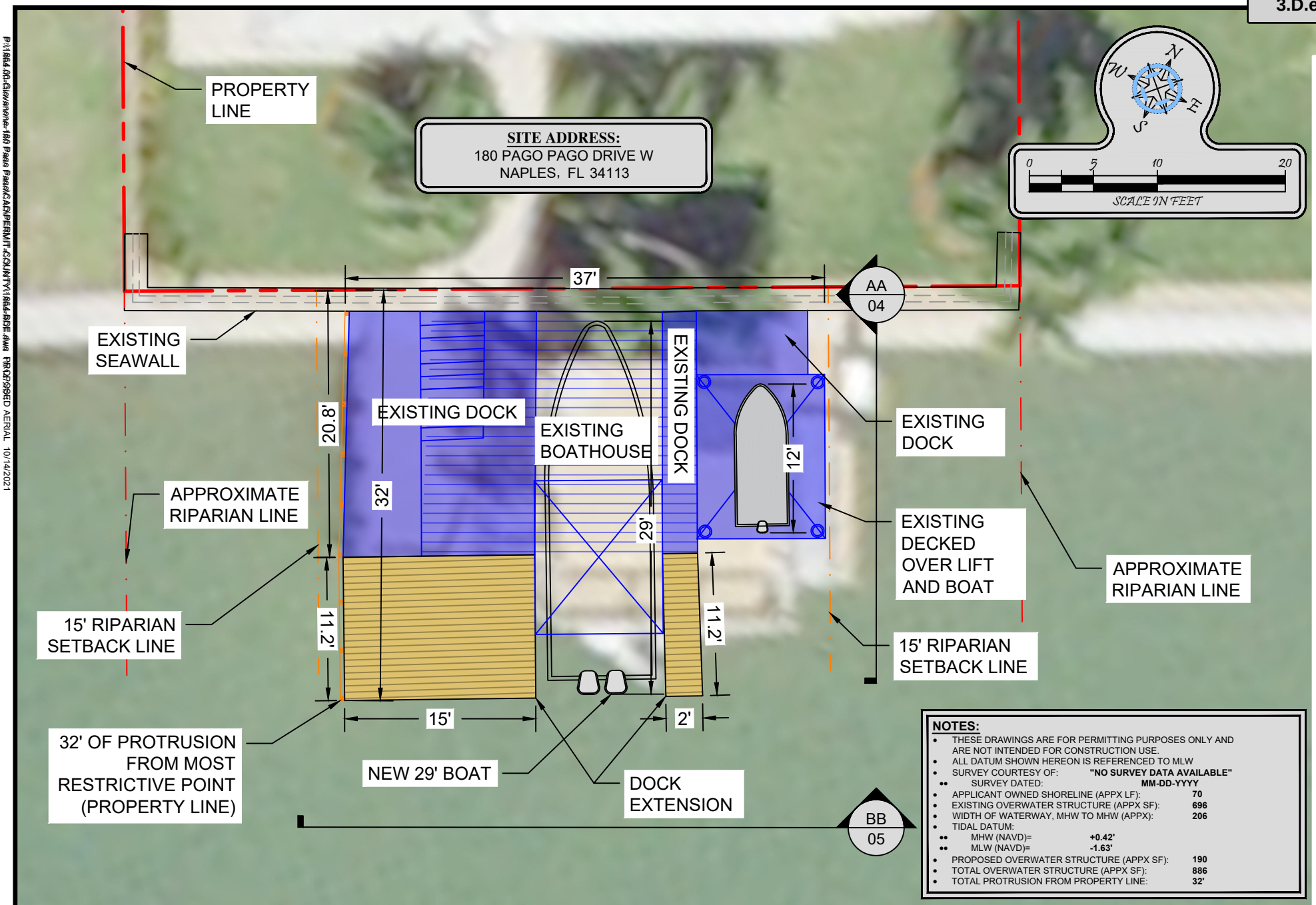
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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg 10/14/2021 - 9:07:57 AM EDT/AERIAL 10/14/2021

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -



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- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
  - SURVEY DATED: **MM-DD-YYYY**
- APPLICANT OWNED SHORELINE (APPX LF): **70**
- EXISTING OVERWATER STRUCTURE (APPX SF): **696**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **206**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **190**
- TOTAL OVERWATER STRUCTURE (APPX SF): **886**
- TOTAL PROTRUSION FROM PROPERTY LINE: **32'**

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PROPOSED AERIAL

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

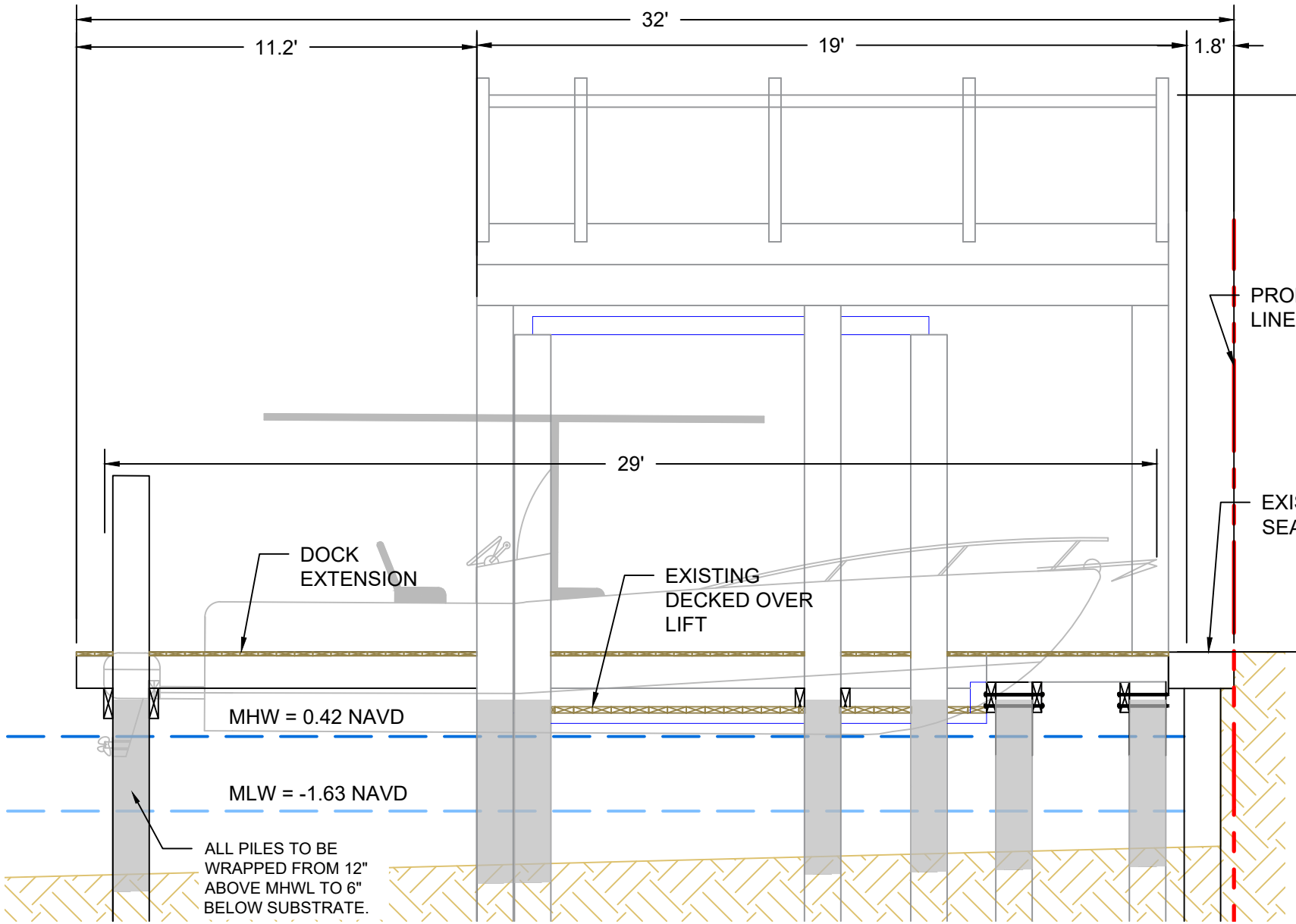
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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1864 00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg RMJ 10/14/2021 PROPOSED AERIAL 10/14/2021

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg CROSS SECTION AA 10/14/2021



CROSS SECTION AA

SCALE: 1" = 4'

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CROSS SECTION AA

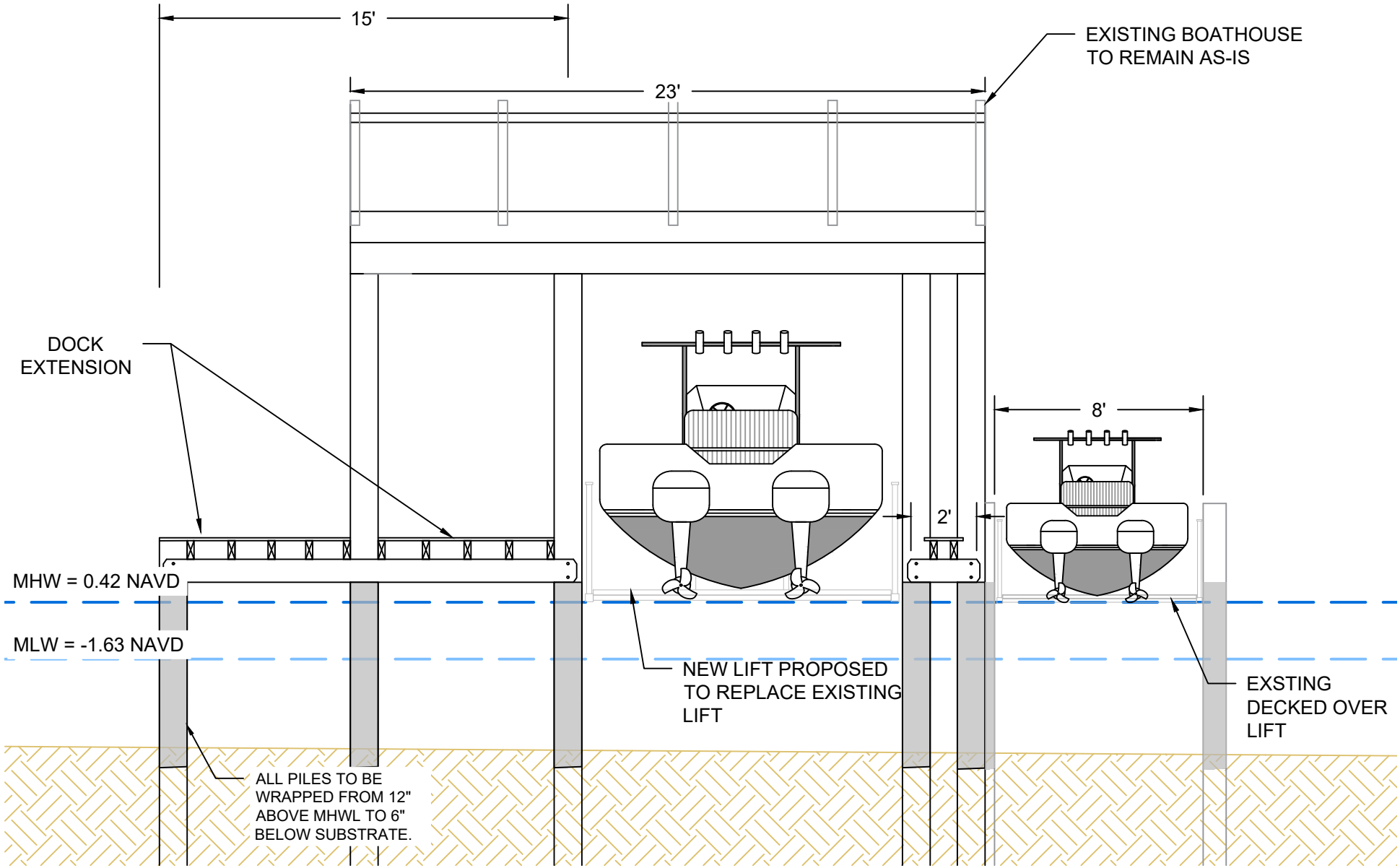
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	04 OF 08	5.	-	-	-	-

SECTION-32 TOWNSHIP- 51 S

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -

P:\1864.00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg CROSS SECTION BB 10/14/2021



CROSS SECTION BB

SCALE: 1" = 5'

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

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CROSS SECTION BB

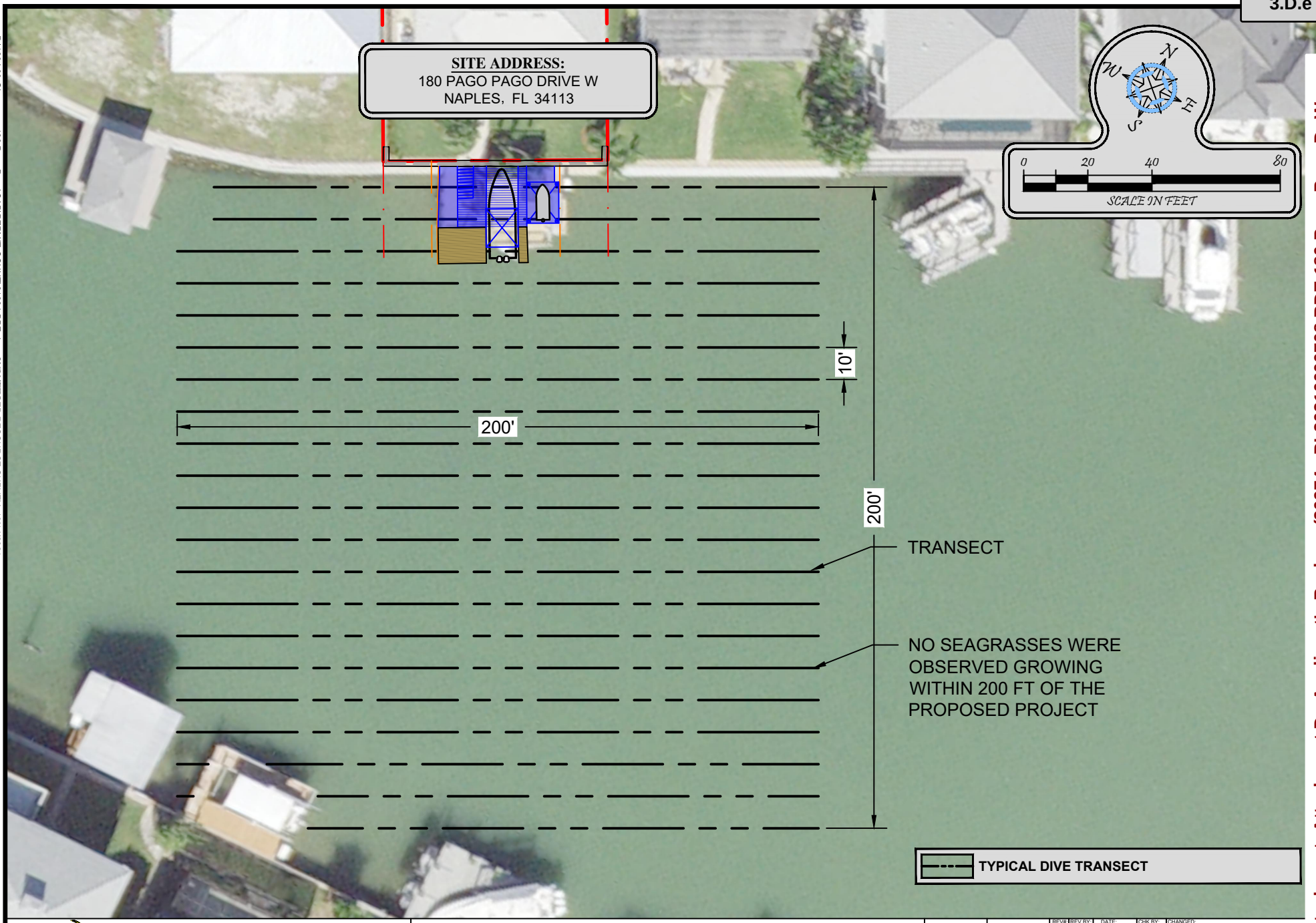
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	05 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg 10/14/2021 SUBMERGED RESOURCE SURVEY



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

GIOVANONE

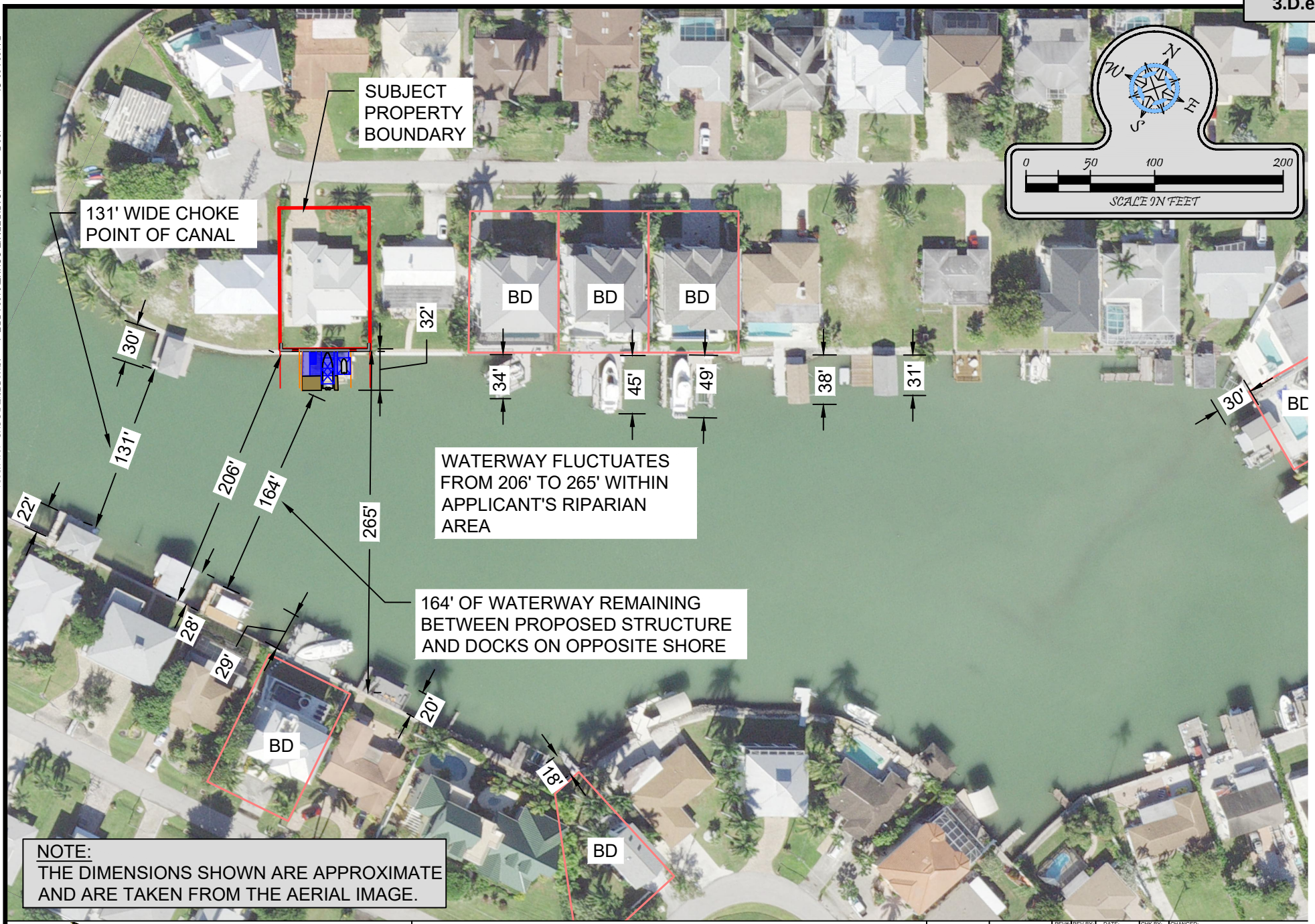
SUBMERGED RESOURCE SURVEY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	06 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -



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

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

GIOVANONE

ADJACENT DOCKS

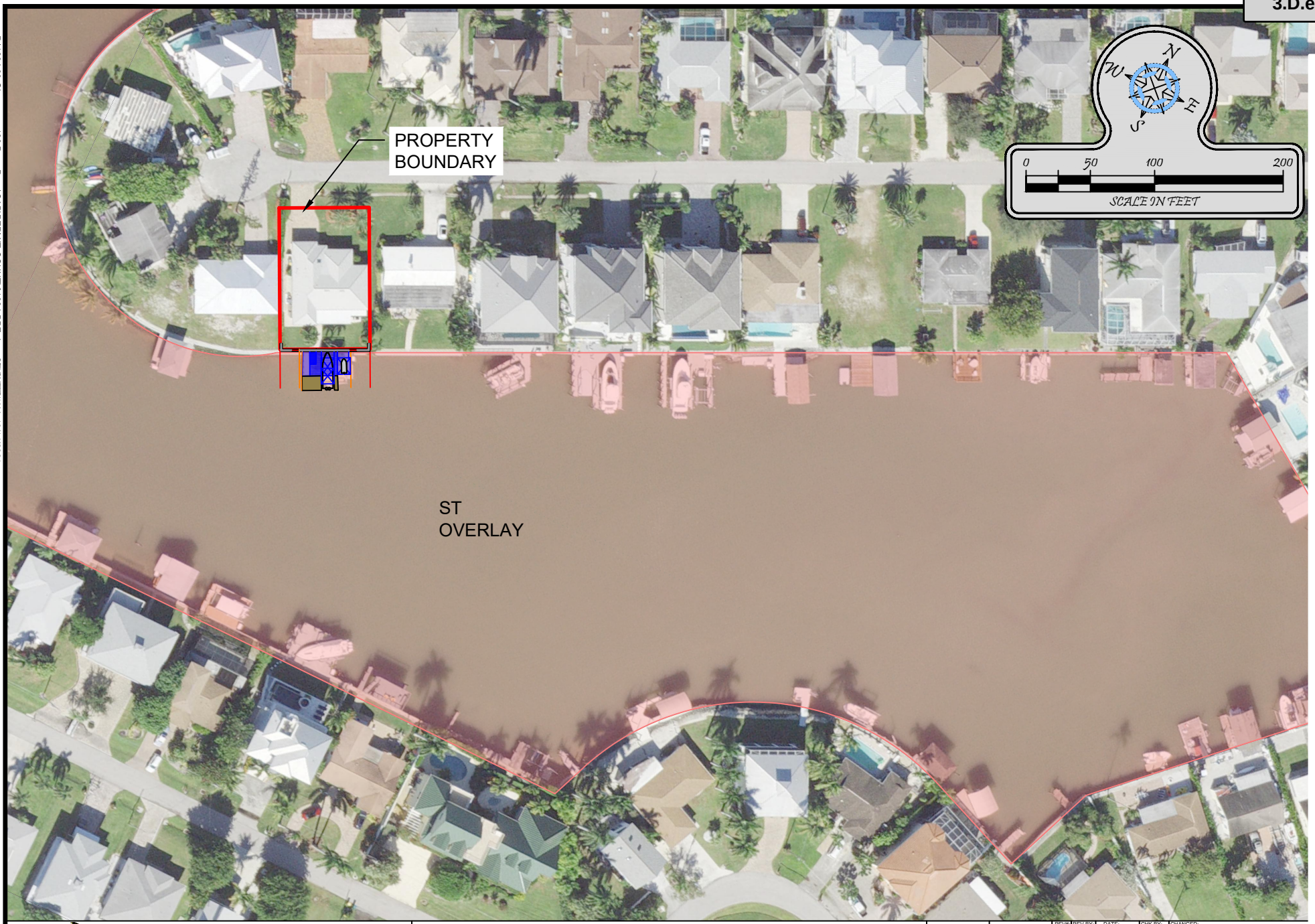
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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	07 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg ARCH A2 EXIT DOCKS 10/14/2021

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -



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

GIOVANONE

ST OVERLAY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-20-21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	08 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\1864-00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE.dwg 10/14/2021

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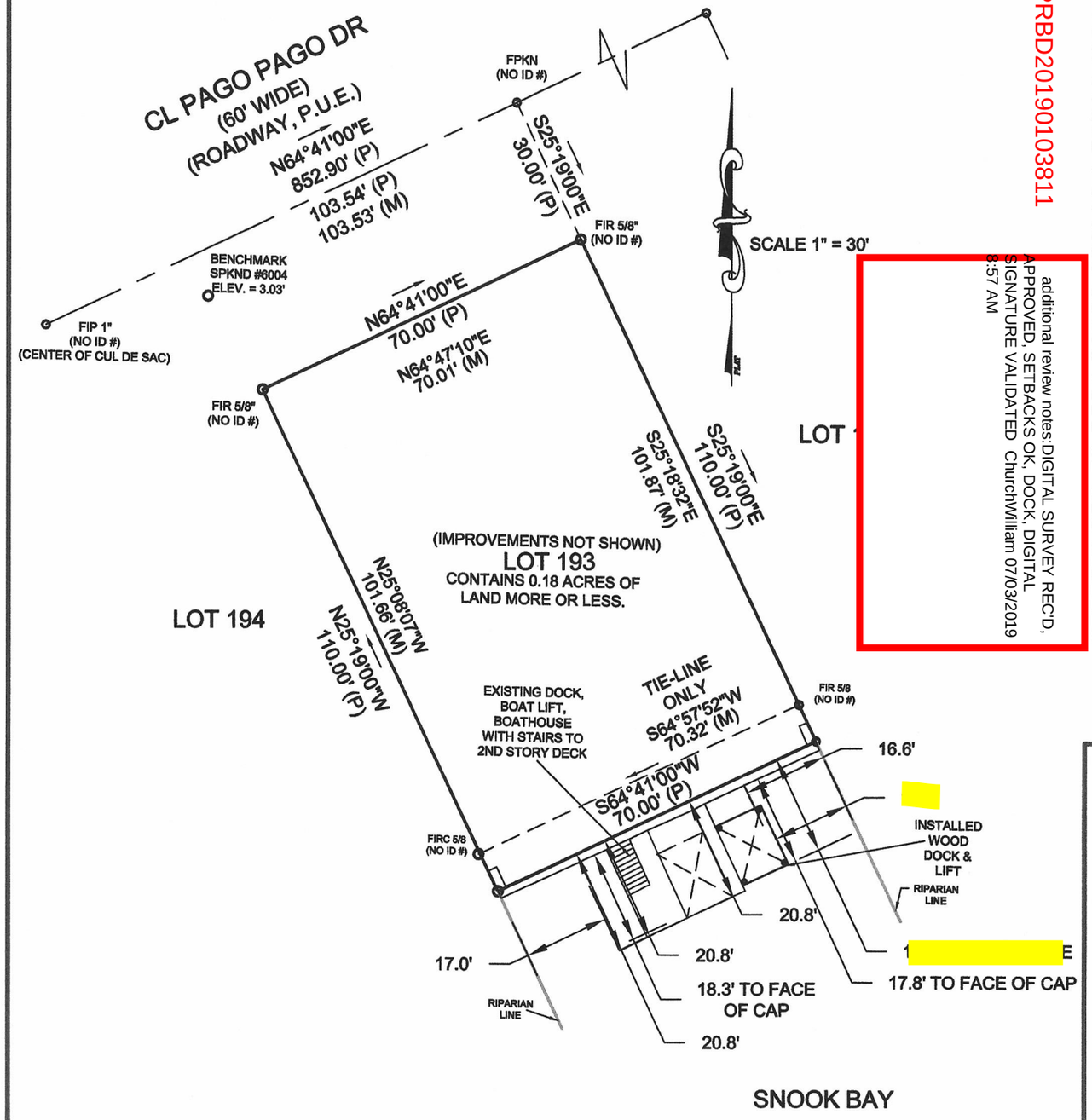
Environmental Data

(See Submerged Resource Survey)

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

Professional Survey

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)



PRBD20190103811

additional review notes:DIGITAL SURVEY REC'D, APPROVED, SETBACKS OK, DOCK, DIGITAL SIGNATURE VALIDATED ChurchWilliam 07/03/2019 8:57 AM

NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PAGO PAGO DR AS SHOWN IN PLAT BOOK 3 PAGE 46 OF COLLIER COUNTY, BEING NORTH 64D 41' 00" EAST.

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

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

4.DATE OF FIELD SURVEY FEBRUARY 22, 2019.

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

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

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS:
N/A
ELEV. =

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

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

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

LEGEND

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

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 193

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

180 PAGO PAGO DRIVE WEST

THIS SURVEY IS PREPARED FOR:
IMPERIAL MARINE CONSTRUCTION

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

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 06/24/2019
DATE OF FIELD SURVEY 02-22-2019

ASBUILT SURVEY (FINAL DOCK LOCATION)
DATE OF REVISION 06-03-2019

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

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

Date 06/24/2019
Job # EN40180A
Fb EN4-36 Pg 55

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -

Submerged Resource Survey

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

180 PAGO PAGO DR. W
NAPLES, FL 34140
FOLIO #46372680002

SUBMERGED RESOURCE SURVEY REPORT
APRIL 2021

PREPARED BY:

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Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

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1 Introduction

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 180 W Pago Pago Dr. in Naples, FL 34113 and that can be identified by folio #52392360008. This survey will provide planning assistance to both the property owner and regulating agencies during any review processes for the proposed project, which consists of expanding on an existing private, recreational single-family docking facility with 2 boatlifts.

The subject property consists of a 0.18-acre parcel that can be found on the south side of Pago Pago Dr. W, backing up to a man-made bay. The parcel currently contains a single-family residence with a seawall shoreline and an existing dock and boathouse. The property is neighbored to the north, east, and west by single-family residences, and to the south by a man-made waterway connecting to Big Marco Pass. Nearly all surrounding lots contain additional docking facilities (with boatlifts) similar in size to that which is proposed.

The SRS was conducted on April 14th, 2021, between 9:00 and 10:00 a.m. Site conditions consisted of clear, sunny skies and 5 to 15 mph winds out of the east. Water clarity was poor, allowing for submerged visibility of roughly only 12 to 18 inches on average. The ambient air temperature was approximately 73 degrees Fahrenheit and ambient water temperature was approximately 75 degrees Fahrenheit. Low tide occurred during the site visit at 9:08 a.m. and reached approximately 0.9 ft. above the mean low water mark. High tide occurred following the site visit at 2:22 p.m. and reached 2.7 ft. above the mean low water mark.

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2 Objective

The objective of the SRS was to identify and locate any existing submerged resources within 200 feet (per Collier County regulations) of the proposed docking facility expansion. Ordinarily, if seagrasses or other resources 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 resources may be ample cause for re-configuration of the design for projects over surface waters in order to minimize potentially incurred 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.
- All findings of the SRS are then documented into a formal report with exhibits.

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3 Methodology

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

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

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

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

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4 Results

The substrate found within the surveyed area consists of a silty muck material with occasional shell debris. The substrate appeared consistent throughout the project site to the limits of the survey area. Additionally, depths increased gradually with distance from the shoreline to the center of the waterway. The shoreline at the project site consists of vertical seawall supported by rip rap. No mangroves or other natural shoreline are found within the vicinity of the project site. There was also an existing docking facility and boathouse present at the project site at the time of the site visit.

Besides oysters found on the existing dock piles and seawall panels, no other natural shoreline, seagrasses, or other submerged resources were observed at the project site. Because the existing dock piles and seawall will remain, no impacts to submerged resources are expected to occur as the result of the proposed project. A list of species observed during the SRS can be seen below in Table 1.

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

Common Name	Scientific Name
Common Bottlenose dolphin	*Tursiops truncatus*
Atlantic sheepshead	*Archosargus probatocephalus*
Striped mullet	*Mugil cephalus*
Eastern oyster	*Crassostrea virginica*
Common barnacle	*Balanus spp.*
Caulerpa	*Caulerpa spp.*
Mangrove snapper	*Lutjanus griseus*

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5 Conclusion

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded no results besides the oysters present on the dock piles and seawall panels, neither of which will be affected by the proposed docking structures. Accordingly, negative impacts to submerged resources are not expected as a result of the proposed project.

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6 Photos



Photo 1: Existing docking facility on site.



Photo 2: Seawall and rip rap on site.

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Photo 3: Underside of docking facility.



Photo 4: Cross-waterway view of subject property.

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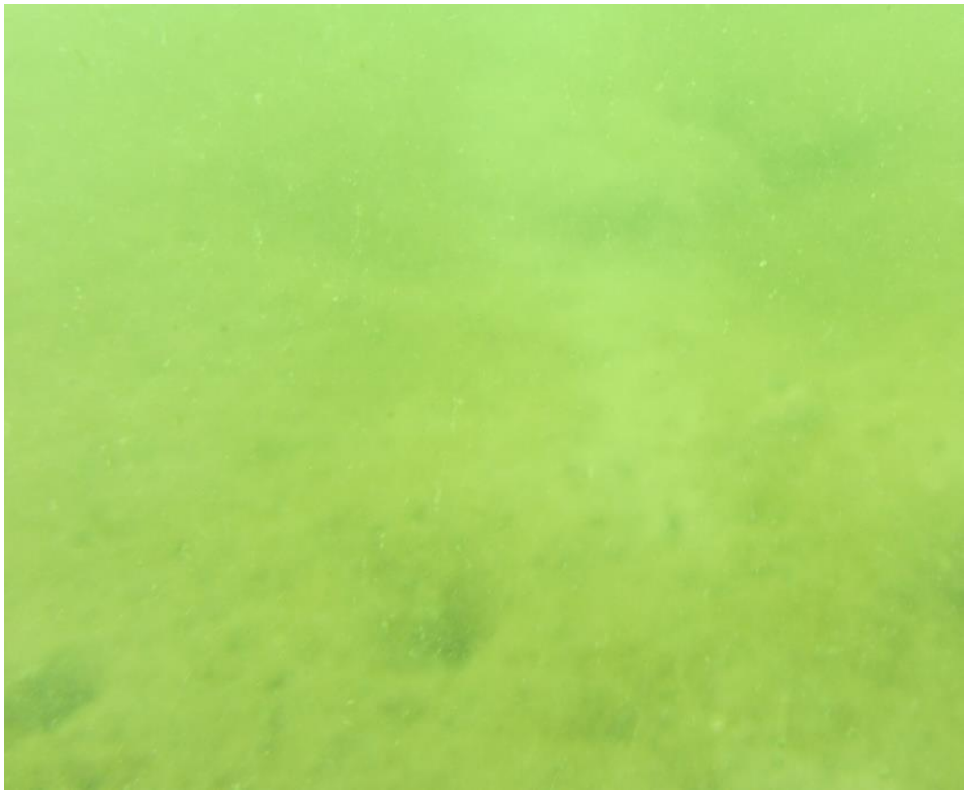


Photo 5: Typical view of bottomlands found on site.

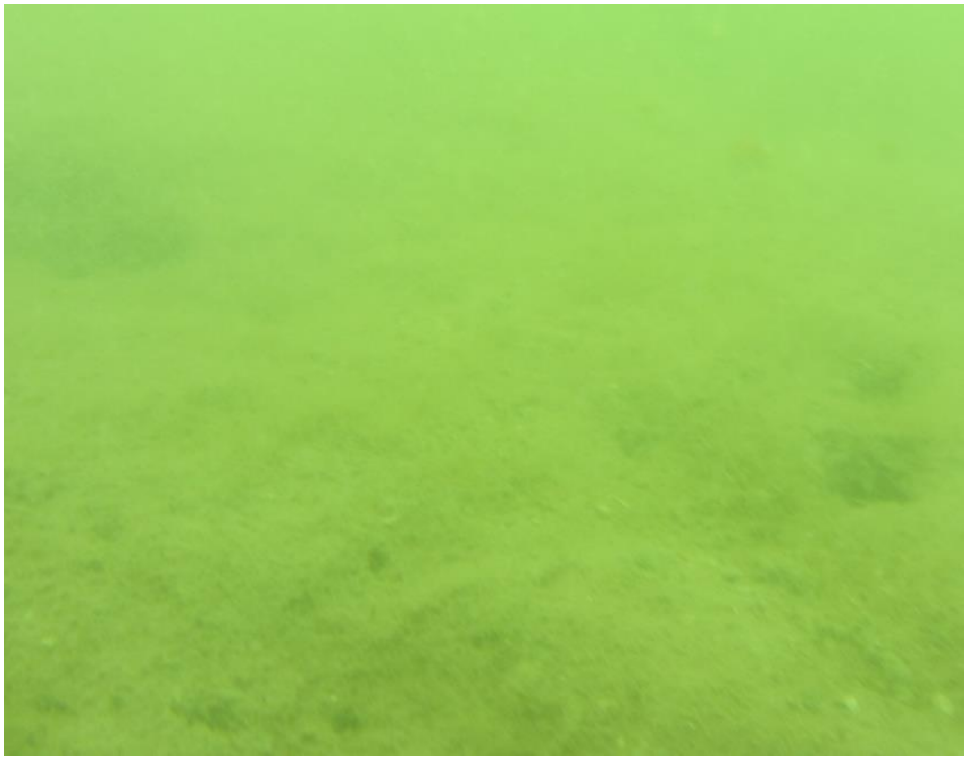
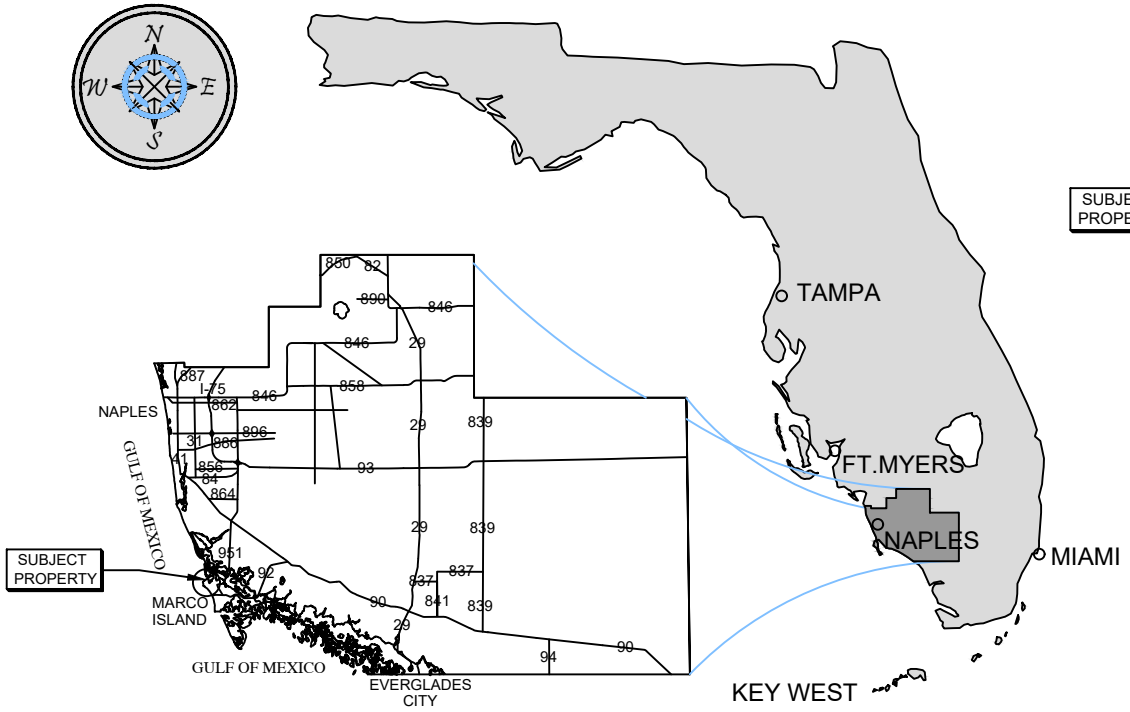


Photo 6: Additional view of bottomlands on subject property.

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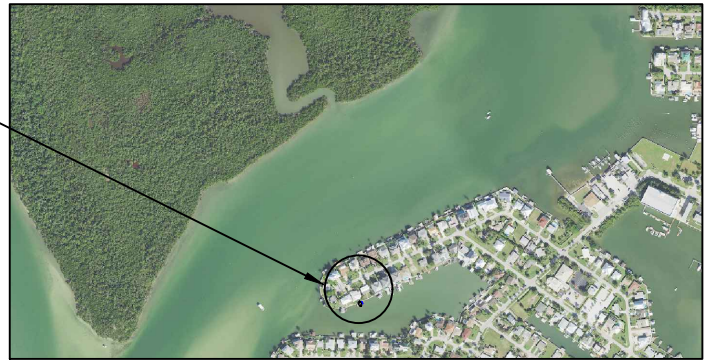
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 180 PAGO PAGO DRIVE
NAPLES, FL 34113

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

<> LATITUDE: N 25.982535
<> LONGITUDE: W 81.731971

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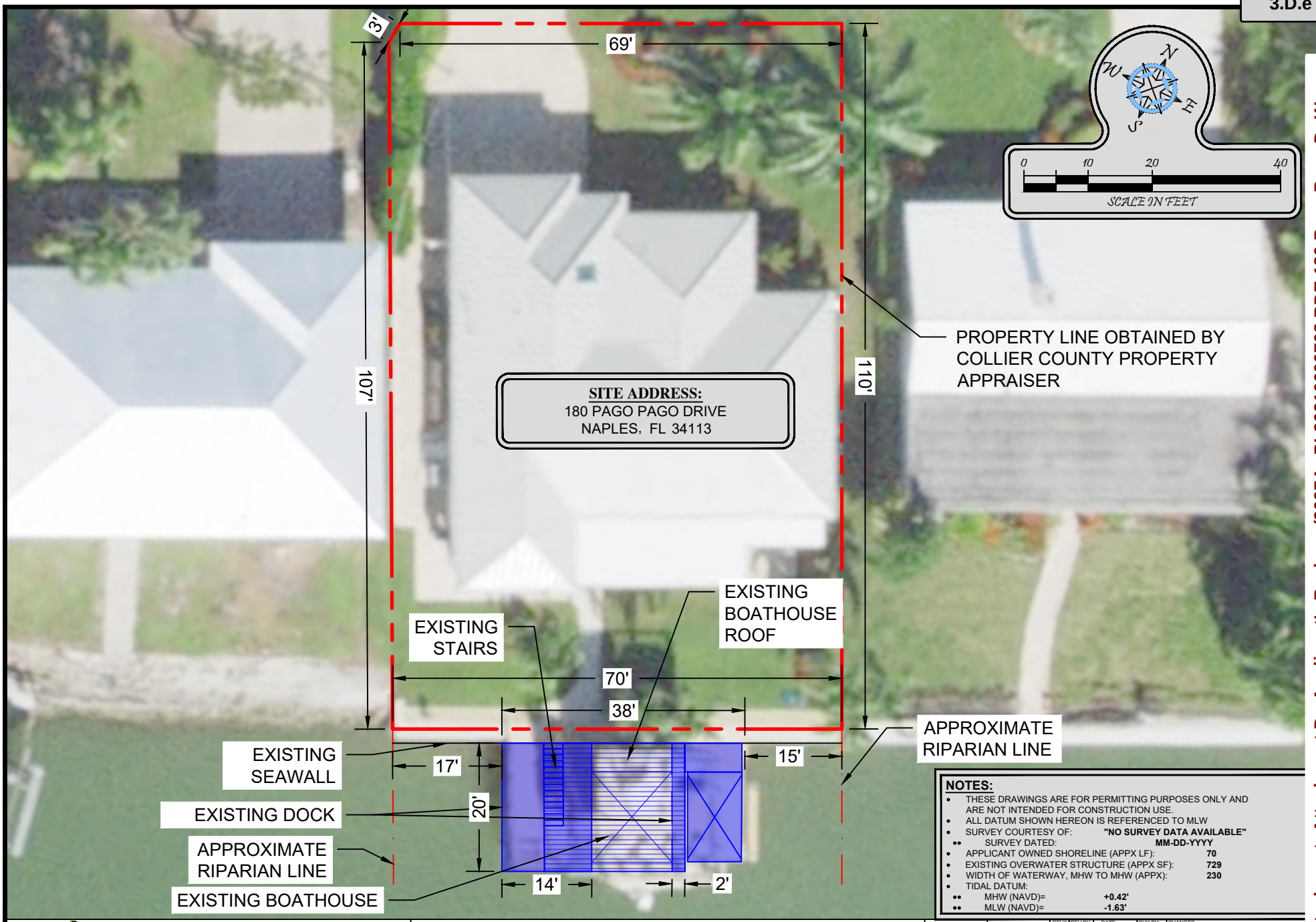
LOCATION MAP

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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-01--21	3.	-	-	-	-
JOB NO.:	1864	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment D - Applicant's Backup (20974 : PL20210000708 BDE 180 Pago Pago Dr W -



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
  - SURVEY DATED: **MM-DD-YYYY**
- APPLICANT OWNED SHORELINE (APPX LF): **70**
- EXISTING OVERWATER STRUCTURE (APPX SF): **729**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **230**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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EXISTING AERIAL

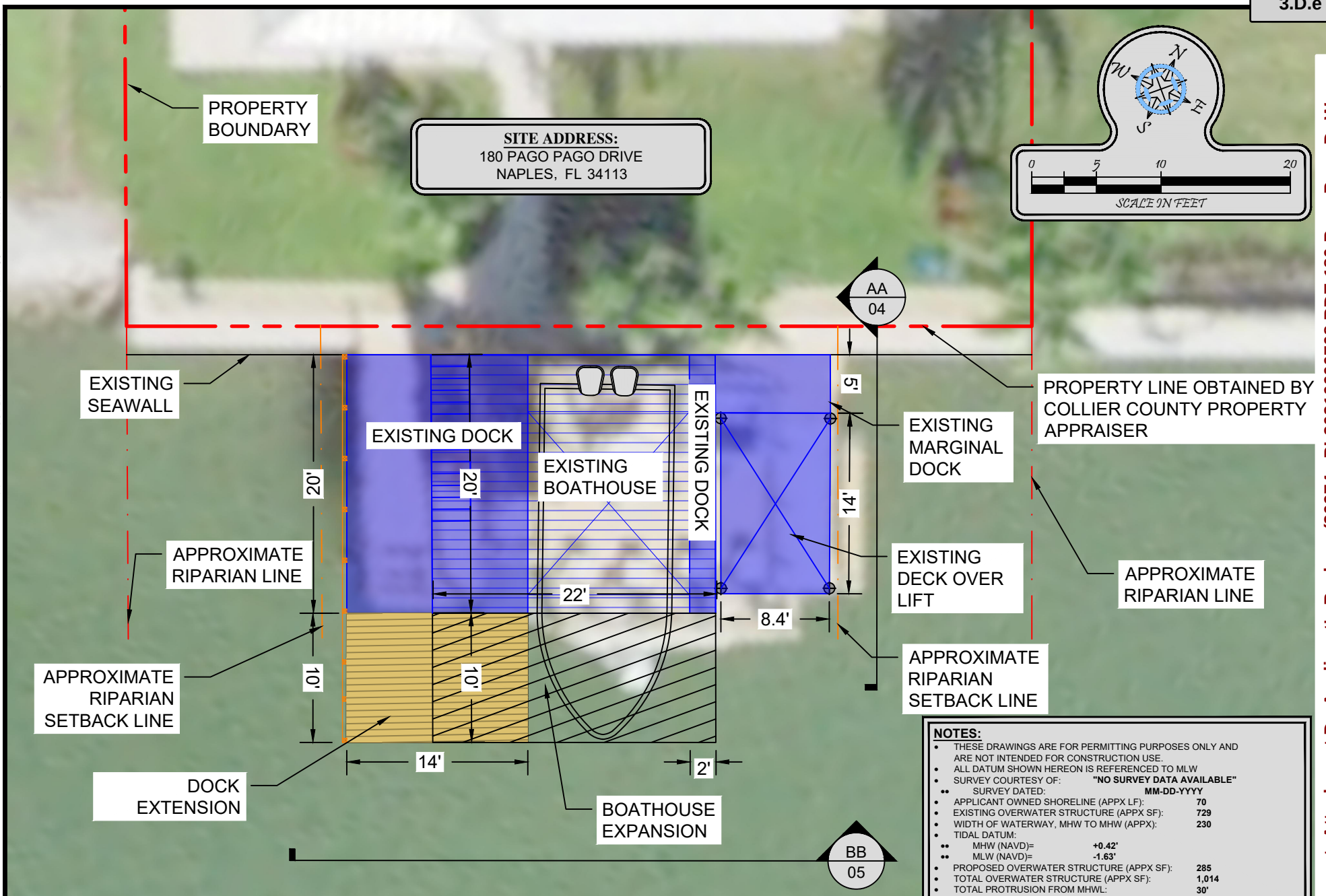
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SECTION- 32 TOWNSHIP- 51 S

P:\1864.00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE 6-8-21.dwg EXISTING AERIAL 6/8/2021

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- EXISTING OVERWATER STRUCTURE (APPX SF): **729**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **230**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **285**
- TOTAL OVERWATER STRUCTURE (APPX SF): **1,014**
- TOTAL PROTRUSION FROM MHWL: **30'**

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PROPOSED AERIAL

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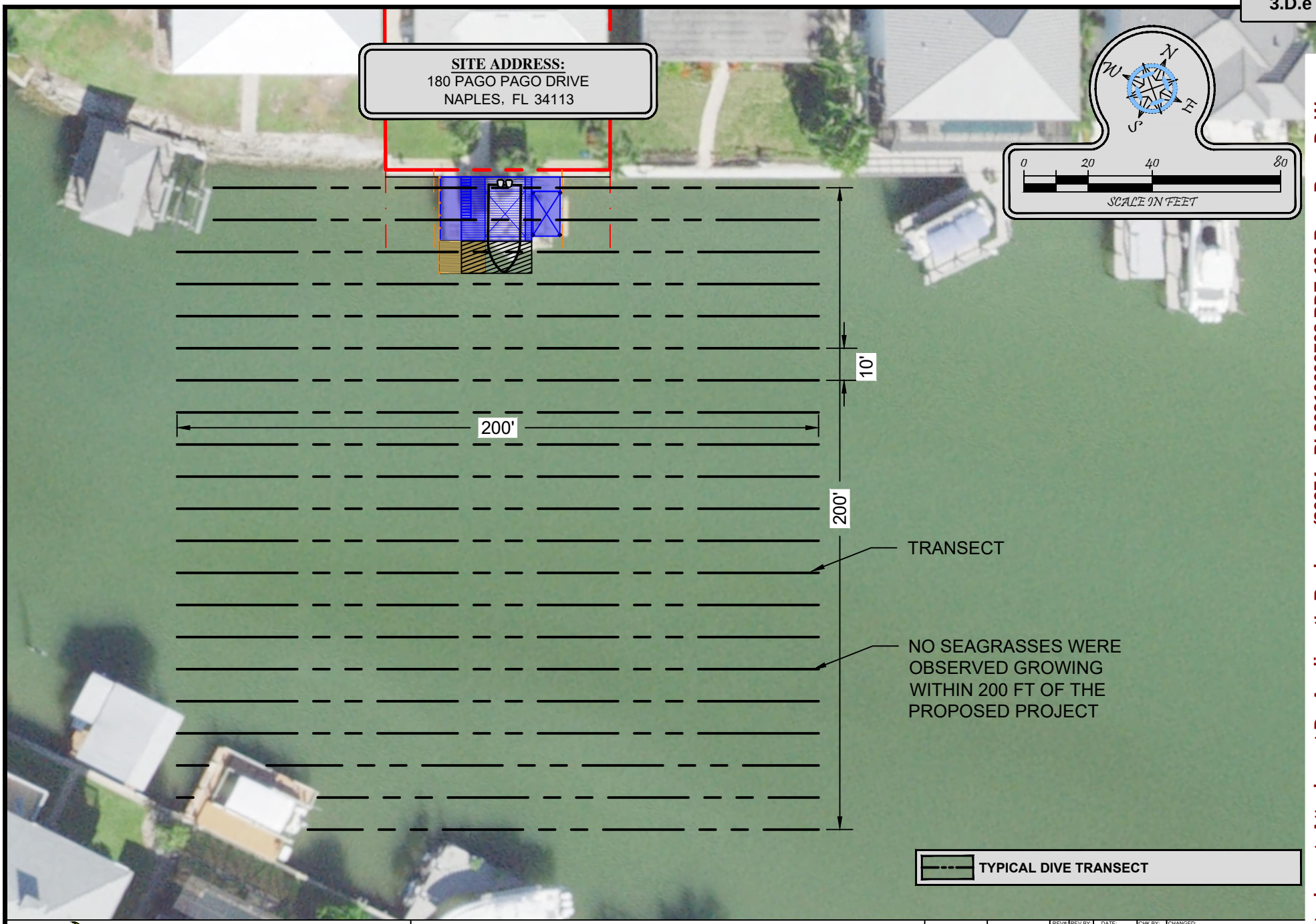
SECTION- 32 TOWNSHIP- 51 S

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P:\1864.00-Giovanone-180 Pago Pago\CAD\PERMIT-COUNTY\1864-BDE 6-8-21.dwg 6/8/2021 SUBMERGED RESOURCE SURVEY 6/8/2021



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SUBMERGED RESOURCE SURVEY

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SECTION- 32 TOWNSHIP- 51 S

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): PL20210000708

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

Name: MICHAEL GIOVANONE Date: 12-8-21

Signature: Michael Giovanone

[X] Applicant*

[ ] Legal Counsel to Applicant

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

Attachment: Attachment E - hybrid meeting waivers (20974 : PL20210000708 BDE 180 Pago Pago Dr W - Giovanone Dock)

COLLIER COUNTY GOVERNMENT
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Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): PL20210000708

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

Name: DEBRA GIOVANONE Date: 12/8/21

Signature: Debra L Giovanone

[X] Applicant*

[ ] Legal Counsel to Applicant

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

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