COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

January 25, 2024

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. PL20230007304 - VA – 6250 Parkers Hammock RD - Request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required RSF-3 front setback from 30 feet to 5.6 feet on the south property line for the proposed accessory enclosed metal utility building to be located at Lot 19 of Parkers Hammock, also known as 6250 Parkers Hammock Road, Naples, FL 34112 in Section 16, Township 50 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 1

4. Other Business

5. Public Comments

6. Adjourn

01/25/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 27629
Item Summary: Petition No. PL20230007304 - VA – 6250 Parkers Hammock RD - Request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required RSF-3 front setback from 30 feet to 5.6 feet on the south property line for the proposed accessory enclosed metal utility building to be located at Lot 19 of Parkers Hammock, also known as 6250 Parkers Hammock Road, Naples, FL 34112 in Section 16, Township 50 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 1

Meeting Date: 01/25/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
01/02/2024 2:42 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
01/02/2024 2:42 PM

Approved By:

Review:

Growth Management Community Development Department	Diane Lynch		GMD Approver 01/04/2024 3:24 PM	Skipped
Operations & Regulatory Management	Michael Stark	Review Item	Completed	01/11/2024 5:16 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/16/2024 2:35 PM
Zoning	Ray Bellows	Review Item	Completed	01/16/2024 4:57 PM
Zoning	Sean Sammon	Review Item	Skipped	01/02/2024 2:35 PM
Zoning	Mike Bosi	Division Director	Completed	01/16/2024 5:06 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/25/2024 9:00 AM	

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 : PL20230007304 - 6250 Parkers Hammock

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION - GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: JANUARY 25, 2024

SUBJECT: PETITION NO. VA-PL20230007304, 6250 PARKERS HAMMOCK RD (VA)

PROPERTY OWNER/APPLICANT:

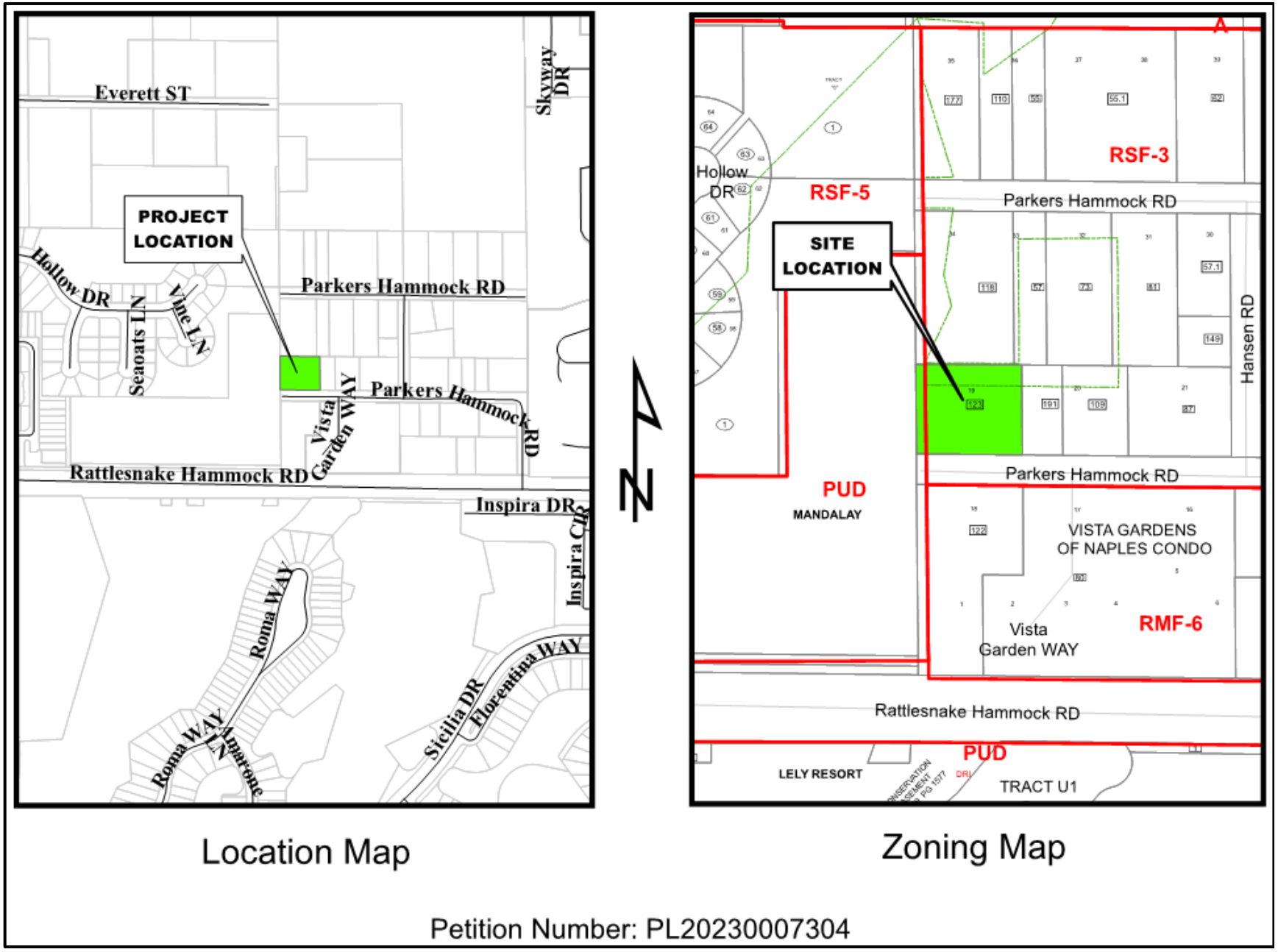
Patrick and Lisa O'Donnell
6250 Parkers Hammock Road
Naples, FL 34112

REQUESTED ACTION:

The petitioner requests that the Hearing Examiner approve a request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required RSF-3 front setback from 30 feet to 5.6 feet on the south property line for the proposed accessory enclosed metal utility building.

GEOGRAPHIC LOCATION:

The subject ±0.86-acre property is described as Lot 19 of Parkers Hammock, and is located at 6250 Parkers Hammock Road, Naples, FL 34112, northeast of the intersection of Santa Barbara Boulevard and Rattlesnake Hammock Road, roughly a half mile east of Santa Barbara Boulevard and 500 feet north of Rattlesnake Hammock Road, in Section 16, Township 50 South, Range 26 East, Collier County, Florida. *(Please see the Location Map on the proceeding page.)*



Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 :

PURPOSE/DESCRIPTION OF PROJECT:

The owners, Patrick and Lisa O'Donnell, are requesting a variance from LDC Section 4.02.01.A, to reduce the required RSF-3 front setback from 30 feet to 5.6 feet in order to accommodate a proposed enclosed metal utility building in a location that the owners deem to be the most logical for their property. The owners purchased the subject property in September 2000. They obtained a building permit, number 2001122120, in order to build a 1,680 square-foot, 2-story single-family residence. From then on, they built a 720-square-foot garage in 2002 and then a 480-square-foot in-ground swimming pool under permit number PRBD2020114812601. They are now requesting to build a 24-foot wide and 50-foot-long enclosed metal utility building in front of their detached garage, which will inevitably encroach the front setback by 24.4 feet.

The purpose of the proposed enclosed metal utility building is to provide security, concealment, and weather protection for the vehicles that they own, which include 17 feet by 24 feet boats, 12 feet by 16 feet trailers, a personal Bobcat skid loader, bicycles, and two motorcycles. When surveying the layout and orientation of their property, during the Pre-Application meeting, the owners displayed two options, Plan A and Plan B. The reason plan B is not conducive for them is that if they build this utility building to meet the required setbacks, then the owners will be required to remove over 2,000 square feet of large, mature canopy trees located to the east of their garage. The owners prefer not to remove these trees due to the financial hardship they will induce, as well as the trees providing protection from and deflection of the severe winds from recent hurricanes since they have built on the subject property. Coupled with this, the State of Florida Department of Environmental Protection (DEP), designated the subject property a wetland due to existing vegetation. When the owners built the house, they had to initially mitigate for their building area of impact. An estimated 2,000 square feet of additional fill would be required to be added to their property if plan B were to be utilized, and this would increase their impervious area by approximately 1,200 square feet. Therefore, Plan A doesn't require any removal of canopy trees, however, it does encroach into the front setback. Also, the utility building will be placed within inches from their garage gutter to attempt to reduce the necessary encroachment into the front setback. This Plan A will only add 706 square feet of impervious area, a little more than half of Plan B, and will require no additional fill to the subject property. This is because it will be placed on the existing concrete pad in front of the garage, which will extend only 5 feet more to the south and 19 feet more to the east.

Regarding the reduced separation distance between the proposed utility building and the existing garage, which is 2.5 feet, staff consulted with Fire Review staff, and it was determined that the single-family home is exempt from the Florida fire prevention codes. Also, according to Florida Building Code (FBC) section 302.1, There is no fire separation distance required for individual dwelling units and accessory structures located on the same lot. Therefore, there is no issue with the 2.5-foot separation distance, and this coordination is included in the Staff Report as Attachment D.

The subject property owners have done their due diligence regarding coordinating with adjacent neighbors, and they have received several letters of no objection, which are included in the Backup Package, Attachment A to the Staff Report. According to Plan A, the neighbors adjacent to the east shouldn't see the proposed utility building since the existing vegetation and canopy trees will be left intact. The proposed utility building shouldn't be seen by the adjacent neighbors to the

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 : PL20230007304 - 6250 Parkers Hammock

south as well as the public driving along Parkers Hammock Road, until right alongside the building from the road, due to the existing canopy trees remaining on the subject property. There are two Parkers Hammock Roads parallel with each street connected by Hansen Road running north and south. Specifically, the subject property is located at the terminus of southern Parkers Hammock Road to the west of the intersection with Vista Garden Way, and the terminus is adjacent to the west with the Mandalay PUD. The adjacent property contains a natural preserve area within the Mandalay PUD. In front of the subject property, there is a drainage ditch which the owners do not intend to impede with this variance request. Their electric, cable, and telephone lines are buried underground from the southeast corner of the subject property extending to their garage. There is also a drainage slough or pond at the terminus of Parkers Hammock Road, as well as a conservation easement again to the west placed by Mandalay Bay, which is also considered a wetland. Due to the conservation easement, the subject property owners do not anticipate any more future development to the west.

The owners believe the setback encroachment is necessary in order to reduce the environmental disturbance while maintaining the wind deflection and protective nature of the canopy trees and reducing the impervious surface area on the subject property. The Florida DEP determined the subject property to be a wetland, and a portion of the parcel has a Special Treatment Overlay along the northern boundary. Plan A, although it encroaches well into the front setback, will reduce the more significant environmental impact it may cause in the location of Plan B. Plan A is the optimal location because the land-related hardship is due to the existing wetlands, it won't be a privilege to the owner since the proposed utility building is an allowable accessory structure, and it will be a nuisance to the adjacent neighbors, most of whom have offered letters of no objection.

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SURROUNDING LAND USE AND ZONING:

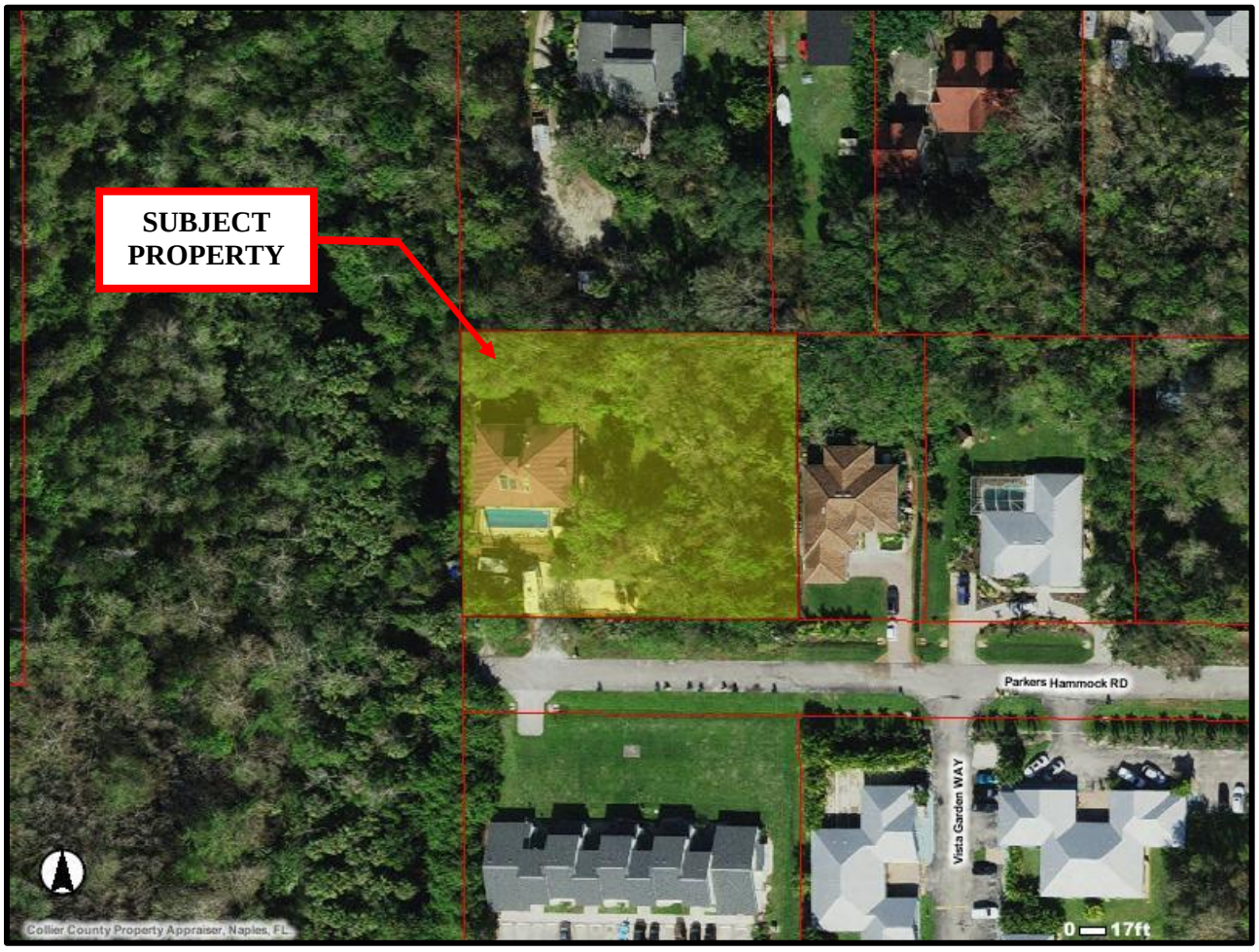
SUBJECT PARCEL: A single-family residence with a zoning designation of Residential Single Family-3 (RSF-3) Zoning District.

North: Single-family residence with a zoning designation of RSF-3

East: Single-family residence with a zoning designation of RSF-3

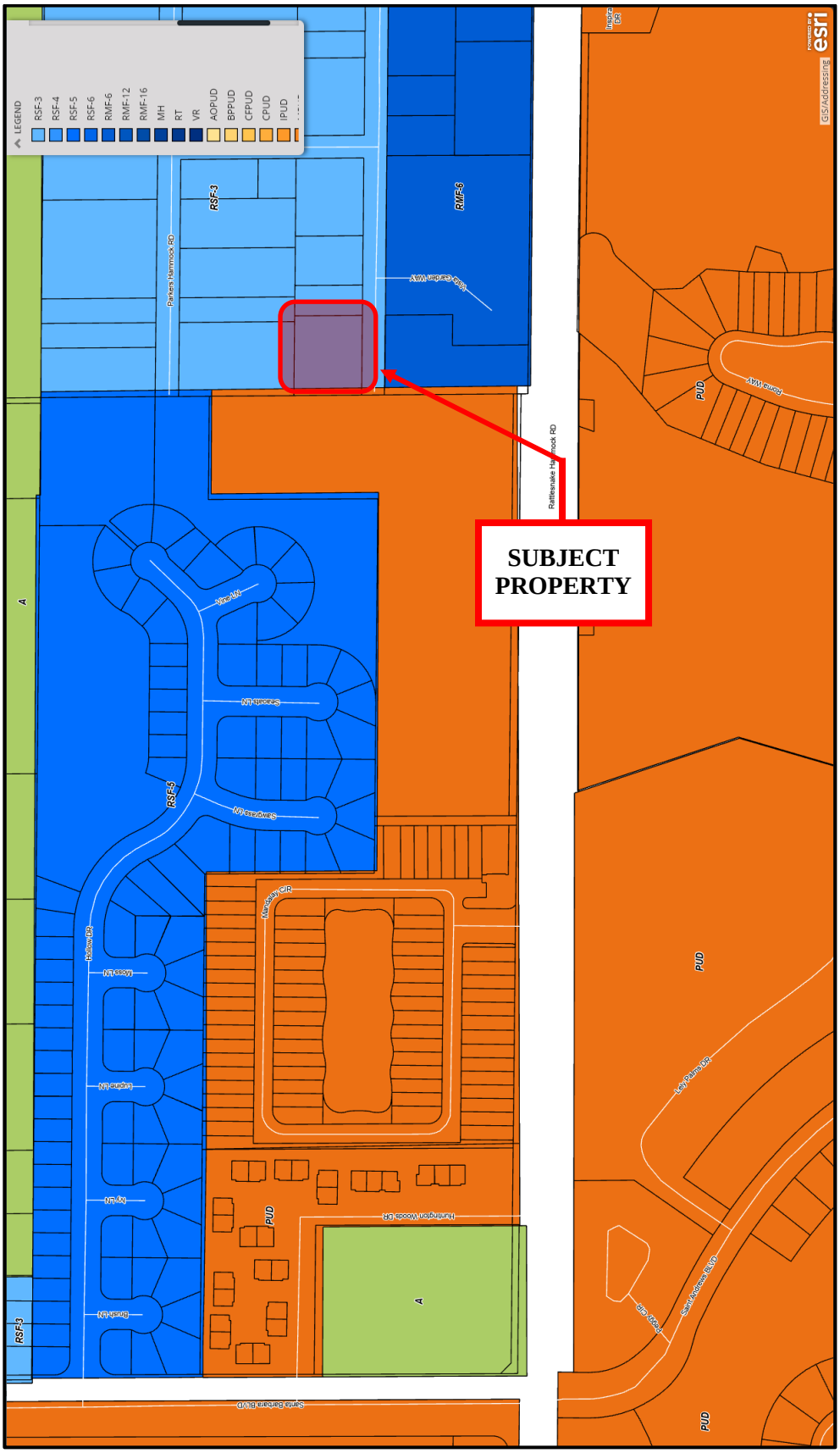
South: Parkers Hammock Road and 1900 Sunshine Blvd LLC Apartments, with a zoning designation of a Right-of-Way and RMF-6

West: Natural Preserve and Homeowners Association Mandalay, Inc., with a zoning designation of a conservation easement and the Mandalay Planned Unit Development (PUD)



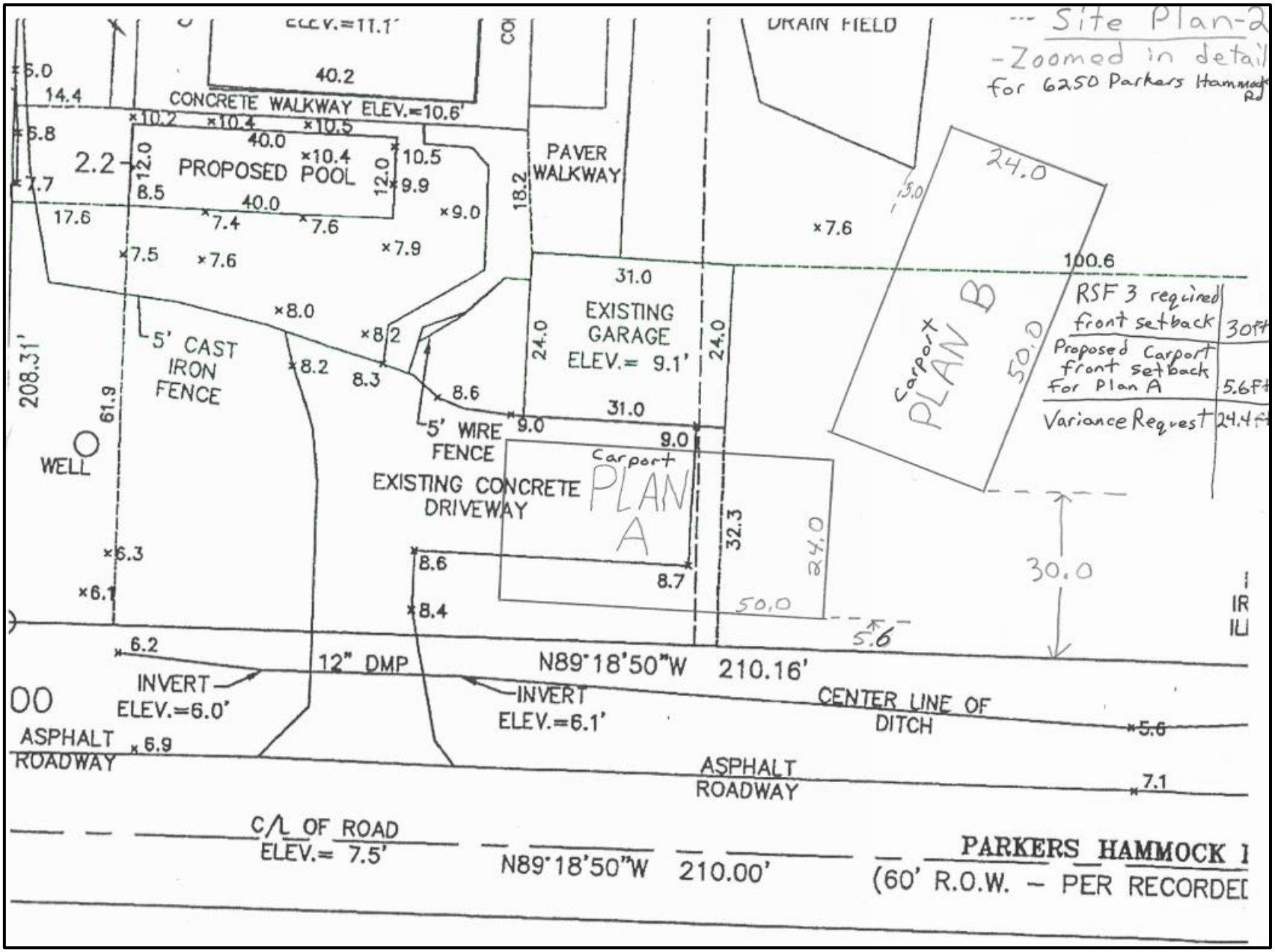
Aerial; Source: Collier County Property Appraiser

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 : PL20230007304 - 6250 Parkers Hammock



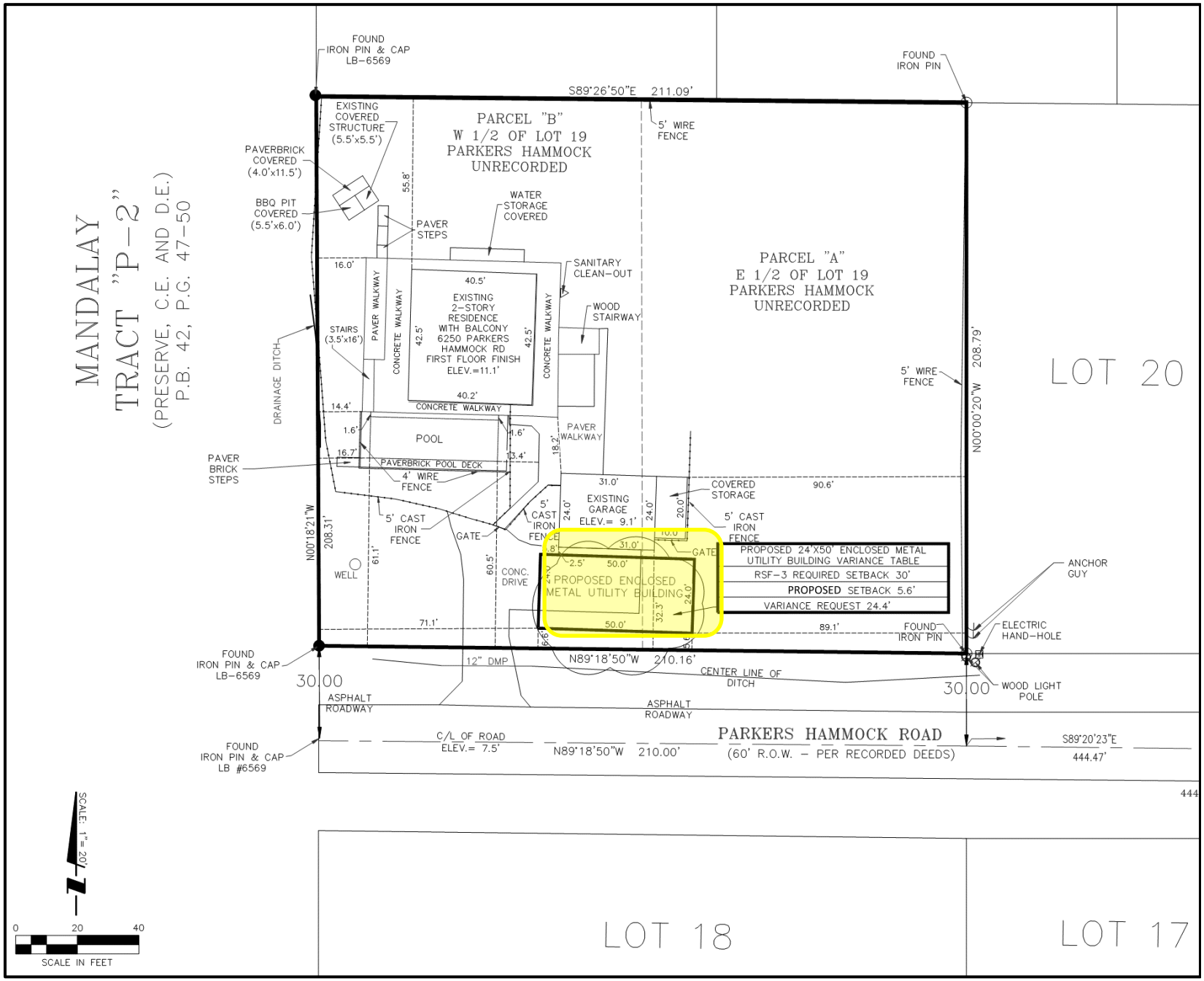
Zoning Map; Source: Collier County GIS/Addressing

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 : PL20230007304 - 6250 Parkers Hammock



Site Plan comparing Plan A vs Plan B & why Plan A is more optimal for the variance request

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 :



Subject Property Existing Site Survey; Source: Stantec, June 27, 2023, updated August 11, 2023 (Location of variance request is highlighted in yellow)

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 :

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is located in the Residential Single Family-3 (RSF-3) Zoning District and the Urban Residential Subdistrict designated area as identified in the Future Land Use Map (FLUM) of the GMP. The GMP does not address individual variance requests but deals with the more significant issue of the actual use. As previously noted, the subject petition seeks a variance for a proposed accessory enclosed metal utility building, which is an authorized use in this land use designation. This land use category is designed to accommodate residential uses, including single-family. The single-family home use and accessory is consistent with the Future Land Use Map of the GMP.

ANALYSIS:

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

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

The subject property has a Collier County Special Treatment Overlay on the northern portion of the parcel extending from the western to the eastern property line and 50 feet from the northern property line. This reduces the buildable area by approximately 10,550 square feet on the parcel. The subject property is also considered a wetland parcel by the State of Florida and requires mitigation impact fees for additional impacts/fill areas on the subject property. The property owner prefers to eliminate any additional impacts of additional fill material by putting the proposed enclosed metal utility building on already filled areas within the front setback.

b. Are there special conditions and circumstances that 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 same conditions stated in criteria A apply to B, by reducing the impacted area and ease of attempting to utilize the owner's subject property in the most efficient manner.

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?

A literal interpretation of LDC Sec. 4.02.01.A, RSF-3 Setbacks, front is 30 feet, sides are 7.5 feet, and the rear is 25 feet, coupled with the additional 25 feet of Special Treatment Overlay, greatly reduces the owner's buildable area on the subject property. Since the other half of the subject property, also considered wetland, has a canopy of mature trees, if the variance is not granted, the owners would need to remove approximately 2000 square feet of trees and vegetation and then bring in 2000 square feet of additional fill and increase the impervious area by 1200 square feet. Those mature canopy trees have provided excellent wind deflectors for the four major hurricanes the owners have experienced (Charlie, Wilma, Irma, and Ian), which impacted the area since the house was originally built in 2002. The trees also provide excellent screening from the adjacent neighbor to the east at 6262 Parkers Hammock Rd, which the

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 : PL20230007304 - 6250 Parkers Hammock

owner of that property has provided a letter of no objection for this application.

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 promotes standards of health, safety, and welfare?

The proposed enclosed metal utility building variance request of 24.4 feet would be the minimum request to increase privacy and security for the subject property. The variance request is only for the width of the proposed structure (24ft) and the concrete pad underneath. The owners propose to have the enclosed metal utility building's side wall (50ft length) running parallel and within a couple of inches of their garage's south gutter, therefore reducing the variance request to only 24.4 feet. The variance, if granted, would be helpful in reducing unwanted viewing of the subject property, the owners' belongings, and buildings from the general public. Hurricanes Irma and Ian reduced their tree foliage and buffer between the street and their garage dramatically. The apartments across the street to the south have a high turnover and direct views into their garage when doors are open. The owners also have many vehicles turn around in front of the subject property since there are two Parkers Hammock Roads that run parallel to each other (connected by Hanson Street), and many times, people are looking for addresses on the other Parkers Hammock Road to the north. The owners consider any unknown vehicles turning around in front of their property as suspicious and it happens many times per day when they're around to witness it.

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?

An enclosed metal utility building is an accessory use allowable in the RSF-3 zoning district. Some other parcels in the Parkers Hammock Road community have large accessory utility buildings and no Special Treatment Overlays or wetland determinations on their land. The subject property owners have two boats, two trailers, two motorcycles, and a Bobcat skid loader (non-commercial, used to move their personal equipment in tight spaces) that they wish to store within the proposed enclosed metal utility building.

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?

The side of the proposed building will be green, and the owners also plan to have native vegetation grow on the proposed building's south slope leading towards the swale and street, such as native coffee, red maple, laurel oak (all found on the subject property) to eventually blend the building into the properties current outlook. The apartment property manager across the street, as well as many current apartment residents and their neighbor to the east, have signed statements of no objection to the proposed building within their front setback. The roof color will match the subject property's house and garage. There are no sidewalks in their front easement for the public to get too close to the proposed building. The enclosed metal utility building is rated for 140mph winds ("Carports Anywhere, Florida manufacturer").

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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.?

Due to the land's wetland nature, the wetland determination by the Florida Department of Environmental Protection (DEP), and the Special Treatment Overlay by Collier County, the subject property is, and has been, more difficult to build upon. The owners believe their setback variance application will significantly reduce their impacts to their property's sensitive nature while maintaining its protective mature canopy cover from natural forces.

h. Will granting the Variance be consistent with the Growth Management Plan?

Within Collier County's Growth Management Plan (GMP), the subject property is designated as an "Urban Residential Subdistrict" for Future Land Use (FLU). The owners have no plans to change their land use from residential to any other zoning district. The owner's only request is to add an enclosed metal utility building to their property, which is an allowed accessory structure for the RSF-3 zoning district.

Regarding the GMP overview and underlying concepts in the first section of the GMP, the owners believe fully in the consistency with several of the concepts. Concerning natural resources, their parcel is considered wetland due to natural vegetation found, and their goal with this encroachment variance application is to reduce their impacts on the vegetation's ability to provide ecosystem services such as water retention, filtration, wildlife, and resistance to natural forces. The owners originally built in the area of the parcel infested with Brazilian pepper and let as much of the natural vegetation standing as possible. This strategy benefited them during four major hurricanes by buffering the winds from damaging their buildings. The owners believe that natural systems are more suited to withstand natural forces than exotic landscape buffers. As an added benefit, their quality of life has been enhanced by the viewing of many species of wildlife such as birds, snakes, turtles, otters, and occasionally bears. The final concept mentioned closely related to their variance request is the Protection of Private Property Rights. Since their variance application does not impede the health, safety, and welfare of the public or anyone in their neighborhood, Collier County's due process outlined in this application is providing the owners a rational and fair opportunity to enhance their property that has existing limitations/hardships for development or improvements.

CONCURRENT LAND USE APPLICATIONS:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner **approve** the following for Petition VA-PL20230007304, 6250 Parkers Hammock RD:

A variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required RSF-3 front setback from 30 feet to 5.6 feet on the south property line for the proposed accessory

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 : PL20230007304 - 6250 Parkers Hammock

enclosed metal utility building. (Please see Attachment B: Site Plan & Detail for Proposed Variance)

Attachments:

A. Backup Package
B. Site Plan & Detail for Proposed Variance
C. Legal Ad & HEX Sign Posting
D. Fire Separation Determination

Attachment: PL20230007304 - Staff Report - 6250 Parkers Hammock RD (VA) [Revision 1] (27629 : PL20230007304 - 6250 Parkers Hammock

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

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

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

N/A Affidavit of Unified Control

N/A Affidavit of Representation

_X__ Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)

N/A NIM Information (Sign in sheet, notes, minutes and transcript/or summary)

- ✓ Include 3 thumbnail drives of video and/or audio

N/A Traffic Impact Study (TIS)

N/A Environmental Data

N/A Historical/Archeological Survey or Waiver

N/A Utility Letter

N/A Deviation Justifications

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

_X__ Boundary Survey

_X__ Other documents, as needed, on a case-by-case basis such as relevant prior Ordinances, Conditional Uses, historical documents, any "private or legal" agreements affecting the PUD etc. NA Submerged Resource Surveys may be included here if required.

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

I understand that by submitting the above materials, it is the agent's/applicant's responsibility to ensure all materials are in the same order for all copies of backup materials to provide to the Hex/CCPC and the CD must contain the documents in one pdf file (not multiple files) in the same order as the printed materials. It is the agent's responsibility to ensure no documentation is left out.

_____ Patrick O'Donnell _____ 12-19-2023

Signature of Agent Representative Date

_Patrick O'Donnell_____

Printed Name of Signing Agent Representative

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road 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): Patrick and Lisa O'Donnell

Name of Applicant if different than owner: _____

Address: 6250 Parkers Hammock Road **City:** Naples **State:** FL **ZIP:** 34112

Telephone: 239-253-5521 Pat cell **Cell:** 239-994-3257 Lisa cell **Fax:** _____

E-Mail Address: patod@embarqmail.com

Name of Agent: _____

Firm: _____

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

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

E-Mail Address: _____

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

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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: 423360000 **Section/Township/Range:** 16 / 50 / 26

Subdivision: Parkers Hammock **Unit:** ____ **Lot:** 19 **Block:** 123

Metes & Bounds Description: 16 50 26 BEG NW CNR OF S1/2 OFSW1/4 OF SE1/4, E 210FT, S 208.48FT, W 210FT, N 208.32FT TO POB. **Total Acreage:** 0.86

Address/ General Location of Subject Property: 6250 Parkers Hammock Road
Naples FL 34112

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF 3	single family
S	RMF 6	apartment complex
E	RSF 3	single family
W	PUD	Mandalay Conservation Easement

Minimum Yard Requirements for Subject Property:

Front: 30ft
Side: 7.5ft
Rear: 25ft

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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

ASSOCIATIONS

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

Name of Homeowner Association: _____
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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road 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.

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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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road 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

12/19/2023
Date

Patrick O'Donnell
Printed Name

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Pre-Application Meeting Notes

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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Zoning Pre-Application Meeting Notes

Petition Type: Variance (VA)
Date and Time: Tuesday 5/2/2023 at 1:30pm - ZOOM

Assigned Planner: Sean Sammon

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

Project Information

Project Name: 6250 Parkers Hammock Rd. (VA)

PL #: 20230007304

Property ID #: 423360000 Current Zoning: RSF-3

Project Address: 6250 Parkers Hammock Rd. City: Naples State: FL Zip: 34112

Applicant: Lisa Lynn O'Donnell

Agent Name: same Phone: 239-775-4033 C:239-994-3257

Agent/Firm Address: 6250 Parkers Hammock Rd. City: Naples State: FL Zip: 34112

Property Owner: Lisa & Patrick M O'Donnell

Please provide the following, if applicable:

i. Total Acreage: 0.86

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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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Meeting Notes

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

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

ZONING - SEAN SAMMON - SEE ATTACHED NOTES ON PAGES 2.A.1 → 2.A.3.

LANDSCAPE - MARK TEMPLETON - SEE ATTACHED EMAIL NOTES ON PAGES 2.B.1 - 2.B.2

ZONING OPS - PLANNER REQUESTED 3 ADDITIONAL DOCUMENTS TO BE EMAILED TO APPLICANT WITH PRE-APP NOTES

1) PROPERTY OWNER ADVISORY LETTER
2) TEMPLATE - AFFIDAVIT OF COMPLIANCE
3) CHAP 3 ARTICLE III - CODE OF LAWS

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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

6250 Parkers Hammock RD (VA) – PL20230007304 – Pre-App Notes – Zoning – Sean Sammon

May 2, 2023; 1:30 pm

- **APPLICANT REQUEST**
  - *Property has two options for a carport location; Plan A which locates the carport in front of the garage near the front property line, which will require a variance encroaching 25' into the front setback (5' into the 30' front setback), or, Plan B which locates the carport to the east/right of the garage which will meet setbacks however will require clearing 1000 SF of large, mature canopy trees east of the garage and will require adding approximately 2000 SF of fill to their wetland property, increasing the impervious are by 1200 SF. There is limited building area on the subject property due to a special treatment overlay along the northern boundary.*
- **ZONING DETERMINATIONS:**
  - Subject Property is a ±0.86-acre lot located within the Residential Single-Family (RSF-3) Zoning District
  - There are no current ZVLs, code cases, nor letters of objection
  - Provide copies of permits & CO's associated with the property
    - Residence permit number 2001122120 and was CO'd on November 20, 2002
    - Pool permit number PRBD20201148126 and was CO'd on August 16, 2022
- **Q&A WITH APPLICANT/OWNER**
  - Q: Will the carport be detached or attached to the detached garage?
    - *A: The carport is detached from the garage*
  - Other than the carport, do you have any future planned improvements/expansions?
    - *A: There are no further plans for expansions or improvements*
  - Of what was listed to be concealed and covered by the carport (boats, Bobcat skid loader, bicycles, trailer and vehicles), provide more detail/information on each?
    - *Boats – two boats, 17' and 24'*
    - *Bobcat skid loader – this is my own equipment for personal use*
    - *Trailer – is about 16' long*

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

- *Also own a couple motorcycles, all vehicles are recreational in the carport*

- Is applicant willing to mitigate impact on Plan A by providing additional landscaping/buffer?
  - *Yes, will stabilize new drainage slope, natural plants to be used, maples & native coffee*
- Regarding letters of no objection, these are beneficial, will applicant be able to provide copies prior to the hearing?
  - *Yes, will scan and provide it within the first submittal*
- What is the land related hardship for the carport encroachment? ***Key for variance***

- **CODE OF LAWS & ORDINANCES REFERENCES**
  - Code of Laws & Ordinances: Chapter 130, Article III, Sec 130-91 to Sec 130-98
  - Screening may be recommended as condition of approval according to Sec 130-97
- **VARIANCE PROCESS WILL REFERENCE LDC SEC. 9.04.00 AND LDC SEC. 8.10.00**
  - Must satisfy the criteria found in LDC Sec. 9.04.03 A through H
  - Application contents:
    - Complete application – required property/zoning info & supporting documents
    - Narrative responding to **LDC Sec. 9.04.03 A – H**
      - Existing and proposed structures
      - Exact amount of encroachment proposed
      - **Survey of property showing encroachment (measured in feet)**
        - **Provide NEW certified survey, showing all structures on your property, along with setbacks from property lines**
        - LDC Sec. 4.05.03, show on survey carport/impervious area not greater than 40% of front yard
      - Date of purchase by property owner(s)
      - Explanation why encroachment is necessary & how it came to be: **explain Land Related Hardship (*THIS IS THE KEY ISSUE FOR THE APPLICATION*)**
    - Conceptual Site Plan (24"x36") and one 8.5x11 copy
    - Copy of last recorded deed, sale agreement, or notarized statement of ownership
    - 8.5"x11" graphic location map of the site
    - Owner/Agent affidavit

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

- **Agent letter to be sent to property owners within 150' of subject property lines following first staff review comments (LDC Sec 10.03.06 F.2.a.)**
  - Both the letter and a notarized Affidavit of Compliance
- **REQUIRES AT LEAST ONE ADVERTISED HEX PUBLIC HEARING**
  - Mailed notifications & newspaper advertisements
  - Notification Requirements from LDC Sec. 10.03.06 F
- **FINAL DECISION MAKER: HEARING EXAMINER**

- Any further questions, please contact me at Sean.Sammon@colliercountyfl.gov – (239)252-8422

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

ThomasClarkeVEN

From: TempletonMark
Sent: Tuesday, May 02, 2023 3:47 PM
To: SammonSean
Cc: ThomasClarkeVEN
Subject: RE: 6250 Parkers Hammock Rd (VA) - PL20230007304

Follow Up Flag: Follow up
Flag Status: Flagged

I'm not familiar with code of laws. I thought we just reviewed to LDC.
There is no requirement for landscape buffers on a single family lot. The only LDC requirement is 1 native hardwood tree p 3000 s.f. of pervious area per lot.
I would think if Zoning staff feels there needs to be additional plantings to mitigate the reduced setback, that would be decided by you all. Id be happy to try to answer any plant specific questions.
You mentioned that code of laws requires "screening". if its not specific to tree/shrub spacing/height, I would think that screening could be achieved through fences or walls as well.

Respectfully,

Mark Templeton, RLA
Principal Planner/Landscape Review

Collier County
Development Review Division
Exceeding Expectations, Every Day!

NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2475

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!
Disclaimer- this email is not to be interpreted as an endorsement or approval of any permit, plan, project, or deviation from Land Development Code.

From: SammonSean <Sean.Sammon@colliercountyfl.gov>
Sent: Tuesday, May 2, 2023 3:36 PM
To: TempletonMark <Mark.Templeton@colliercountyfl.gov>
Cc: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Subject: 6250 Parkers Hammock Rd (VA) - PL20230007304

Mark,

We had a pre-app this afternoon for a variance for a reduced front setback for a new carport at 6250 Parkers Hammock R folio 00423360000, zoned RSF-3.

Page 2.B.1

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Page 1-2 is an in depth description from the owner/applicant and Page 3 of the research shows a zoomed in portion of an old survey, Plan A is what the variance request is for, reducing the front setback to 5'.

When I met with Ray yesterday about this, we determined that additional landscaping/buffer could be provided for their proposed carport. Also, Code of Laws, Ch 130, Article III Sec 130-97 requires screening from neighbors and the street servi the lot.

If you have any notes, please respond back to me and Tom by next Monday, May 8th, thank you.

Respectfully,
Sean Sammon, Principal Planner
Zoning Division - Zoning Services Section
Sean.Sammon@CollierCountyFL.gov
Phone: 239.252.8422; Fax: 239.252.6350
2800 N. Horseshoe Drive, Naples, FL 34104

Collier County
Growth Management
Community Development Department
Zoning Division

Exceeding expectations, every day!

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

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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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Meeting Notes

ENVIRONMENTAL - CRAIG BROWN - See EMAIL NOTES ON PAGE 3.A.1- ~~3.A.2.~~

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

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

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, May 03, 2023 12:06 PM
To: SammonSean
Cc: ThomasClarkeVEN
Subject: RE: 6250 Parkers Hammock Rd (VA) - PL20230007304

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas,

Here are my notes for this one:

(These requirements will need to be addressed prior to applying for a building permit.)

The applicant will need to provide written authorization from the Florida Department of Environmental Protection for any proposed clearing in wetlands prior to the issuance of a building permit.

The property has an Special Treatment Overlay any proposed construction in this area will require an "ST" permit approval prior to the issuance of the building permit.

No additional fees for the Environmental review.

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

From: SammonSean <Sean.Sammon@colliercountyfl.gov>
Sent: Tuesday, May 2, 2023 3:36 PM
To: BrownCraig <Craig.Brown@colliercountyfl.gov>
Cc: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Subject: 6250 Parkers Hammock Rd (VA) - PL20230007304

Craig,

We had a pre-app this afternoon for a variance for a reduced front setback for a new carport at 6250 Parkers Hammock R folio 00423360000, zoned RSF-3.

Page 1-2 is an in depth description from the owner/applicant and Page 3 of the research shows a zoomed in portion of an old survey, Plan A is what the variance request is for, reducing the front setback to 5'.

If you have any notes, please respond back to me and Tom by next Monday, May 8th, thank you.

Respectfully,
Sean Sammon, Principal Planner
Zoning Division - Zoning Services Section
Sean.Sammon@CollierCountyFL.gov
Phone: 239.252.8422; Fax: 239.252.6350

PAGE

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230007304

Collier County Contact Information:

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

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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

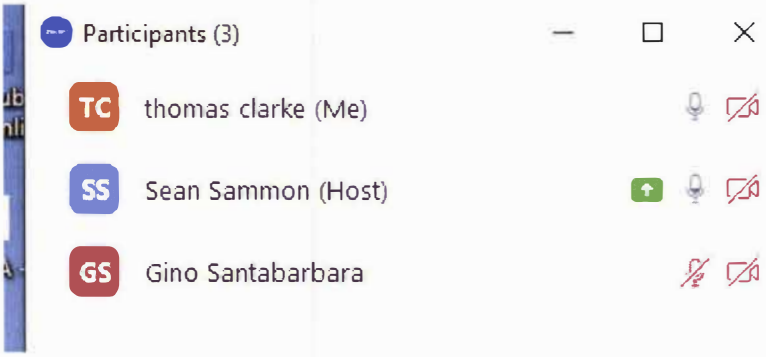
Additional Attendee Contact Information:

Name	Representing	Phone	Email
Patrick O'Donnell	Applicant / Owner		

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

PL20230007304 – 6250 Parkers Hammock Rd (VA) – Sean Sammon 5/2/22

Applicant – Lisa Lynn O'Donnell



"Property Owners"

Lisa O'Donnell

Patrick O'Donnell – In-Person

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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

PL20230007304 – 6250 Parkers Hammock Rd (VA) - Planner: Sean Sammon

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Lisa Lynn O'Donnell
  239-775-7033
  lisaod@embarqmail.com

- **Agent to list for PL#**

  none

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

  Lisa & Patrick M. O'Donnell

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

  Variance

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply**

- **Details about Project:**

  We, Lisa and Patrick O'Donnell, bought our parcel in September 2000, obtained our building permit number 2001122120 in December 2000, built our 2 story, 1680 sq ft house footprint and 720 sq ft detached garage in 2001, a 480 sq ft inground pool in 2021 (permit number PRBD20201148126) and are requesting to build a 24 ft wide carport in front of our current detached garage (plan A) which would encroach into our front setback by 25 ft. Our concrete driveway currently extends 23 ft south from our garage towards Parkers Hammock Rd. We would only have to extend the concrete pad another 5 ft to the south to complete the pad required for our 24 ft wide carport. Our future carport will provide security, concealment from view and weather protection for our boats, a Bobcat skid loader, bicycles, trailer and vehicles. Here are our reasons for a setback variance request:

- A) If we are required to build our carport outside our front setback (plan B) we would need to remove over 1000 sq ft of large, mature canopy trees located to the east of our garage (picture plan B site picture included). These trees have been the best deflectors of severe winds from hurricanes Charlie, Wilma, Irma and Ian since we built on our property. Plan A would not require removal of any canopy trees (picture plan A site picture included). The trees also provide a viewable barrier from our neighbor to the east.
-
- B) The State of Florida DEP considers our parcel a wetland due to vegetation (cypress trees, ferns, laurel oaks, etc.) which we had to mitigate for our square footage of impact initially when we built our

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

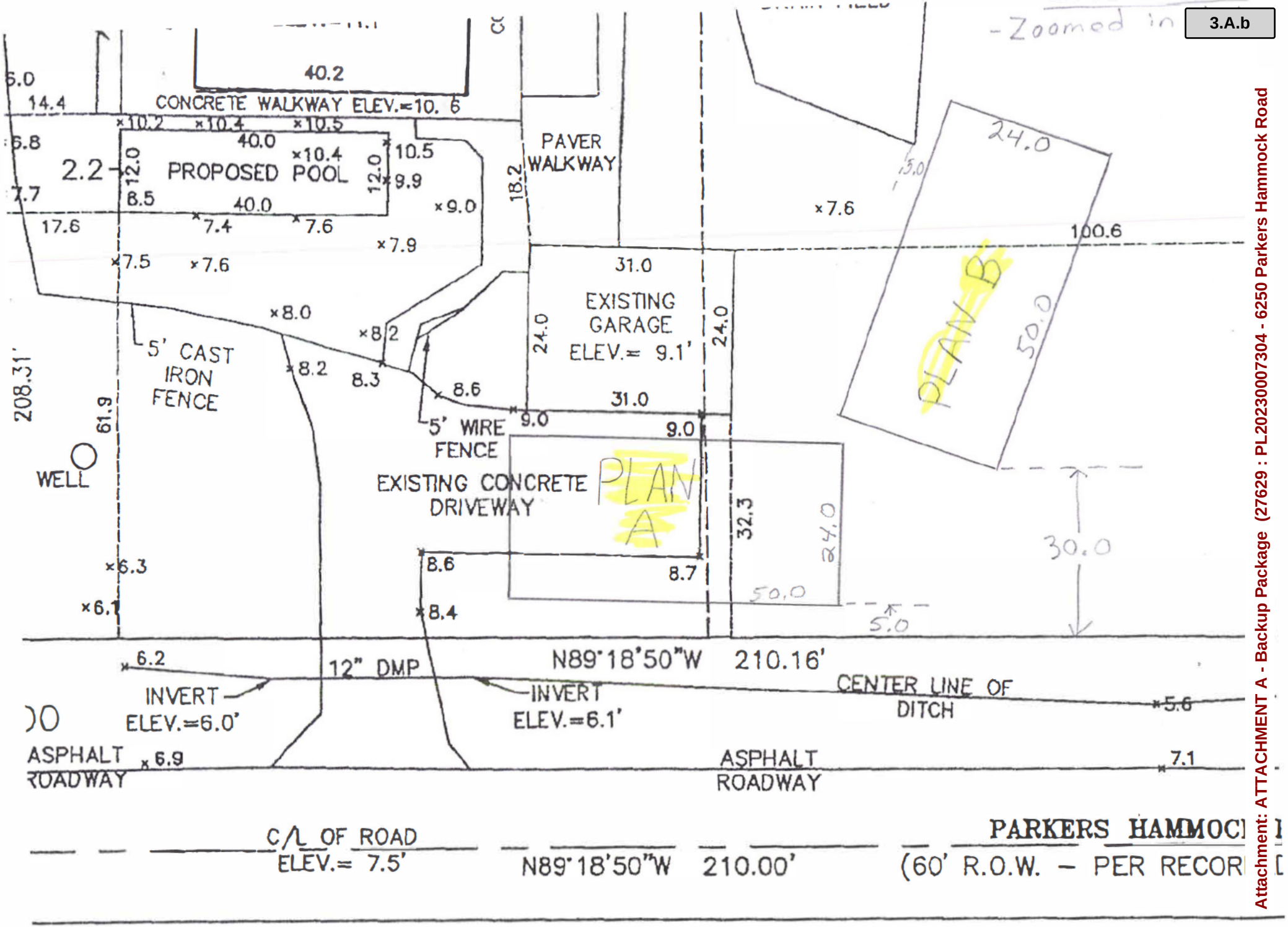
house, garage and driveway. Approximately 2000 sq ft of additional fill would need to be added to our wetland property to build our carport under plan B, increasing our impervious surface area by 1200 sq ft. Plan A would have the carport placed within inches from our garage gutter to reduce our encroachment into the front setback, only add 706 sq ft of impervious surface and no additional fill would need to be placed on our parcel.

-
- C) We have letters of no objection from our neighbor to the east, the property manager for the apartment complex to the south and even renters in that complex, including one who has been there since we built our house and garage. If allowed to build according to plan A, our neighbor to the east shouldn't see the carport due to leaving the vegetation and canopy trees intact. If we build according to plan B, they would most likely see our carport due to vegetation removal and closer proximity to their property. In fact, the carport building shouldn't be seen while driving on Parkers Hammock Road until right alongside the building due to the current canopy trees we left on our property. Those drivers, unless lost, should be there to visit us as there are no other driveways past our neighbor to the east. The side of the carport will be painted dark green to blend in with the trees and shrubs we'll plant and allow to grow between the carport and the drainage ditch.
-
- D) We are the last lot at the terminus of Parkers Hammock Rd; have no sidewalks in front, just a drainage ditch which we would not impact or impede; our electric, cable and telephone lines are buried underground from the southeast corner of our lot extending to our garage. Due to these facts, I don't believe our encroachment would be injurious to the neighborhood or detrimental to the public welfare. There is a drainage slough/pond at the terminus of Parkers Hammock Road and a conservation easement put in place by Mandalay Bay just to the west of our parcel, also considered a wetland. We are under the impression that future development to our west is unlikely due to this conservation easement.
-
- We believe setback encroachment is necessary to reduce our environmental disturbance, maintain the wind deflective and protective nature of our canopy trees and reduce the impervious surface area on our parcel. Since the Florida DEP considers our parcel a wetland and a portion of our parcel has a special treatment overlay along the northern boundary, we're trying to minimize our disturbed footprint as best we can. We hope that our plan A building site within our front setback is logical and fits in with the Collier County Growth Management Plan

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

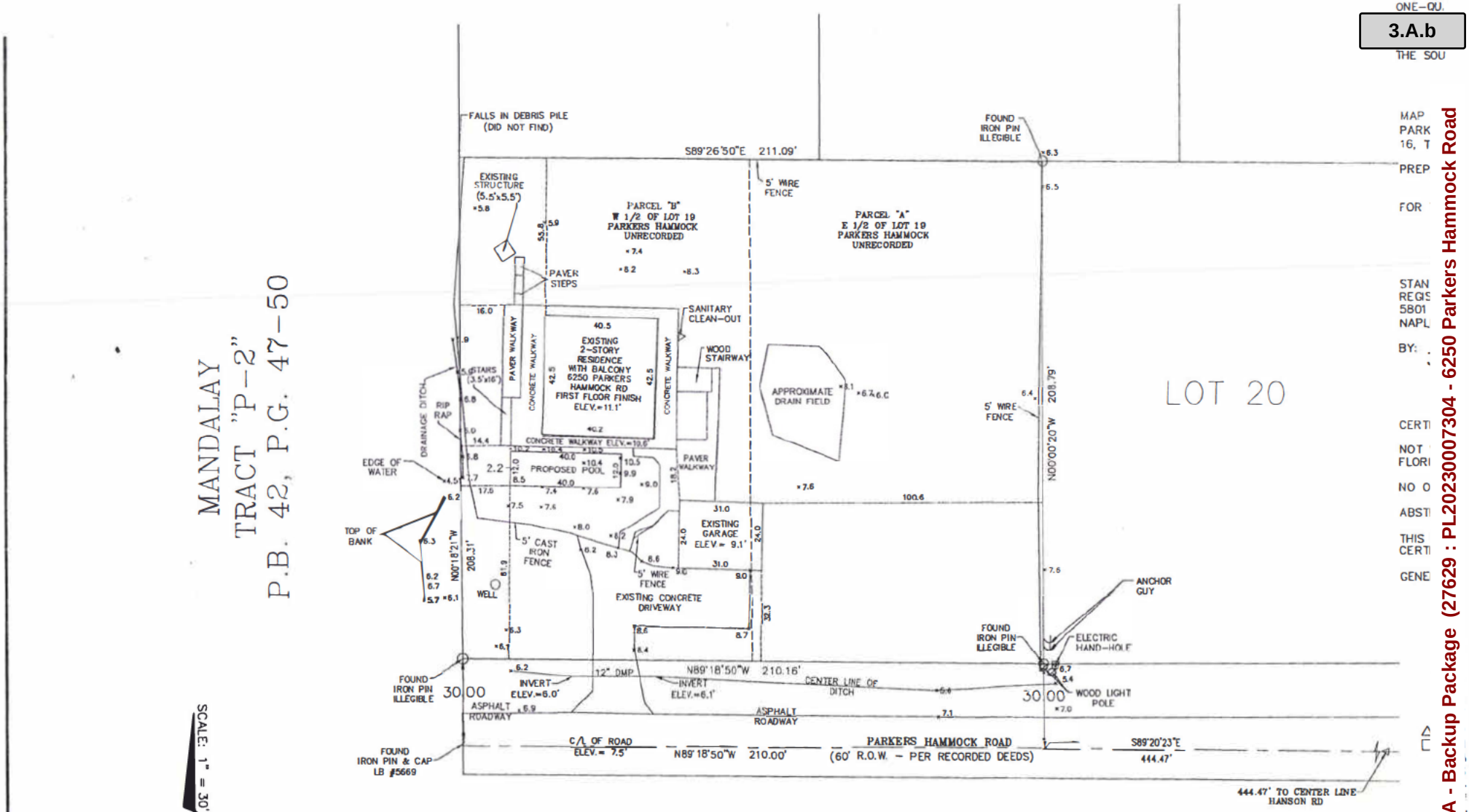
Cancellation/Reschedule Requests: Contact Connie Thomas- Supervisor – Permitting
Consuela.thomas@colliercountyfl.gov - Phone: 239-252-2473

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)



Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road



ACTIVITY	INITIALS	EMP.#	MO.	DAY	YR.
RESEARCH:					
FIELD WORK/CREW CHIEF	GDB		10	26	20
DRAFTED:	CACL	125679	10	29	20
CHECKED BY:	JPM	89344	07	31	20
FIELD BOOK/PAGE	G-3418/41-44				

APPROVED:

JOHN P. MALONEY, P.S.M. #LS4493

Stantec

DESCRIPTION:

MAP OF SPECIFIC PURPOSE SURVEY

LOT 19, SO CALLED PARKERS HAMMOCK, UNRECORDED PLAT, PART OF THE SOUTH EAST (SE1/4) SECTION 16, TOWNSHIP-50-SOUTH, RANGE-26-EAST, COLLIER COUNTY, FLORIDA.

Oct 28, 2020 - 16:49:17 C:\CS1\COLOPRA\V:\2156\active\216043433 Nassau Pedo\survey\drawing\LOT 19 PARKER HAMMOCK.dwg

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting and Final Submittal Requirement Checklist for: 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)	1	☒	☐
Pre-Application Meeting Notes	1	☒	☐
Project Narrative	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	1	☒	☐
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 – See Note	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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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

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

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

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 Date

_____
Printed Name

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Project Narrative

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Variance Petition Application

Lisa and Patrick O'Donnell 6250 Parkers Hammock Rd, Naples, FL 34112

Parcel number: 423360000

1. We, Lisa (medical professional) and Patrick O'Donnell (fisheries biologist), bought our parcel in September 2000, obtained our building permit number 2001122120 in December 2000, built our 2 story, 1680 sq ft house footprint and 720 sq ft detached garage in 2001, a 480 sq ft inground pool in 2021 (permit number PRBD2020114812601) and are requesting to build a 24 ft wide by 50 ft long enclosed metal utility building in front of our current detached garage (plan A) which would encroach into our front setback by 24.4 ft. Our concrete driveway currently extends 23 ft south from our garage towards Parkers Hammock Rd. We would only have to extend the concrete pad another 5 ft to the south and 19 ft to the east to complete the pad required for our 24 ft wide by 50 ft long enclosed metal utility building. Our future enclosed metal utility building will provide security, concealment, and weather protection for our boats (17 ft, 24 ft), trailers (12 ft,16 ft), a Bobcat skid loader (personal use only), bicycles and two motorcycles. Here are our reasons for a setback variance request:

If we are required to build our enclosed metal utility building outside our front setback (plan B) we would need to remove over 2000 sq ft of large, mature canopy trees located to the east of our garage (pictures plan B western and southern views included). These trees have been the best deflectors of severe winds from hurricanes Charlie, Wilma, Irma and Ian since we built on our property. Plan A would not require removal of any canopy trees (picture plan A western view included).

The State of Florida DEP considers our parcel a wetland due to vegetation (cypress trees, ferns, laurel oaks, etc.) which we had to mitigate for our square footage of impact initially when we built our house, garage and driveway. Approximately 2000 sq ft of additional fill would need to be added to our wetland property to build our enclosed metal utility building under plan B, increasing our impervious surface area by 1200 sq ft. Plan A would have the enclosed metal utility building placed within inches from our garage gutter to reduce our encroachment into the front setback, only add 706 sq ft of impervious surface and no additional fill would need to be placed on our parcel.

We have letters of no objection from our neighbor to the east, the property manager for the apartment complex to the south and even renters in that complex, including one who has been there since we built our house and garage. If allowed to build according to plan A, our neighbor to the east shouldn't see the enclosed metal utility building due to leaving the vegetation and canopy trees intact. If we build according to plan B, our east neighbor would most likely see our enclosed metal utility building due to vegetation removal and closer proximity to their property. In fact, the enclosed metal utility building shouldn't be seen while driving on Parkers Hammock Road until right alongside the building due to the current canopy trees we left on our property. Those drivers, unless lost, should be there to visit us as there are no other driveways past our neighbor to the east.

We are the last lot at the terminus of Parkers Hammock Rd; have no sidewalks in front, just a drainage ditch which we would not impact or impede; our electric, cable and telephone lines are buried underground from the southeast corner of our lot extending to our garage. There is a drainage slough/pond at the terminus of Parkers Hammock Road and a conservation easement put in place by Mandalay Bay just to the west of our parcel, also considered a wetland. We are under the impression that future development to our west is unlikely due to this conservation easement.

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

We believe setback encroachment is necessary to reduce our environmental disturbance, maintain the wind deflective and protective nature of our canopy trees and reduce the impervious surface area on our parcel. Since the Florida DEP considers our parcel a wetland and a portion of our parcel has a special treatment overlay along the northern boundary, we're trying to minimize our disturbed footprint as best we can. We hope that our plan A building site within our front setback is logical and fits in with the Collier County Growth Management Plan

2) Site alterations include scraping previously filled slopes to allow for 5 ft by 50 ft of additional 6 in concrete slab to the south of our current driveway slab and 19 ft by 24 ft of additional concrete slab to the east of our current driveway. No additional fill will be necessary and no canopy trees need removal, just brush vegetation.

3a) Our parcel has a Collier County Special Treatment Overlay on the northen portion of the parcel extending from the western to the eastern property line and 50 feet from the northern property line. This reduces our buildable area by 10,550 square feet on the parcel. Our parcel is also considered a wetland parcel by the State of Florida and requires mitigation impact fees for additional impacts/fill areas on the property. We hope to eliminate any additional impacts of additional fill material by putting our enclosed metal utility building on already filled areas within the front setback.

3b) The same conditions stated in 3a apply to 3b, reducing the impacted area and ease of attempting to utilize our property in the most efficient manner.

3c) Since the other half of our property (also considered wetland) has a canopy of mature trees, if the variance is not granted, we would need to take out close to 2000 sq ft of trees and vegetation, bring in 2000 sq ft of additional fill and increase our impervious area by 1200 sq ft. Those mature canopy trees have provided excellent wind deflectors for the four major hurricanes (Charlie, Wilma, Irma and Ian) to affect our area since we originally built in 2001.

3d) The variance, if granted, would be helpful in reducing unwanted viewing of our property and buildings from the general public. Hurricanes Irma and Ian reduced our tree foliage and buffer between the street and our garage dramatically. The apartments across the street have high turnover and direct views into our garage when doors are open. We also have many vehicle turn arounds in front of our property since there are two Parkers Hammock Roads that run parallel to each other (connected by Hanson Street) and many are looking for addresses on the other Parkers Hammock Road to our north. Our enclosed metal utility building variance would be the minimum request to increase privacy and security. The side of the building will be green and we also plan to plant native vegetation on the buildings south slope leading to the street such as native coffee, red maple, laurel oak (all found on our property) to eventually blend the building into the properties current outlook. The apartment property manager across the street as well as many current apartment residents and our neighbor to the east have signed statements of no objection to our proposed carport building within our front setback.

3e) Some other parcels in the Parkers Hammock Road community have large enclosed utility buildings and no Special Treatment Overlays or wetland determinations on their land. We have two boats, two trailers, two motorcycles and a Bobcat skid loader (non-commercial, used to move personal equipment in tight spaces) we wish to store within our enclosed metal utility building.

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

3f) The enclosed metal utility building will have green sides with proposed native vegetation surrounding it for blending into the property. The roof color will match our house and garage. There are no sidewalks in our front easement for the public to get too close to our proposed building. The enclosed metal utility building is rated for 140mph winds (Carports Anywhere, FL manufacturer).

3g) Due to the lands wetland nature, wetland determination by the State of Florida and the Special Treatment Overlay by Collier County, our property is/has been more difficult to build upon. We believe our setback variation application will greatly reduce our impacts to our properties sensitive nature while maintaining it's protective mature canopy cover from natural forces.

3h) Although I did not read the entire Growth Management Plan, I did read the overview and underlying concepts in the first section of the GMP. The first concept relates to natural resources. Our parcel is considered wetland due to natural vegetation found and our goal with this encroachment variance application is to reduce our impacts to the vegetation's ability to provide ecosystem services such as water retention, filtration, wildlife and resistance to natural forces. We originally built in the area of the parcel infested with Brazilian pepper and left as much of the natural vegetation standing as possible. This strategy has benefitted us during four major hurricanes by buffering the winds from damaging our buildings. We are firm believers that natural systems are much better suited to withstand natural forces than exotic landscape buffers. As an added benefit, our quality of life has been enhanced by the viewing of many species of wildlife such as birds, snakes, turtles, otters and occasionally bears.

The final concept mentioned that is closely related to our application is the Protection of Private Property Rights. Since our application for encroachment variance does not impede the health, safety and welfare of the public or anyone in our neighborhood, Collier County's due process outlined in this application is providing us a rational and fair opportunity to enhance our property that has existing limitations/hardships to developing.

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Plan B site photo

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Plan A site photo

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)



Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road

Addressing Checklist

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

423360000

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

16 50 26 BEG NW CNR OF S1/2 OFSW1/4 OF SE1/4, E 210FT, S 208.48FT, W 210FT, N 208.32FT TO POB, LESS S 30FT

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

6250 Parkers Hammock Road, Naples, FL 34112

PROJECT INFORMATION

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

CURRENT PROJECT NAME

proposed carport in front setback at 6250 Parkers Hammock Rd

PROPOSED PROJECT NAME

oposed carport in front setback at 6250 Parkers Hammock Rd

PROPOSED STREET NAME(s)

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

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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

Property Ownership Disclosure Form

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Patrick O'Donnell 6250 Parkers Hammock Road	50
Lisa O'Donnell 6250 Parkers Hammock Road	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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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

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

Name and Address	% of Ownership

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 September 2000

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

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

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

***The completed application, all required submittal materials, and fees shall be submitted to:**
Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Patrick O'Donnell

Agent/Owner Signature

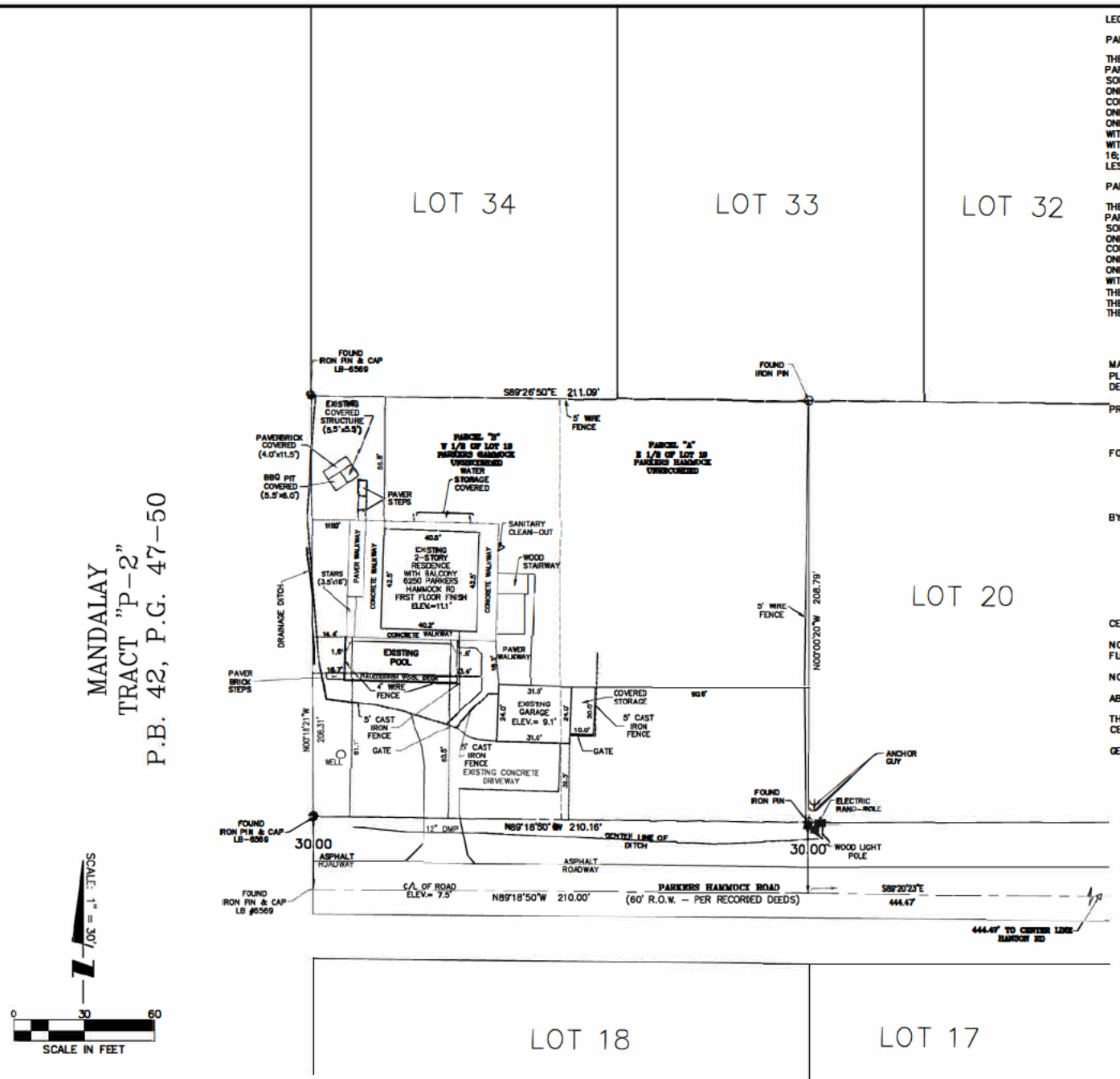
05/02/2023
Date

Patrick O'Donnell
Agent/Owner Name (please print)

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Survey of Property

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)



LEGAL DESCRIPTION:

PARCEL A

THE EAST HALF OF LOT 19 OF PARKERS HAMMOCK, SAID LOT 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTH ONE-QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLL COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 210 FEET; THENCE SOUTHERLY AND PARAL WITH THE CENTERLINE OF SECTION 16, 208.48 FEET; THENCE WESTERLY AND PARALL WITH THE SOUTH BOUNDARY OF SAID SECTION 210 FEET TO THE CENTER LINE OF SE 16; THENCE NORTHERLY ALONG SAID LINE 208.32 FEET TO THE POINT OF BEGINNING LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

PARCEL B

THE WEST HALF OF LOT 19 OF PARKERS HAMMOCK, SAID LOT 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTH ONE-QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLL COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SW1/4) OF SAID SECTION 210 FEET; THENCE SOUTHERLY AND PARAL WITH THE CENTERLINE SECTION 16, 208.48 FEET; THENCE WESTERLY AND PARALLEL THE SOUTH BOUNDARY OF SAID SECTION 210 FEET TO THE CENTER LINE OF SECTION THENCE NORTHERLY ALONG SAID LINE 208.32 FEET TO THE POINT OF BEGINNING, LE THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

MAP OF BOUNDARY SURVEY, LOT 19, SO CALLED PARKERS HAMMOCK, UNRECORD PLAT, PART OF THE SOUTH EAST (SE1/4) SECTION 16, T-50-S, R-26-E, (SEE L DESCRIPTION HERE ON),COLLIER COUNTY, FLORIDA.

PREPARED FOR: PATRICK AND LISA O'DONNELL
6250 PARKERS HAMMOCK ROAD
NAPLES, FL 34112

FOR THE BENEFIT OF: PATRICK AND LISA O'DONNELL
6250 PARKERS HAMMOCK ROAD
NAPLES, FL 34112

JOSEPH A. KELLY LICENSE NO. LS7141 STATE OF FLORIDA PROFESSIONAL SURVEYOR

BY: _____
JOSEPH A. KELLY,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7141
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH A. KELLY, P.S.M.

JUNE 27, 2023
DATE OF SURVEY

CERTIFICATE OF AUTHORIZATION #LB-7866

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

ABSTRACT NOT REVIEWED.

THIS BOUNDARY SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

GENERAL NOTES:
BEARINGS ARE BASED ON THE SOUTH LINE OF SAID LOT 19, BEING NORTH 89°18'50" WEST.
UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
DIMENSIONS ARE IN FEET ' AND DECIMALS . THEREOF.
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, N.A.V.D. 88.
LINES SHOWN OUTSIDE OF THE LAND DESCRIBED ARE FOR REFERENCE USE ONLY AND WERE NOT SURVEYED.
UNDERGROUND FOOTERS, ROOF OVERHANGS AND STUCCO FINISH WERE NOT TAKEN INTO CONSIDERATION IN PREPARING THIS MAP.
P.C.P. = PERMANENT CONTROL POINT LB-1543
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY, C/L = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
L.B.E. = LANDSCAPE BUFFER EASEMENT
D.E. = DRAINAGE EASEMENT, P.U.E. = PUBLIC UTILITY EASEMENT,
L.M.E. = LAKE MAINTENANCE EASEMENT
EL. & ELEV. = ELEVATION
CONC. = CONCRETE, A/C = AIR CONDITIONER
F.P.L. = FLORIDA POWER & LIGHT
TELE. = TELEPHONE SERVICE
● F.I.P. = FOUND IRON PIN WITH CAP STAMPED LB-6569
○ F.I.P. = FOUND IRON PIN
F.C.M. = FOUND CONCRETE MONUMENT
D.H. = SET DRILL HOLE
P.K. NAIL = PARKER KYLON NAIL
B.M. = BENCH MARK
P.V.C. = POLY VINYL CHLORIDE
PROPERTY LIES WITHIN FLOOD ZONE AE, ELEVATION 9.0' (N.A.V.D.)
AS PER FLOOD INSURANCE RATE MAPS COMMUNITY PANEL #12021C 0602 I
DATED MAY 16, 2012.

PERMIT #PRBD2020
1) REVISED 02/11/21, ADDED POOL SHELL LOCATION, F.B. G-3428/32, WAG/89362
2) REVISED 06/27/23, ADDED FINAL SURVEY UPDATE, F.B. KC 04/52, FEB/89399

ACTIVITY	INITIALS	EMP.#	MO.	DAY	YR.
RESEARCH:					
FIELD WORK/CREW CHIEF	GDB		10	26	20
DRAFTED:	CACL	125679	10	29	20
CHECKED BY:	JPM	89344	07	31	20
FIELD BOOK/PAGE	G-3418/41-44				

APPROVED:
JOSEPH A. KELLY, P.S.M.#LS7141

Stantec
5801 Pelican Bay Boulevard , Suite 300, Naples, Florida 34108
Phone 239-649-4040 • Fax 239-643-5716 • Web-Site www.stantec.com
Certificate of Authorization #LB-7866

DESCRIPTION: MAP OF BOUNDARY SURVEY
LOT 19, SO CALLED PARKERS HAMMOCK, UNRECORDED PLAT, PART OF THE SOUTH EAST (SE1/4) SECTION 16, TOWNSHIP-50-SOUTH, RANGE-26-EAST, COLLIER COUNTY, FLORIDA.

DATE: 10/20
SCALE: 1"=30'
CLIENT: PATRICK AND LISA O'DONNELL
CROSS REFERENCE FILE NO.:
PROJECT NO. AND WORK ORDER NO.: 215610433-425
SHEET NUMBER: OF
FILE NO.: 215610433

.3:16:10 PM BY:ITERV: \2156\BUSINESS DEVELOPMENT\2023_SURVEY\6250_PARKERS_HAMMOCK ODONNELL\OLD SURVEY\LOT-19-PARKER-HAMMOCK.DWG dwg

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road

Conceptual Site Plan 24 in by 36 in

included as a separate attachment to be incorporated with the Hearing Examiner's final decision

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Conceptual Site Plan
8 1/2 x 11 in

included as a separate attachment to be incorporated with the Hearing Examiner's final decision

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Survey of Property showing encroachment (measured in feet)

Same as Site Plan

included as a separate attachment to be incorporated with the Hearing Examiner's final decision

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Affidavit of Authorization

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Patrick O'Donnell (print name), as property owner (title, if applicable) of 6250 Parkers Hammock Road (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_____ 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.

Patrick O'Donnell — Signature

8-17-23 — Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [✔] physical presence or [ ] online notarization this 17 day of August, 2023 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: _____

Notary Seal
GINA M LOSTRACCO
Notary Public - State of Florida
Commission # HH 28726:
My Comm. Expires Oct 15, 2026

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

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Quitclaim Deed

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/04/2006 at 10:14AM DWIGHT E. BROCK, CLERK
REC FEE 18.50
DOC-.70 .70

Retn:
LISA & PAT ODONNEL
6250 PARKERS HAMMOCK
NAPLES FL 34112

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 3/28/06

Reference Number of Any Related Documents: _____

Grantor:

Name: Lisa O'Donnell
Street Address: 6250 Parkers Hammock
City/State/Zip: Naples, Fl. 34112

Grantee:

Name: Lisa and Pat O'Donnell
Street Address: 6250 parkers Hammock
City/State/Zip: Naples, Fl. 34112

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): E 1/2 of LOT on parkers Hammock Road

Assessor's Property Tax Parcel/Account Number(s): 00426044501

THIS QUITCLAIM DEED, executed this 29th day of March 20 06, by first party, Grantor, Lisa O'Donnell, whose mailing address is 6250 parkers Hammock Road, to second party, Grantee, Lisa & Pat O'Donnell whose mailing address is 6250 parkers Hammock Road

WITNESSETH that the said first party, for good consideration and for the sum of $ 0.00 Dollars ($ Zero) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Collier, State of Florida to wit: 16 50 26 E 1/2 of Following: Beg. at N.W. CNR of S 1/2 of SW 1/4 of SE 1/4 E 210 FT S 208.48 FT, W 210 FT, N 208.32 FT to POB Less S 30 FT

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness: Maria L Stewart
Print Name of Witness: Maria L. Stewart

Signature of Witness: Ivette Sotelo
Print Name of Witness: Ivette Sotelo

Signature of Grantor: Lisa O'Donnell
Print Name of Grantor: LISA O'Donnell

State of FLORIDA)
County of COLLIER)

On 22 MAR 2006, before me, PATRICE D TOMLINSON, appeared PATRICK & LISA O'DONNELL LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant ____ Known _X_ Produced ID
Type of ID FL DL

(Seal)

ROBERT D. JOHNSON
Notary Public - State of Florida
My Commission Expires Sep 30, 2009
Commission # DD 438254
Bonded By National Notary Assn.

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Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Collier County Property Tax Statement with Legal Description

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

COLLIER COUNTY TAXING AUTHORITIES
3950 RADIO ROAD, NAPLES, FL 34104 3750

Real Estate

DO NOT PAY
THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year.

The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

Please Note:
Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.

Parcel ID: 00423360000 Millage Area: 0105 Use Code: 01
Situs Address: 6250 PARKERS HAMMOCK RD
Legal Description: 16 50 26 BEG NW CNR OF S1/2 OF SW1/4 OF SE1/4, E 210FT, S 208.48FT, W 210FT, N 208.32FT

Mailed on: 08/15/2022

O'DONNELL, LISA H
PATRICK M O'DONNELL
6250 PARKERS HAMMOCK RD
NAPLES, FL 34112-2906

SUMMARY OF YOUR PROPERTY VALUATION

Market Value	2021	2022
	499,468	683,447

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected below, contact your county property appraiser at: **(239) 252-8141**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed on or before: **5 PM SEPTEMBER 9, 2022**

Taxing Authorities	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	362,011	439,672	50,000	50,000	312,011	389,672
Public Schools	362,011	439,672	25,000	25,000	337,011	414,672
Municipality	0	0	0	0	0	0
South Florida Water Mgt District	362,011	439,672	50,000	50,000	312,011	389,672
Independent Special Districts	362,011	439,672	50,000	50,000	312,011	389,672

Assessment Reductions	Applies To	Amount
Save Our Homes Benefit	All Taxes	243,775
10% Non-Homestead Cap	Non School Taxes	0
Agricultural Classification	All Taxes	0
Working Waterfront	All Taxes	0
Other	All Taxes	0

Exemptions	Applies To	Amount
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,000
Limited Income Senior	County Taxes	0
Limited Income Senior	City Taxes	0
Blind, Widow, Disabled, Other	All Taxes	0

NOTICE OF PROPOSED AD VALOREM ASSESSMENTS

TAXING AUTHORITIES		COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes And budget will be held on:		
ID	Name	Your Property Taxes Last Year	Last Year's Actual Tax Rate	Your Taxes This Year IF NO Budget Change Is Adopted	Your Tax Rate This Year IF NO Budget Change is Adopted	Your Taxes This Year if PROPOSED Budget is Adopted	This Year's PROPOSED Tax Rate	*Location Number	Date	Time
A	County:									
	GENERAL FUND	$1,199.30	3.8438	$1,315.88	3.3769	$1,497.83	3.8438	1	09/08/2022	05:05 PM
	MSTU:									
	UNINCORP GEN - MSTD	$251.76	0.8069	$277.72	0.7127	$314.43	0.8069	1	09/08/2022	05:05 PM
B	Public Schools:									
	SCHOOL BOARD - STATE LAW	$890.05	2.6410	$859.37	2.0724	$916.84	2.2110	2	09/12/2022	05:05 PM
	SCHOOL BOARD - LOCAL BOARD	$757.60	2.2480	$731.48	1.7640	$932.18	2.2480	2	09/12/2022	05:05 PM
D	South Florida Water Mgt District:									
	WATER MANMG CYPRESS BASIN	$67.92	0.2177	$75.05	0.1926	$75.05	0.1926	6	09/08/2022	05:15 PM
E	Independent Districts:									
	COLLIER MOSQUITO CONTROL	$50.20	0.1609	$54.94	0.1410	$62.70	0.1609	7	09/07/2022	05:01 PM
	GREATER NAPLES FIRE RESCUE DIS	$468.02	1.5000	$513.59	1.3180	$584.51	1.5000	9	09/13/2022	05:05 PM
	Total Property Taxes	$3,684.85	11.4183	$3,828.03	9.5776	$4,383.54	10.9632	* See Reverse Side For Explanation		

1 COLLIER COUNTY GVMNT CENTER-W. HARMON TURNER BLDG, 3RD FLOOR, 3299 TAMIAMI TR. E, NAPLES, FL 34112 239-252-8973
2 COLLIER COUNTY SCHOOL BOARD-5775 OSCEOLA TRAIL, NAPLES, FL 34109 239-377-0036
6 SOUTH FL WATER MGMT DISTRICT-AUDITORIUM, 3301 GUN CLUB RD., B-1 BLDG, WEST PALM BEACH, FL 33406 561-686-8800
7 COLLIER MOSQUITO CONTROL-CMCD HEADQUARTERS, 600 NORTH ROAD, NAPLES, FL 34104 239-436-1000
9 GREATER NAPLES FIRE RESCUE-14575 COLLIER BLVD., NAPLES, FL 34119 239-348-7540

00423360000

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Collier County Taxing Authorities 3950 Radio Road Naples, Florida 34104

Explanation of "Notice of Proposed Ad Valorem Assessments" (Section 200.069, Florida Statutes)

Column 1 "Your Property Taxes Last Year" and "Last Year's Actual Tax Rate"
These columns show the taxes and tax rate that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

Column 2 "Your Taxes This Year IF NO Budget Change is Adopted" and "This Year if NO Budget change is Adopted"
These columns show what your taxes and tax rate will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year's budgets and your current assessment.

Column 3 "Your Taxes This Year if PROPOSED Budget is Adopted" and This Year's PROPOSED Tax Rate"
These columns show what your taxes and tax rate will be this year under the budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is not the result of higher assessments.

Note: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amount shown on this notice.)

Explanation of "Summary of Your Property Valuation" Section

Market Value also called "Just Value," is the most probable sale price of your property in a competitive market. It is based on a willing buyer and a willing seller.

Assessment Value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

1. There are limits on how much the assessment of your property can increase each year. The save Our Homes program and the limitation of non-homestead property are examples.
2. Certain types of property, such as agricultural and land used for conservation, are valued on their current use rather than their market value.
3. Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued bases on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions."

Exemption Any exemption that applies to your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

Tax Rate also called "Millage Rate" is the tax rate levied on your property as set by each taxing authority. One "Mill" equals $1 of property tax for every $1,000 of taxable value (i.e. taxable value / 1,000 X tax rate=taxes.)

The tax bill will be made available by the Collier County Tax Collector the 1st of November of each year. Please contact their office for information pertaining to the bill itself at 239-252-8172.

Taxing Authority Locations for Public Meetings

PUBLIC MEETING LOCATIONS, DATE AND TIMES ARE PROVIDED ON THE FRONT OF THIS FORM

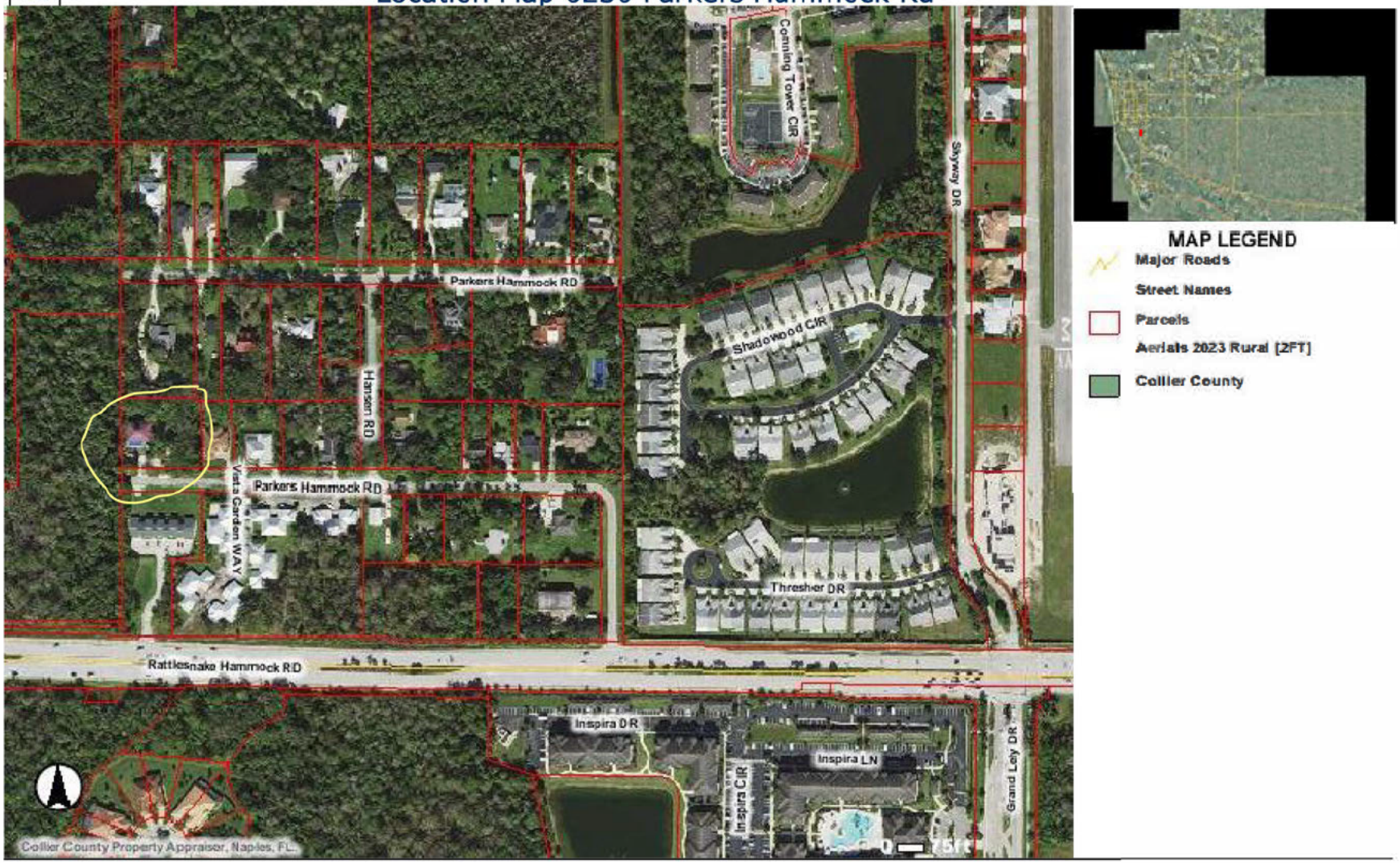
Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Location Map
from
Property Appraiser Site

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Print

Location Map 6250 Parkers Hammock Rd



2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road

Current Aerial Photograph from Collier County Property Appraiser Site

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road

Print

6250 Parkers Hammock Rd



MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2023 Urban [6IN]
- Aerials 2023 Rural [2FT]
- Collier County

2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road

Property Owner Advisory Letter and Certification

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road

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.

Patrick O'Donnell
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 23 day of October, 2023 by Patrick O'Donnell, who is personally known to me or who has produced drivers license as identification.

Gina M Lostracco
(Signature of Notary Public)

Gina M Lostracco
Printed Name of Notary

(Notary Seal)

GINA M LOSTRACCO
Notary Public - State of Florida
Commission # HH 287261
My Comm. Expires Oct 15, 2026

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

10-20-2023

Patrick O'Donnell

6250 Parkers Hammock Road

Naples, FL 34112

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:

6250 Parkers Hammock Road

It is our intent to ask the County to allow us to build a carport on our current driveway that lies within our front 30ft setback 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,

Patrick O'Donnell

Patrick and Lisa O'Donnell (property owners)
6250 Parkers Hammock Road
Naples, FL 34112
239-253-5521
patod@embarqmail.com

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

PROPERTY OWNERS LIST neat 6250 Parkers Hammock Road

Parcel 56453000229

HOMEOWNERS ASSN MANDALAY INC

% ANCHOR ASSOCIATES, INC

2340 STANFORD CT

NAPLES, FL 34112

Parcel 00423320008

1900 SUNSHINE BLVD LLC

5290 GOLDEN GATE PKWY

NAPLES, FL 34116

Parcel 00426044909

LE, PAUL

LYAN NGUYEN

5005 28TH AVE SW

NAPLES, FL 34116

Parcel 00422760009

HAZA, ENRIQUE M=& MERCY

6266 PARKERS HAMMOCK RD

NAPLES, FL 34112-2906

Parcel 00421720008

KLUZ, RICKY=& EDITH

6193 PARKERS HAMMOCK RD

NAPLES, FL 34112-2908

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Parcel 00421000003

JUDY EST, PAMELA K

% KANDY L THOMPSON PR

6187 PARKERS HAMMOCK RD

NAPLES, FL 34112-2908

Parcel 00423160006

ZULUAGA, PAULA

6181 PARKERS HAMMOCK RD

NAPLES, FL 34112-2908

Parcel 80710400017

E SQUARED R LLC

515 N FLAGLER DR #P-300

WEST PALM BEACH, FL 33401

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

From: Sean Sammon
To: patod; ThomasClarkeVEN
Cc: ODonnell, Patrick
Subject: RE: Variance application questions
Date: Friday, August 25, 2023 8:32:48 AM
Attachments: image001.png

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good morning Patrick,

I replied to your last email few days ago, but I now see it didn't go through, I apologize for the mishap and delayed response. Here's my response to your questions:

Thank you for following up with us and submitting your questions. To answer your questions, my responses are in red:

1. I have 2 surveys from a professional surveyor, will they satisfy the conceptual site plan and the survey of property showing encroachment?
    a. Yes, but, make sure you submit a survey showing the existing conditions as is (existing structures) and a separate conceptual site plan (which can be a survey) with the proposed structure showing the variance request. I think the best way to show this is circle or highlight the setback(s) that the variance is requesting and make a table on the plan that shows, 1, the legal setback according to the LDC, 2, the actual setback for the structure(s), and 3, the variance which is the difference between the two.

2. Would a copy of our 2022 tax record stating the legal description of property be sufficient for legals? The survey has a more detailed legal description of the property
    a. It may, we have a County Attorney's Office that reviews this and they can determine this for certain. If you can, please include the deed with the tax records you're referencing, as long as it matches the legal on the survey it may be sufficient. I leave that to the County Attorney's Office: Heidi Ashton Heidi.Ashton@colliercountyfl.gov or 239-252-8773; or Derek Perry, Derek.Perry@colliercountyfl.gov or 239-252-8066.

3. What detail is needed on the location map? Would a picture from property appraiser site be sufficient?
    a. Yes, a picture from the property appraise will be sufficient. I think a good representation is to show a county map with where the property is in relation and then also the property appraiser since that is more zoomed in and shows the nearest streets.

4. Current aerial photographs, what are FLUCFCS codes and how do I add them to the aerials? I was on the site last night and couldn't figure it out.
    a. I apologize, the FLUCFCS is not required, however, if you can grab a recent aerial of the property, that will be beneficial. Google Earth typically keeps record of historical aerials

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

with 2023 as the most recent I believe. Let me know if you have any issues with this.

5. In Sean Sammon's pre app notes, Craig Brown states a letter from DEP is necessary for the building permit, but do I need it within this application when I submit, or do Sean's pre app notes satisfy an exemption justification for this application? I'm going to apply for that through DEP portal this week, but if necessary for this application, that will delay my submittal for another month. Please advise.
    a. I double checked with Craig, he was offering you a head's up because eventually during the building permit process this will be required. For the Variance petition, this is not necessary.

Lastly, I would include this email thread as a PDF in your submittal. Let me know if you have any other questions, hope this helps, have a great day.

Respectfully,
Sean Sammon, Principal Planner
Zoning Division - Zoning Services Section
Sean.Sammon@CollierCountyFL.gov
Phone: 239.252.8422; Fax: 239.252.6350
2800 N. Horseshoe Drive, Naples, FL 34104

Collier County
Growth Management
Community Development Department
Zoning Division

Exceeding expectations, every day!

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

From: patod <patod@embarqmail.com>
Sent: Friday, August 25, 2023 8:23 AM
To: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>; Sean Sammon <Sean.Sammon@colliercountyfl.gov>
Cc: ODonnell, Patrick <Patrick.ODonnell@dep.state.fl.us>
Subject: FW: Variance application questions

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

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Sent from my Galaxy

Thomas,
I have some questions before I submit my application:
1, I have 2 surveys from a professional surveyor, will they satisfy the conceptual site plan and the survey of property showing encroachment?
2,would a copy of our 2022 tax record stating the legal description of property be sufficient? The survey has a more detailed legal description of the property
3, what detail is needed on the location map? Would a picture from property appraiser site be sufficient?
4, current aerial photographs, what are FLUCFCS codes and how do I add them to the aerials? I was on the site last night and couldn't figure it out.
5, in Sean Sammon's pre app notes, Craig Brown states a letter from DEP is necessary for the building permit, but do I need it within this application when I submit, or do Sean's pre app notes satisfy an exemption justification for this application? I'm going to apply for that through DEP portal this week, but if necessary here, that will delay my submittal for another month. Please advise.

I've copied Sean Sammon and added his pre app notes. Sorry for all the questions as I'm just an owner/builder not familiar with the process. I look forward to your reply.

Thanks for your time and efforts,
Patrick O'Donnell
Patod@embarqmail.com
239-253-5521

Sent from my Galaxy

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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

From: GMDPublicRecordRequest
To: ODonnell, Patrick
Subject: 6250 PARKERS HAMMOCK RD
Date: Wednesday, October 4, 2023 1:56:46 PM
Attachments: image002.png
Finding and Viewing Permit Files Using The Collier County CityView Public Portal.pdf

---

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good afternoon,

House permit **2001122120 unable to locate**

Permit: **PRBD20201148126** You may be able to access the information that you need online at the Collier County CityView Portal at the following web address:
https://cvportal.colliercountyfl.gov/CityViewWeb/Property

I am sorry to inform you that the Records Room was unable to locate the information you requested.

This permit number that you requested was filed electronically and is not physically located in the records room or at off-site storage.

We apologize for not being able to fulfill your request. Please contact us if you require further assistance.

Respectfully,

Gilbert Baptiste

GMCDD Staff

Collier County

Growth Management Community Development Department, Records Room Requests
2800 N. Horseshoe Drive, Naples, FL 34104
GMDPublicRecordRequest@colliercountyfl.gov
Phone: 239.252.5730

Monday – Friday, 8:00 am – 4:30 pm

How are we doing?

The Operations & Regulatory Management Division wants to hear from you!

Please take our online **SURVEY**.

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

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 A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

INSPECTION JOB CARD - COLLIER COUNTY, FLORIDA

FOR INSPECTIONS PHONE 643-9757

PERMIT NBR 2001122120 MASTER NBR 2001122120 ISSUED 1/24/2002

BLDG DESC.: 2 STY CBS/FRAME RESIDENCE W/DET GARAGE 2
BLDG LOCATION: 6250 PARKERS HAMMOCK RD
SUBDIVISION: 100 acreage LOT .000 BLOCK 123
CONTACT NAME: OWNER/BUILDER CONTACT PHONE: (941)994-3257
D.B.A.
SETBACKS
FRONT: 30.00 REAR: 25.00 LEFT: 7.50 RIGHT: 7.50
SPECIAL: FLOOD ZONE:X

REQ	DESCRIPTION		REQ	DESCRIPTION	
099	NOTICE OF COMMENCEMENT		301	FINAL MECHANICAL A/C	
100	FOOTINGS		500	ELECTRICAL T POLE	
103	SLAB		501	ELECTRICAL ROUGH	
104	TIE BEAM		502	FINAL ELECTRICAL	
105	SHEARWALL		505	TUG/TEMPORARY UNDERGROUND	
106	COLUMNS		506	UNDERGROUND WIRING	
107	SHEATHING METAL FASCIA		800	ROW/ENGINEERING	
108	FRAMING		801	SITE DRAINAGE	
109	INSULATION		802	LANDSCAPING	
110	TIE DOWN		804	WELL	
111	ROOFING IN PROGRESS		805	SEPTIC - IN PROGRESS	
115	FINAL BUILDING		810	EXOTIC VEG REMOVAL	
122	10 DAY SPOT SURVEY		813	FINAL SEPTIC	
132	TENANT SEP INSULATION		9998	SW DISTRICT 1/1 UNIT	
133	MONOLITHIC SLAB				
200	PLUMBING ROUGH				
201	PLUMBING TUB SET				
202	PLUMBING STACK TEST				
204	FINAL PLUMBING				
300	MECHANICAL ROUGH A/C				

ALLIED ENGINEERING, INC.
(941) 334-6[illegible]
Permit# 2001122120
Address 6250 Parkers Hammock
Technician
COMPACTION TEST MEETS COUNTY REQUIREMENTS

NOISE ORDINANCE 90-17 - NOISE LIMITATIONS are in effect at all times. Work permitted: RESIDENTIAL Areas - 6:30AM to 7:00PM Monday thru Saturday
NON-RESIDENTIAL Areas (more than 500 feet from Residentail Area) 6:00AM to 8:00PM Monday thru Saturday. No Work on Sundays or Holidays.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF TERMINATION MAY RESULT IN YOUR PAYING TWICE FOR SOME LIENS ON YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF TERMINATION. FS 713.135

CDPR2022

6250 Parker Hammock Rd.
AMERICAN PEST CONTROL MANAGEMENT, INC.
P.O. Box 380731, Murdock, FL 33938-0731
3088 629-6669 SUBTERRANEAN
Wood-Destroying Organism Treated TERMITES
Date of Treatment 02/15/02
Pesticide Used DURSBAN TC .5%
SFD AND DETACHED GARAGE J.R.

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Department of Environmental Protection

Jeb Bush
Governor

David B. Struhs
Secretary

Rookery Bay National Estuarine Research Reserve
300 Tower Rd, Naples, FL 34113
Phone-941/417-6310; Fax-941/417-6315
Email: Tad.Bartareau@dep.state.fl.us

March 6, 2002

Mr. Calvin Alvarez
Department of Environmental Protection
Submerged Lands and Environmental Resources Program
P.O. Box 2549
Fort Myers, FL 33902-2549

RE: Patrick ODonnell & Lisa Rynders
Permit Number: 11-0181238-002

Dear Mr. Alvarez:

Enclosed is a copy of the two checks received from Patrick Odonnell & Lisa Rynders. Mr. Odonnell and Ms. Rynders have informed me that they intend to pay the balance of the total mitigation fee of $ 7,161.00 next month. This donation will be placed in a fund with the State and will be used in conjunction with restoration activities at the Reserve on the 40-acre outparcel wetland enhancement project. When this fund is a sizeable amount, a contractor will be hired for restoration activities. Upon completion, I will forward a summary of the work completed for this permit donation.

If I can provide further information, please do not hesitate to contact me. Thank you for your assistance with this process.

Kindest regards,

Tad Bartareau, Environmental Specialist

cc: Patrick ODonnell & Lisa Rynders
Brenda Brilhart, RBNERR Operations and Management Consultant

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

PATRICK M. O'DONNELL
[redacted]

0799
66-7704/2531

DATE 2-28-02

PAY TO THE ORDER OF DEP "Wetland Enhancement" $ 1000 00/100

one thousand and 00/100 DOLLARS

State Employees' Credit Union
Raleigh, North Carolina

[redacted] O'Donnell

LISA L RYNDERS 9/00
[redacted]

480
63-1409/670
101

Date 2-28-02

Pay to the Order of DEP - "Wetland Enhancement" $ 2561.00

Two Thousand Five Hundred Sixty-one & NO/100 Dollars

FIRST NATIONAL BANK of Naples
[redacted]

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Department of
Environmental Protection

South District
P.O. Box 2549
Fort Myers, Florida 33902-2549

Jeb Bush
Governor

David B. Struhs
Secretary

SUBMERGED LANDS AND ENVIRONMENTAL RESOURCE PROGRAM

ENVIRONMENTAL RESOURCE PERMIT

CERTIFIED MAIL NO. 7001 0360 0000 8682 7222
RETURN RECEIPT REQUESTED

PERMITTEE/AUTHORIZED ENTITY:
Lisa Rynders
338 Ridge Dr. (Guest House)
Naples, Fl 34108

Permit/Authorization Number:
11-0181238-002-ES09
Date of Issue:
November 30, 2001
Expiration Date of Construction Phase:
November 30, 2006
County: Collier
Project: to permanently impact .33 acres of wetlands to construct a single family residence.

This permit is issued under the authority of Part IV of Chapter 373, Florida Statutes (F.S.), and Title 62, Florida Administrative Code (F.A.C.). The activity is not exempt from the requirement to obtain a Environmental Resource Permit. Pursuant to Operating Agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C., the Department is responsible for reviewing and taking final agency action on this activity.

This permit also constitutes certification compliance with water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

The Department of Environmental Protection, has reviewed the location of the proposed project as described in the above referenced application and has determined that the project, as described, does not involve the use of sovereign submerged lands. Accordingly, no further authorization will be required from the Submerged Lands and environmental Resources Program,

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Lisa O'Donnell

From: Dave Huprich <Dave@currentpropertymanagement.com>
Sent: Wednesday, April 19, 2023 4:47 PM
To: Lisa O'Donnell
Subject: Re: Current Property Management

Thanks for the update. Looks good to me. Let me know if you need anything else.

C: 239-450-9126 | F: 888-418-1548
4735 Santa Barbara Blvd, Suite 800, Naples, FL 34104
W: www.currentpropertymanagement.com

This email and the documents accompanying this transmission are covered under the Electronic Communications Privacy Act, 18 USC 2510-2521 and contain confidential information belonging to the sender which is legally privileged. If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution or the taking of any action in reliance on the contents of this emailed information is strictly prohibited. If you have received this email in error, please immediately notify the sender by email at the address above. Thank you for your compliance.

On Wed, Apr 19, 2023 at 4:15 PM Lisa O'Donnell <lisaod@embarqmail.com> wrote:

> Thanks for the response, My husband Pat has been going through the pre planning permitting to verify all of our paperwork with the county. I am attaching the picture of where we want to put it and the site plan he has submitted. We are trying to build it on the already existing concrete pad in front of our garage instead of the green space to the east or right side of the garage. We are trying to prevent from taking out so much foliage in order to preserve the look of the natural lot that is the other half of the property.
>
> I am attaching what he has sent to the county.
>
> Thanks Dave for responding,
>
> Lisa
>
> **From:** Dave Huprich <Dave@currentpropertymanagement.com>
> **Sent:** Wednesday, April 19, 2023 4:04 PM
> **To:** Lisa O'Donnell <lisaod@embarqmail.com>
> **Subject:** Re: Current Property Management
>
> Thanks for the update. Do you have any plans you can forward?

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Lisa and Pat O'Donnell are planning to build a carport in front of their garage. I have NO objections to them building in that location.

6262 Parkers Hammock Rd

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Lisa and Pat O'Donnell are planning to build a carport in front of their garage. I have no objections to them building in that location.

[signature]

6246 Rattlesnake Hammock Rd.

4-4-23
5:32pm

Tenant Naples Place

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

I have no objections to pat and Lisa building a carport in front of their garage.

Rhonda Morris

6244 Rattlesnake Hammock Rd.

4-4-23
6:01 pm

Tenant Naples Place

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

LISA AND PAT O'DONNELL ARE planning to build A CARPORT in front of their GARAGE, I have NO objections to them building in that location.

Jose Sanchez
4-5-23
5:16 p.m.

6242 RATTLE SNAKE HAMMOCK Rd.

Tenant Naples Place

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

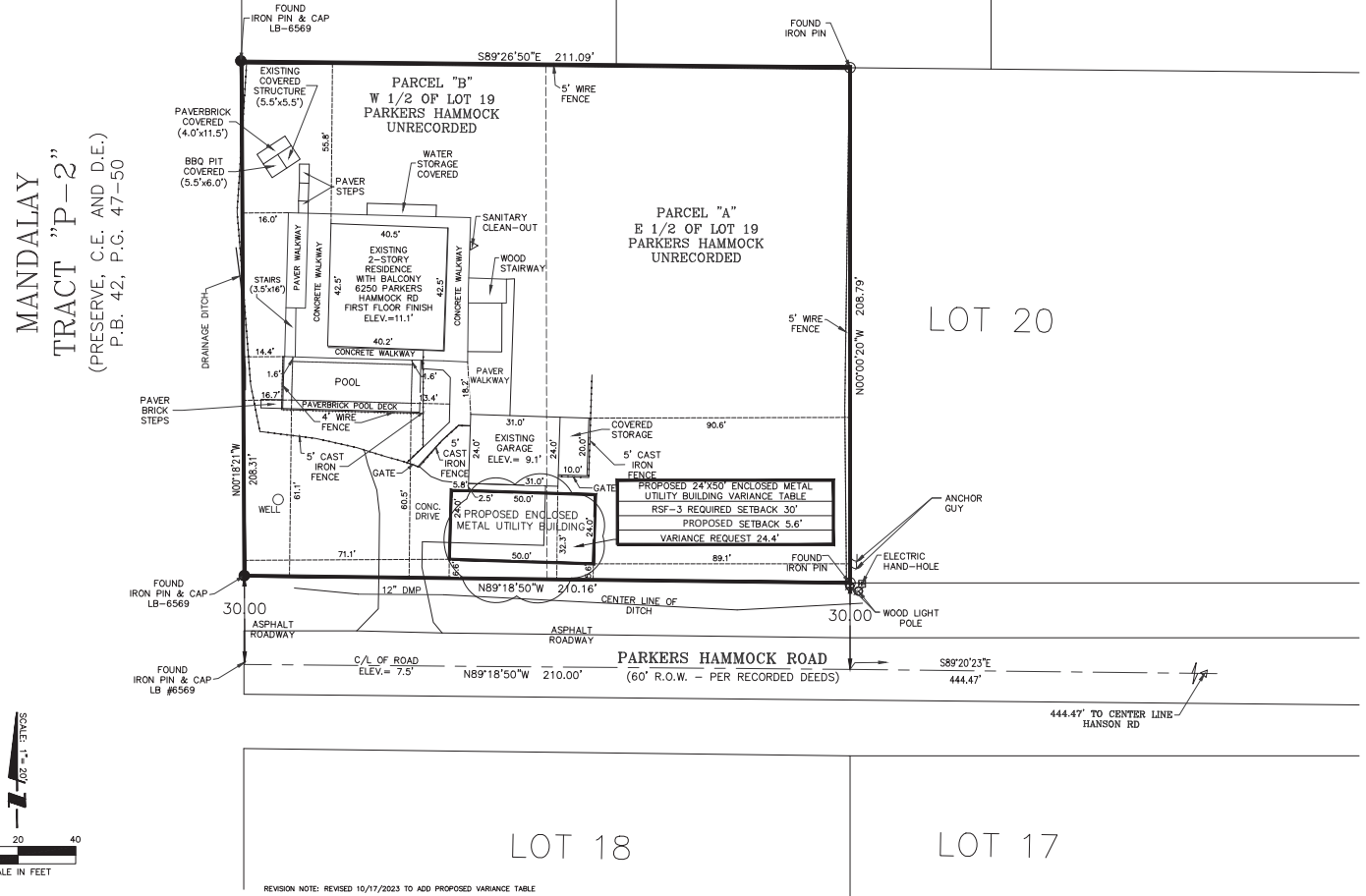
Pat and Lisa are planning to build a carport in front of their garage. We have no objections to that structure in that location.

- Justin Roberts
6240 Rattlesnake Hammock Rd.

4-4-23
5:47 p.m.

Tenant Naples Place

Attachment: ATTACHMENT A - Backup Package (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)



REVISION NOTE: REVISED 10/17/2023 TO ADD PROPOSED VARIANCE TABLE

LEGAL DESCRIPTION:

PARCEL A

THE EAST HALF OF LOT 19 OF PARKERS HAMMOCK, SAID LOT 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 210 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE CENTERLINE OF SECTION 16, 208.48 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 210 FEET TO THE CENTER LINE OF SECTIO 16; THENCE NORTHERLY ALONG SAID LINE 208.32 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

PARCEL B

THE WEST HALF OF LOT 19 OF PARKERS HAMMOCK, SAID LOT 19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAS ONE-QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SW1/4) OF SAID SECTION 210 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE CENTERLINE SECTION 16, 208.48 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 210 FEET TO THE CENTER LINE OF SECTION 16; THENCE NORTHERLY ALONG SAID LINE 208.32 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

MAP OF SPECIFIC PURPOSE SURVEY TO SHOW PROPOSED POOL, LOT 19, SO CALLED PARKERS HAMMOCK, UNRECORDED PLAT, PART OF THE SOUTH EAST (SE1/4) SECTIO 16, T-50-S, R-26-E, (SEE LEGAL DESCRIPTION HERE ON),COLLIER COUNTY, FLORID

PREPARED FOR: PATRICK AND LISA O'DONNELL

FOR THE BENEFIT OF: PATRICK AND LISA O'DONNELL

STANTEC CONSULTING SERVICES INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3510 KRAFT ROAD, SUITE 200, (239) 649-4040
NAPLES, FLORIDA 34105

BY: Lucas M. Shuman
LUCAS M. SHUMAN,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7397
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS M. SHUMAN, P.S.M.

Lucas M. Shuman, PSM
on=Lucas M. Shuman, PSM, o=This item has been electronically signed and sealed by Lucas M Shuman using a SHA-1 authentication code printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies. ou=, email=luke.shuman@stantec.com, c=US
2023.12.18 09:23:31 -05'00'

JUNE 27, 2023
DATE OF SURVEY

CERTIFICATE OF AUTHORIZATION #LB-7866

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

ABSTRACT NOT REVIEWED.

THIS BOUNDARY SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

GENERAL NOTES:

BEARINGS ARE BASED ON THE SOUTH LINE OF SAID LOT 19, BEING NORTH 89°18'50" WEST.
UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
DIMENSIONS ARE IN FEET ' AND DECIMALS . THEREOF.
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, N.A.V.D. 88.
LINES SHOWN OUTSIDE OF THE LAND DESCRIBED ARE FOR REFERENCE USE ONLY AND WERE NOT SURVEYED.
UNDERGROUND FOOTERS, ROOF OVERHANGS AND STUCCO FINISH WERE NOT TAKEN INTO CONSIDERATION IN PREPARING THIS MAP.
P.C.P. = PERMANENT CONTROL POINT LB-1543
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY, C/L = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
L.B.E. = LANDSCAPE BUFFER EASEMENT
D.E. = DRAINAGE EASEMENT, P.U.E. = PUBLIC UTILITY EASEMENT,
L.M.E. = LAKE MAINTENANCE EASEMENT
EL. & ELEV. = ELEVATION
CONC. = CONCRETE, A/C = AIR CONDITIONER
F.P.L. = FLORIDA POWER & LIGHT
TELE. = TELEPHONE SERVICE
● F.I.P. = FOUND IRON PIN WITH CAP STAMPED LB-6569
○ F.I.P. = FOUND IRON PIN
F.C.M. = FOUND CONCRETE MONUMENT
D.H. = SET DRILL HOLE
P.K. NAIL = PARKER KYLON NAIL
B.M. = BENCH MARK
P.V.C. = POLY VINYL CHLORIDE
PROPERTY LIES WITHIN FLOOD ZONE AE, ELEVATION 9.0' (N.A.V.D.)
AS PER FLOOD INSURANCE RATE MAPS COMMUNITY PANEL #12021C 0602 H, DATED MAY 16, 2012.

⊕ BENCHMARK: X-CUT IN MANHOLE RIM OPPOSITE SE CORNER
LOT 2, F.B. K-2877, PAGE 24
ELEVATION = 14.90

REV NO.	REVISION	MO/DAY/YR	DRAWN BY	EMP NO	CHECKED BY	EMP NO
1	ADDED PROPOSED CARPORT ADDITION	08/11/23	LMT		JAK	

ACTIVITY	INITIALS	EMP. NO.	MO.	DAY	YR.
RESEARCH:					
FIELD WORK/CREW CHIEF	KC		06	27	23
DRAFTED:	FEB		06	27	23
CHECKED BY:	JAK		06	27	23
FIELD BOOK/PAGE KC-04, 52					

APPROVED: Lucas M. Shuman
LUCAS M. SHUMAN, P.S.M. #LS7397

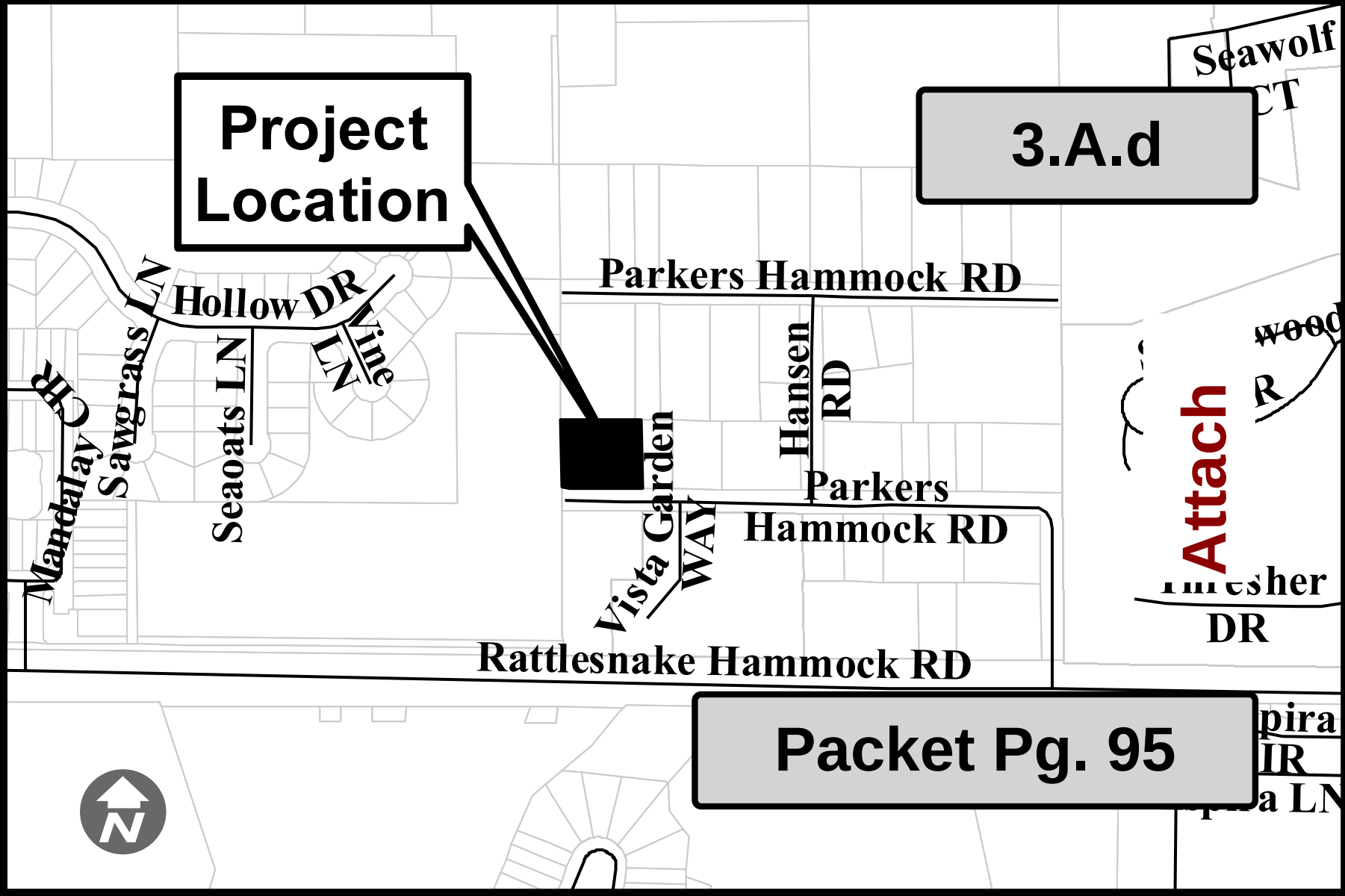
Stantec
3510 Kraft Road, Suite 200, Naples, Florida 34105
Phone 239-649-4040 • Fax 239-643-5716 • Web-Site www.stantec.com
Certificate of Authorization #LB-7866

DESCRIPTION: MAP OF BOUNDARY SURVEY
LOT 19, SO CALLED PARKERS HAMMOCK, UNRECORDED PLAT, PART OF THE SOUTH EAST (SE1/4) SECTION 16, TOWNSHIP-50-SOUTH, RANGE-26-EAST, COLLIER COUNTY, FLORIDA.

DATE: 06/23
SCALE: 1"=20'
CLIENT: PATRICK AND LISA O'DONNELL
CROSS REFERENCE FILE NO.: 215610433-425
PROJECT NO.AND 215618316
SHEET NUMBER: 1
FILE NO.: D-21561

August 11, 2023 2:11 PM LSHUMAN V:\2156\business_development\2023_survey\6250_parkers_hammock_odonnell\DRAWING\215618316-LOT-19-PARKER-HAMMOCK-CARPORT-ADDITION.dwg

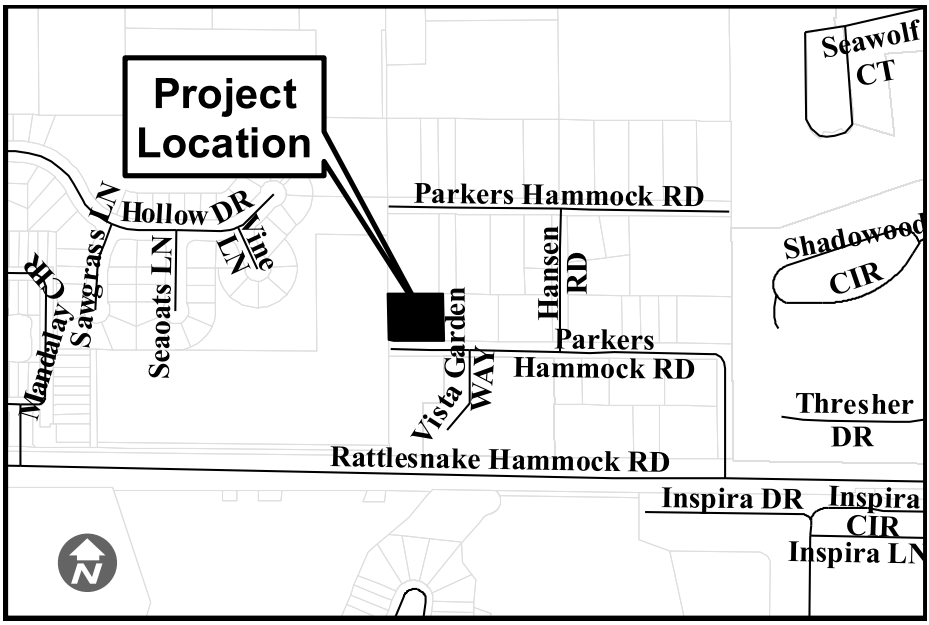
Attachment: ATTACHMENT B - Site Plan & Detail for Proposed Variance UPDATED (27629 :


Project Location
3.A.d
Parkers Hammock RD
Hollow DR
Saygrass LN
Seaoats LN
Vine LN
Hansen RD
Vista Garden WAY
Parkers Hammock RD
Rattlesnake Hammock RD
Seawolf
Attach
DR
Packet Pg. 95

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., January 25, 2024**, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. PL20230007304 VA – REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 4.02.01 A, TABLE 2.1, TO REDUCE THE REQUIRED RSF-3 FRONT SETBACK FROM 30 FEET TO 5.6 FEET ON THE SOUTH PROPERTY LINE FOR THE PROPOSED ACCESSORY ENCLOSED METAL UTILITY BUILDING TO BE LOCATED AT LOT 19 OF PARKERS HAMMOCK, ALSO KNOWN AS 6250 PARKERS HAMMOCK ROAD, NAPLES, FL 34112 IN SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.



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

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

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

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

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

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

ND-38328401

PUBLIC HEARING

PUBLIC HEARING NOTICE
6250 Parkers Hammock Road
Variance (VA)
Petition No. 20230007304

HEX: January 25, 2024 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422

DA

CONTACT



Attachment: ATTACHMENT C - Legal Ad & NRG Sign Posting (23729 : Amendments Road Vacation)



Attachment: ATTACHMENT C - Legal Ad & HEX Sign Photos (22924 : 20P2502304 - 6159 Partners)

Sean Sammon

From: Robert Moore
Sent: Friday, December 8, 2023 1:16 PM
To: Sean Sammon; Thomas Mastroberto
Cc: Ray Bellows; ODonnell, Patrick; patod; Shar_Beddow
Subject: RE: PL20230007304 - 6250 Parkers Hammock RD

There is no fire separation distance required for individual dwelling units and their accessory structures located on the same lot per the section 302.1 of the Florida Building Code.

Respectfully,

Robert Moore
Plans Reviewer
Robert.Moore@colliercountyfl.gov

Growth Management Department
Building Plan Review & Inspection Division
Exceeding Expectations

2800 N. Horseshoe Dr. Naples, FL 34104
Main: 239-252-2400; Direct: 239-252-5705
www.colliercountyfl.gov

How are we doing?
The Building Plan Review and Inspection Division wants to hear from you!
Please take our online **SURVEY**.
We appreciate your feedback!

From: Sean Sammon <Sean.Sammon@colliercountyfl.gov>
Sent: Friday, December 8, 2023 1:10 PM
To: Thomas Mastroberto <Thomas.Mastroberto@colliercountyfl.gov>; Robert Moore <Robert.Moore@colliercountyfl.gov>
Cc: Ray Bellows <Ray.Bellows@colliercountyfl.gov>; ODonnell, Patrick <Patrick.ODonnell@dep.state.fl.us>; patod <patod@embarqmail.com>; Shar_Beddow <sbeddow@gnfire.org>
Subject: RE: PL20230007304 - 6250 Parkers Hammock RD

Perfect, thank you very much for your analysis Thomas, much appreciated.

Robert, please let me know if there's anything else you'd like to add.

Have a great weekend!

Respectfully,
Sean Sammon, Principal Planner

Attachment: ATTACHMENT D - Fire Separation Determination (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Zoning Division - Zoning Services Section
Sean.Sammon@CollierCountyFL.gov
Phone: 239.252.8422; Fax: 239.252.6350
2800 N. Horseshoe Drive, Naples, FL 34104

Collier County
Growth Management
Community Development Department
Zoning Division

Exceeding expectations, every day!

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

From: Thomas Mastroberto <Thomas.Mastroberto@colliercountyfl.gov>
Sent: Friday, December 8, 2023 1:08 PM
To: Sean Sammon <Sean.Sammon@colliercountyfl.gov>; Robert Moore <Robert.Moore@colliercountyfl.gov>
Cc: Ray Bellows <Ray.Bellows@colliercountyfl.gov>; ODonnell, Patrick <Patrick.ODonnell@dep.state.fl.us>; patod <patod@embarqmail.com>; Shar_Beddow <sbeddow@gnfire.org>
Subject: RE: PL20230007304 - 6250 Parkers Hammock RD

Good afternoon Sean

The separation distances are a requirement of the Florida building codes. I have forward this e-mail to the residential code reviewers (Robert Moore) for their input.

This is a single family home and is exempt from the Florida fire prevention codes.
NFPA 1-.7.12.4 The AHJ (Fire Dept.) is authorized to exempt detached one 0and two- family dwellings and accessory structures from the submittal of plans.
NFPA 1.7.12.9 The AHJ (Fire dept.) is authorized to exempt detached one- and two-family dwellings and accessory structures from the permit requirements.
With that being said I have no input of concerns on this.

Thank you

Thomas Mastroberto

Thomas Mastroberto,
Sr. Fire Plans Reviewer / Fire Code Administrator

Collier County
Growth Management Department
Building Plan Review & Inspection Division
2800 N. Horseshoe Drive
Naples, FL 34104

Attachment: ATTACHMENT D - Fire Separation Determination (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

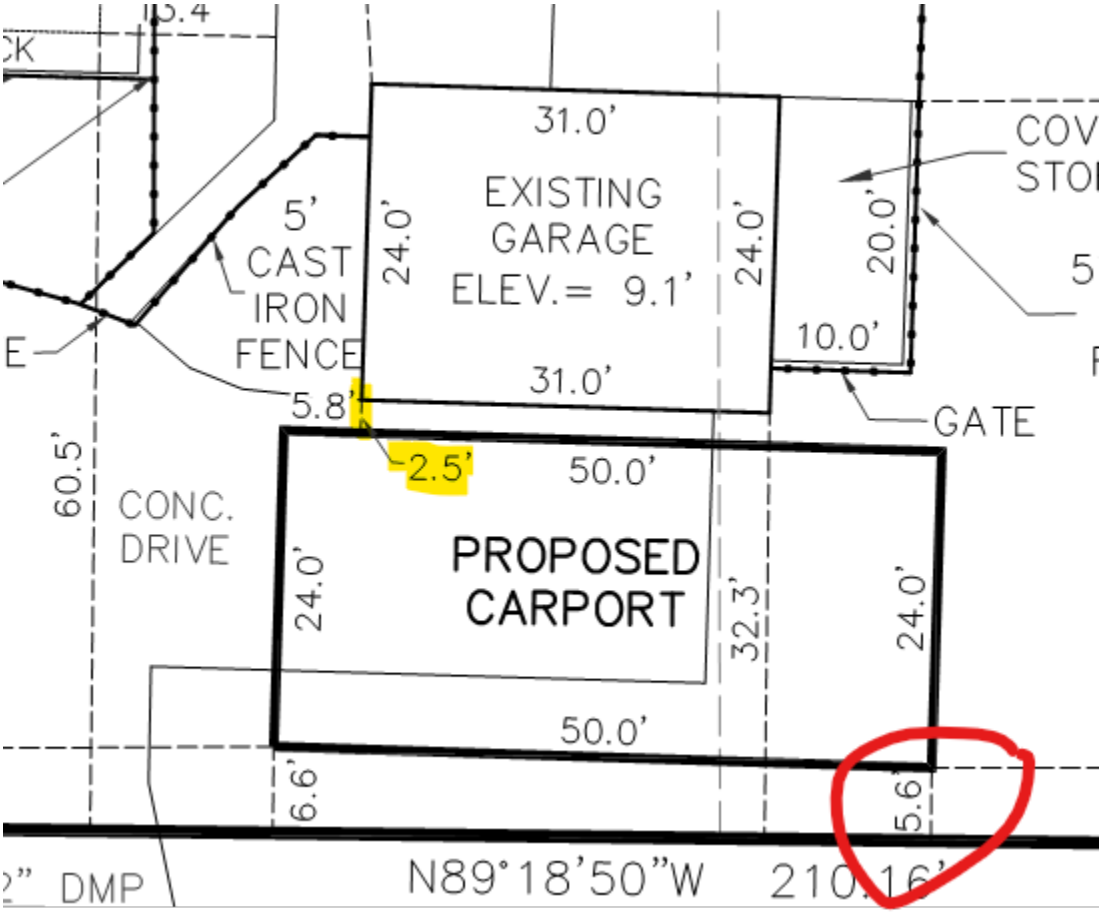
239.252.7348 Fax 239.252.2334
Thomas.Mastroberto@colliercountyfl.gov

How are we doing?
The Building Plan Review and Inspection Division wants to hear from you!
Please take our online **SURVEY**.
We appreciate your feedback!

From: Sean Sammon <Sean.Sammon@colliercountyfl.gov>
Sent: Friday, December 8, 2023 12:44 PM
To: Thomas Mastroberto <Thomas.Mastroberto@colliercountyfl.gov>
Cc: Ray Bellows <Ray.Bellows@colliercountyfl.gov>; ODonnell, Patrick <Patrick.ODonnell@dep.state.fl.us>; patod <patod@embarqmail.com>; Shar_Beddow <sbeddow@gnfire.org>
Subject: PL20230007304 - 6250 Parkers Hammock RD

Good afternoon Thomas,

Staff is in the process of drafting the staff report for the Variance request for PL20230007304. The title has already been approved by staff and will be advertised soon. The title has identified this proposed structure as an "enclosed metal utility building" and not a carport. Upon drafting the staff report, staff noticed that the separation distance from the proposed structure and the garage is 2.5', staff prefers to receive feedback from the Greater Naples Fire review. The image below, the variance request is circled in red and the separation issue is highlighted in yellow:



Can you please provide feedback if there are any major issues as this proceeds to the HEX at the end of January? I can include your response as an attachment to the staff report if this doesn't pose a major issue for the Variance Request.

Attachment: ATTACHMENT D - Fire Separation Determination (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)

Please let me know if you have any questions, thank you Thomas, have a great day.

Respectfully,
Sean Sammon, Principal Planner
Zoning Division - Zoning Services Section
Sean.Sammon@CollierCountyFL.gov
Phone: 239.252.8422; Fax: 239.252.6350
2800 N. Horseshoe Drive, Naples, FL 34104



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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 - Fire Separation Determination (27629 : PL20230007304 - 6250 Parkers Hammock Road Variance)